



Rasikbhai N. Patel

B.A., L.L.B.

ADVOCATE & NOTARY (Gujarat Highcourt)

Ref No.



Date : 20/2/2020

TO WHOM SOEVER IT MAY CONCERN

I, hereby solemnly, declare that, I have experience of more than 38 years in land related matters, in which land title, search report, issuing of "No Encumbrance Certificate" on the land including right, title, interest or name of any party in/or over land, and my experience 38 years in land related matters accordance to GUJ RERA RULES.

I the undersigned have investigated the title of the owner SWAMI INFRACON PVT. LTD. [hereinafter referred as owner] in respect of the below mentioned property by perusing revenue records, title deeds relating thereto and taking necessary search from the concerned office of sub – registrar for last 30 years. In my opinion the title of the owner in respect of the below mentioned property is clear, marketable and free from encumbrances.

SCHEDULE OF PROPERTY

The piece and parcel of the property i.e. Non-Agriculture land bearing Survey / Block No. 53, T.P. Scheme No. 38, F.P. No. 35 admeasuring 3642 Sq. Mtr. situated at Mouje Tarsali, Tal. & Dist. Vadodara of registration sub District Vadodara District Vadodara belonging to **SWAMI INFRACON PVT. LTD., a company through its Director SHRI BHAVESH NANDLAL SWAMI.**

Place : Vadodara

Date : 20/2/2020



[RASIKBHAI N. PATEL]

Advocate & Notary

[Signature]
20/2/2020



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Place : Vadodara

Date : 20/2/2020



[RASIKBHAI N. PATEL]

Advocate & Notary

[Signature]
20/2/2020



Rasikbhai N. Patel

B.A., L.L.B.

ADVOCATE & NOTARY (Gujarat Highcourt)

Ref No.

Date : 23/1/2020



TO WHOM SO EVER IT MAY CONCERN

I hereby solemnly, declare that, I have experience of more than ten years in land matters relating to title of land with its search report and issuance of "No Encumbrance" Certificate of land in which the owner of the land has the right/title/interest in the property and I also 38 years experience in land matters in accordance to GUJ RERA rules.

The contents of above are true and correct and I have concealed nothing there from.

Property Ref.:

All that piece of land being Non Agricultural land bearing R S No. 53, T P Scheme No.38, F P No.35, Adm. about 6070 Sq. meter situated at Mouje Village Tarsali, Ta. & Dist. Vadodara, in the Reg. Dist. Vadodara and Sub Dist. Vadodara.

I had already issued a TCC of the said captioned land on 06.03.2017.

Date : 23.01.2020

Place : Vadodara.



RA
23/1/2020

**RASIKBHAI N. PATEL
ADVOCATE & NOTARY**



Rasikbhai N. Patel

B.A., L.L.B.

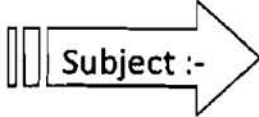
ADVOCATE & NOTARY (Gujarat Highcourt)

Ref No.

Date : 20/2/2020



TITLE CLEARANCE CERTIFICATE



Title Clearance Certificate in respect of the Non-Agriculture land bearing Survey / Block No. 53, T.P. Scheme No. 38, F.P. No. 35 admeasuring 3642 Sq. Mtr. situated at Mouje Tarsali, Tal. & Dist. Vadodara of registration sub District Vadodara District Vadodara belonging to **SWAMI INFRACON PVT. LTD., a company through its Director SHRI BHAVESH NANDLAL SWAMI.**

I have been asked to issue latest and upto date title clearance certificate and have produced the following documents for to enable me regarding issuance Title clearance Certificate. After going through and verifying the same and after taking necessary search from the office of the sub —registrar, Vadodara, for the period of 05 years on payment of search fee, vide Receipt No. 2020015002261 Dated 10/02/2020 with respect to the above referred property. I have found that the title to the said property is clear Marketable and free from all encumbrances and reasonable doubts, and except owners nobody has any right, title or interest over the said property.



**The following papers submitted before me to enable me regarding
issuance of title clearance certificate.**

- [1] Copy of Village form No. 7/12, 8-A and 6
- [2] Copy of Sale deed No. 10108 Dtd. 15/10/2010
- [3] Copy of N.A. order Dtd. 03/05/2011
- [4] Copy of Construction permission Dtd. 6/5/2011
- [5] Copy of Title clearance Certificate issued by Advocate Niramay Kanaiyalal Parikh Dtd. 05/07/2012.
- [6] Copy of Zone Certificate and Site map issued by VUDA Dtd. 27/02/2017.
- [7] Copy of Sale deed No. 3575 Dtd. 20/7/2019.
- [8] Public notice
- [9] Search report.

Upon Scrutiny of the said documents and after taking necessary search I give my opinion as under :-

On perusal and detailed study of the above referred documents placed before me, I arrive to the conclusion that :

It is found that the land bearing Revenue Survey No. 53 situated in the Village Tarsali, Tal. & Dist. Vadodara was originally belonged to PATEL LALLUBHAI VANMALIDAS as per ancestral right due to death of VANMALIDAS LAKHMIDAS, it is seen in the village entry No.3 43 of village Tarsali, Tal. Dist. Vadodara.

Thereafter PATEL LALLUBHAI VANMALIDAS was died on 27/01/1960 and the name of her daughter JAYA LALLUBHAI PATEL



was entered in this land as per ancestral right. It is seen in the village entry No. 754 dated 20/05/1960.

As per village entry No. 899 dated 25/07/1961 the name of PARSOTTAMBHAI CHAGANBHAI PATEL was entered in the record of this land as per section-43. Of prohibited Condition Tenancy Act.

Thereafter the said owner PARSOTTAMBHAI CHHAGANBHAI PATEL was died on 14/08/2000 and his heirs [1] LAXMIBEN WD/O PARSOTTAMBHAI PATEL [2] JYOTSNABEN PARSOTTAMBHAI [3] KAPILABEN PARSOTTAMBHAI [4] USHABEN PARSOTTAMBHAI and [5] GHANSHYAMBHAI PARSOTTAMBHAI were entered in this land. It is seen in the village entry No. 4910 dated 11/09/2000.

It is found that the above stated daughters [1] JYOTSNABEN PARSOTTAMBHAI [2] KAPILABEN PARSOTTAMBHAI and [3] USHABEN PARSOTTAMBHAI PATEL have relinquished their rights from this land in favour of [1] LAXMIBEN PARSOTTAMBHAI PATEL and [2] GHANSHYAMBHAI PARSOTTAMBHAI PATEL, it is seen in the village entry No. 4940 dated 17/09/2000.

Originally the said land was new tenure and Hon'ble Collector Vadodara has converted this land into old Tenure land with condition that purpose of Non agriculture land for the residential use only, vide



their order No. Tenancy / A / Vashi /5030/2010 dated 20/09/2010, it is seen in the village entry No. 6802 dated 07/12/2010.

Thereafter the above stated owners GHANSHYAMBHAI PARSOTTAMBHAI and LAXMIBEN PARSOTTAMBHAI PATEL have sold and conveyed this land to MANISH KIRITBHAI PATEL by way of registered sale deed which was duly registered before the office of sub – registrar Vadodara at Sr. No. 6803 Dtd. 7/12/2010.

It is found that the Hon'ble collector Vadodara has issued Non Agriculture permission by their order No. N.A./S.R./455/2010-2011 No. Land / D / Section – 65 / Vashi / 2587/2011 dated 03/05/2011, it is seen in the village entry No. 6903.

Advocate Niramay Kanaiyalal Parikh has issued Title Clearance Certificate for this land in favour of MANISH KIRITBHAI PATEL on dated 05/07/2012.

The Vadodara Mahanagar Seva Sadan has issued permission for construction over this land vides Rajachithi No. wasrd-12/L-23/2011-2012 Dtd. 06/05/2011. Also Vadodara Mahanagar Seva Sadan has issued Plinth checking certificate vide No. Ward-12/25/2013-2014 dated 12/02/2014. Thenafter Vadodara Maghanagar Palika Town Development officer has issued Rajachithi No. Ward-12/L-24/2019-2020 Dtd. 20/10/2019.



The land bearing R.S. No. 53 has been entered into Town Planning Scheme No. 38 [Tarsali] of Vadodara Mahanagar Seva Sadan and allotted F.P. No. 35 admeasuring about 3642 Sq.Mtr. land situated at Village Tarsali, Tal. Dist. Vadodara.

Vadodara urban Development authority [VUDA] has issued Site Plan and zone Certificate stating that the above land is under Residential Zone R-1 and 18.00 Mtr. road affected vide certificate No. UDA/Zone/Certi./59945/2017 on dated 27/02/2017.

It is found that the above stated owner MANISH KIRITBHAI PATEL has sold and conveyed the said land to SWAMI INFRACON PVT. LTD. a company through its director SHRI BHAVESH NANDLAL SWAMI by way of registered sale deed which was duly registered before the office of sub – registrar Vadodara at Sr. No. 3575 Dtd. 20/07/2019 and thus on the basis of sale deed SWAMI INFRACON PVT. LTD. has become the absolute owner and occupier of the said land.

Thus, the present owner of the aforesaid land bearing Revenue Survey No. 53, T.P. Scheme No. 38 allotted F.P. No. 35 admeasuring 3642 Sq. Mtr. of Village Tarsali is SWAMI INFRACON PVT. LTD.

I have circulated public notice in the local news paper SANDESH Dtd. 09/02/2020 for inviting an objection from the public

at large, but during my stipulated time period I have not received any objection from the public.

That I have taken a diligent search in the office of sub – registrar, Vadodara vide search Receipt No. 2020015002261 Dated 10/02/2020 and during my search I have not found any adverse entry against the said property.

CONCLUSION :-

Certified that the PROPERTY referred to in the schedule hereinabove is appeared in the names of **SWAMI INFRACON PVT. LTD.** and the title of this land is clear and marketable subject.

It is further certified that :

- [1] The said property i.e. Non-Agriculture land bearing Survey / Block No. 53, T.P. Scheme No. 38, F.P. No. 35 admeasuring 3642 Sq. Mtr. situated at Mouje Tarsali, Tal. & Dist. Vadodara of registration sub District Vadodara District Vadodara belonging to **SWAMI INFRACON PVT. LTD.**, a company through its Director **SHRI BHAVESH NANDLAL SWAMI** is free from all encumbrances and reasonable doubts.

Place : Vadodara

Date : 20/02/2020


20/2/2020
[RASIKBHAI N. PATEL]
ADVOCATE



અરજી પહોંચ

મિલકત નું વર્ણન : રેસ.નં.53 ટી પી નં.38 એફ પી નં.35 (6070 ચો મી)

Search in : તરસાલી /Tarsali

પહોંચ નંબર	2020014002251	અરજી નંબર	1438	અરજી વર્ષ	2020
તારીખ	૧૦	માહે	કેબુઆરી	સને	2020

રજુ કરનારનું નામ સંજય જી મિસ્ત્રી

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ 54 થી 59).....

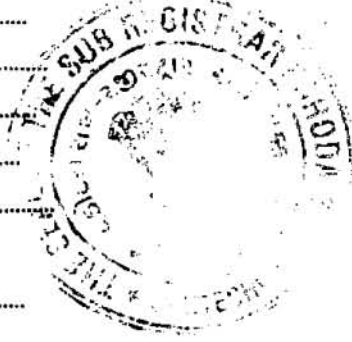
શોધ અગર તપાસણી.....Year: 2016 2020

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૧૬૦.૦૦

કુલ એકંદરે રૂ.	૧૬૦.૦૦
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અંકે રૂપીયા એક સો સાઈડ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

ફરેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

R S LAL
સબ રજીસ્ટ્રાર
Danteswar

2016

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઇન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

2020

મિલકત પરના બોજા અંગેનું પત્રક

Search in સંજય જી મિસ્ત્રી

અરજી નંબર : 1534

ગામ નું નામ : Tarsali

મિલકતનું વર્ણન રેસ.નં.53 ટી પી નં.38 એફ પી નં.35 (6070 ચો મી)

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Vadodara-2 Danteswar

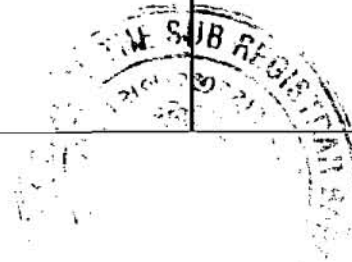
મા -4 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર

કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમાં તા સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાંની કોઇપણ માહિતી સંબંધમાં નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
NO DATA AVAILABLE								
રી.								

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Vadodara-2
Danteswar

તારીખ: ૧૦/૨/૨૦૧૯

સર્વે રીપોર્ટ

2016 to 10/2/2019

મોજ :	સાધના તા. વડોદરા જી.વડોદરા
ર.સ.નં.	૫૩, ટી.પી.નં. ૨૪ કા. પ્લોટ
નં. ૩૫	કા. ૧૪૫-૫૭૭૦ એન.
પ્લોટ / બ્લોક / ફ્લોન નં.	
અરજદાર :	શ્રીમતી રમણી

૧૦/૨/૨૦૧૯ સબ-રજી. કચેરીમાં ઉપરોક્ત મિલ્કત ની સર્વે ઈન્ડેક્સ . ૨ નાં તમામ ફાટેલા અને અધુરા રેકર્ડ તા. ૨૦૧૬ થી જે પ્રમાણે ઉપલબ્ધ માહિતી અને રેકર્ડ છે તે મુજબ જોવા મળતા ઉપરોક્ત મિલ્કત કોઈ પણ એડવર્સ એન્ટ્રી જોવા મળેલ નથી / ~~નિચે મુજબની જોવા મળેલ છે~~ ઈન્ડેક્સ . ૨ના તમામ રેકર્ડ ફાટેલા હોવાથી અસલ દસ્તાવેજો જોઈને ચકાસી લેવાના રહેશે . તેમજ આ રીપોર્ટ વિગતોની ચોકસાઈ, ખરાબશા વિશે બાંધધરી આપતા નથી અને એમાની કોઈપણ માહિતી સંબંધમાં નુકસાની માટેના કોઈ પણ હકક દાવા માટે જવાબદાર નથી .

આ રીપોર્ટ વકીલ શ્રી ની માહિતી માટે જ છે, જેનો ઉપયોગ બીજીકોઈ વ્યક્તી તેમજ સંસ્થા કે બંકોએ કરવો નહીં .

દસ્તાવેજ નો પ્રકાર	મિલ્કતનું વર્ણન	દસ્તાવેજ આપનાર	દસ્તાવેજ લેનાર	અનુ. નં તારીખ





Date: 16-03-2020

To,
GUJRERA Authorities
Gandhinagar

Project Name: Swami Enclave

Project Acknowledgement No: PR/VADODARA/VADODARA/VADODARA TPO/200302/008929

Subject: Explanation for High Profit

Dear Sir,

We would like to bring to your notice that the cost of project mentioned in the application is only cost of land and cost of construction. Further, we have not considered the administrative cost, sales and marketing cost and GST. Considering the above factors, the operative margin of real estate sector is justified.

Thanking you,

For Swami Infracon Private Limited

Dipen Govindbhai Swami
Authorised Signatory