

BHARAT N. SHAH

ADVOCATE - (Gujarat High Court)
B.A., (Hons) LL.B., D.T.P.

Office:

**1/20, Trimurti Appartment,
Haribhakti Colony, Chakli Circle,
VADODARA - 390007
Mobile : 94260 81462**

Date 30/05/2018

TO WHOM SOEVER IT MAY CONCERN

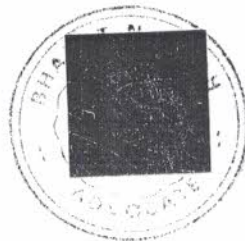
I hereby solemnly declare that, I have experience of more than Ten Years in land matters relating to title of land with its search report and issuance of "NO ENCUMBRANCE CERTIFICATE" of land in which the owner of the land has the right/title/interest in the property and I also have 25 Years experience in land matters in accordance to GUJ RERA Rules.

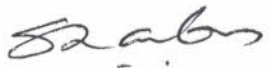
The contents of above are true and correct and I have concealed nothing there from.

**To,
Naginbhai Amthabhai Vaghela &
Ruchi Developers
Vadodara.**

Place : Vadodara.

Date : 30/05/2018




**(BHARAT N. SHAH)
Advocate**

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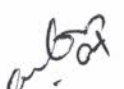
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NO ENCUMBRANCE CERTIFICATE

This is to certify that; I the undersigned have investigated the title of the owner **NAGINBHAI AMTAHBHAI VAGHELA & Developer RUCHI DEVELOPERS** a partnership firm & its partner **NAGINBHAI AMTHABHAI VAGHELA** in respect of the below mentioned property and the earlier Title Clearance Certificate dated 13/05/2013 has been issued by **VIJAYKUMAR J. SHIRKE - Advocate, Address 101, Ambalaya Complex, Piramitar Road, Dandiya Bazar, Vadodara**, by perusing Revenue Records, Title Deeds relating thereto and taking necessary available search from the concerned office of Sub-Registrar and obtained Search Report of Sub-Registrar, Vadodara and therefore in my opinion the title of the Owner and Developer in respect of the below mentioned property is **CLEAR, MARKETABLE & FREE FROM ENCUMBRANCES.**

SCHEDULE OF PROPERTY

 R. S. No. 328 admeasuring H. A. 1-21-41 & R. S. No. 337/2

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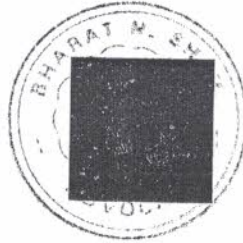
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820/B, Non Agricultural land of Mouje Makarpura. Ta. & Di.
Vadodara, where in "SAI ANANT" is constructed and out of which
unsold Units Tenements/Duplex D/1, C/11, C/12, C/13, A/78, A/82,
A/83, A/85, B/14 & B/55 & Shops GF-1, 5, 6, 7 & 13 & First Floor
Shops FF-1 to 13 & Flat No. 101, 102, 105, 106, 201 to 208, 301 to 308,
401 to 408 & 501, 502, 505 & 507.

Place : Vadodara.
Date : 30/05/2018



Bharat N. Shah
(BHARAT N. SHAH)
Advocate

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Date : 30/05/2018

REPORT ON TITLE CLEARANCE CERTIFICATE

Ref.: The Report on Title Clearance Certificate being property known, lying and situated at R. S. No. 328 admeasuring H. A. 1-21-41 & R. S. No. 337/2 admeasuring H. A. 0-15-18 covered by T. P. Scheme No. 37, Final Plot No. 57/1, admeasuring 11898 Sq. Mt. & F. P. No. 57/2, admeasuring 1761 Sq. Mt. covered by City Survey bearing City Survey No. 768 & 820/B, Non Agricultural land of Mouje Makarpura. Ta. & Di. Vadodara, where in "SAI ANANT" is constructed and out of which unsold Units Tenements/Duplex D/1, C/11, C/12, C/13, A/78, A/82, A/83, A/85, B/14 & B/55 & Shops GF-1, 5, 6, 7 & 13 & First Floor Shops FF-1 to 13 & Flat No. 101, 102, 105, 106, 201 to 208, 301 to 308, 401 to 408 & 501, 502, 505 & 507.

To,

Naginbhai A. Vaghela

Vadodara.

Signature

That Mr NAGINBHAI A VAGHELA has approached to me

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Scheme No. 37, Final Plot No. 57/1, admeasuring 11898 Sq. Mt. & F. P. No. 57/2, admeasuring 1761 Sq. Mt. covered by City Survey bearing City Survey No. 768 & 820/B, Non Agricultural land of Mouje Makarpura. Ta. & Di. Vadodara, where in "SAI ANANT" is constructed and out of which unsold Units Tenements/Duplex D/1, C/11, C/12, C/13, A/78, A/82, A/83, A/85, B/14 & B/55 & Shops GF-1, 5, 6, 7 & 13 & First Floor Shops FF-1 to 13 & Flat No. 101, 102, 105, 106, 201 to 208, 301 to 308, 401 to 408 & 501, 502, 505 & 507 more particularly described herein captioned. I have gone through the papers and documents supplied to me and express my opinion as under :-

- [1] That, the said land R. S. No. 328 of Mouje Makarpura originally belongs to GABABHAI NATHABHAI holding as Chakariyat which reflects from Entry No. 1/10.
- [2] Then after, the said land is allotted to GABABHAI NATHABHAI by virtue of Order as New Tenure Land which reflects from the Entry No. 513.
- [3] Then after, due to death of GABABHAI NATHABHAI the legal heirs (1) BAI SONABEN GABABHAI, (2) BHAILALBHAI GABABHAI, (3) CHANDUBHAI GABABHAI, (4) CHHOTABHAI GABABHAI & (5) MAGANBHAI GABABHAI are brought on Revenue Record by virtue of Entry No. 678.
- [4] Then after, the partition took effect and the said land is

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- [5] Then after, due to death of BAI SONABEN GABABHAI her name is deleted from the Revenue Record vide Entry No. 1983 which entry is rejected and hence again her name is deleted by Entry No. 2003.
- [6] That, the said land which is New Tenure land is converted in to Old Tenure land vide Order No. Vatan/Vashi/1197 to 1203/11 dated 28/06/2011 which reflects from the Entry No. 2048.
- [7] That, the said land R. S. No. 337/2 originally belongs to JETHABHAI BECHARBHAI, due to death of RAVJIBHAI JETHABHAI which reflects from Entry No. 59.
- [8] That, the GABABHAI NATHABHAI is Protected Tenant in the said land which reflects from Entry No. 97/11.
- [9] That, the said land is mutuited in the name of GABABHAI NATHABHAI which reflects from Entry No. 386 as New Tenure Land under Sec. 43 of Tenancy Act.
- [10] That, the Entry No. 649 reflects that the Tenant has paid the Purchase Price, hence the lien has removed from Revenue Record.
- [11] Then after, due to death of GABABHAI NATHABHAI the legal heirs (1) BAI SONABEN GABABHAI, (2) BHAILALBHAI GABABHAI, (3) CHANDUBHAI GABABHAI, (4) CHHOTABHAI GABABHAI & (5) MAGANBHAI GABABHAI are brought on Revenue Record by virtue of Entry No. 678.
- [12] Then after, the partition took effect and the said land is

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- [13] Then after, due to death of BHAILALBHAI GABABHAI the legal heirs (1) BALUBEN BHAILALBHAI, (2) MANGALBHAI BHAILALBHAI, (3) SAVITABEN BHAILALBHAI & (4) MANJULABEN BHAILALBHAI are brought on Records which reflects from Entry No. 1655.
- [14] That, the said land which is New Tenure land is converted in to Old Tenure land vide Order No. Tenancy/ A/ Vashi/1762/2011 dated 11/04/2011 which reflects from the Entry No. 2031.
- [15] Then after, the said land R. S. No. 328 is sold by MAGANBHAI alias JAGDISHBHAI GABABHAI through his Power of Attorney NAVDHANBHAI RANCHHODBHAI BHARVAD to NAGINBHAI AMTHABHAI VAGHELA by Regd. Sale Deed No. 7091 dtd. 30/06/2011, which reflects from the Entry No. 2049.
- [16] Then after, the said land 337/2 is sold by (1) BALUBEN BHAILALBHAI, (2) MANGALBHAI BHAILALBHAI, (3) SAVITABEN BHAILALBHAI & (4) MANJULABEN BHAILALBHAI through their Power of Attorney NAVDHANBHAI RANCHHODBHAI BHARVAD to NAGINBHAI AMTHABHAI VAGHELA by Regd. Sale Deed No. 4840 dtd. 04/05/2011, which reflects from the Entry No. 2032.
- [17] That, the said land R. S. No. 328 is given N. A. Permission vide Order No. Ri/N.A./S.R./167/2012-2013 and No. Jamin-

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- [18] That, the said land R. S. No. 337/2 is given N. A. Permission vide Order No. Tatkal/N.A./S.R./103/2012-13 and No. Jamin-D/Sec.65/Vashi/ 1864/12-13 dtd. 22/05/2013.
- [19] That, NAGINBHAI AMTHABHAI VAGHELA is entered into Development Agreement with **RUCHI DEVELOPERS** a Partnership Firm who have constructed a scheme known as "**SAI ANANT**" for both the R. S. Nos. 328 & 337/2.
- [20] That, for both the land a Construction Permission is given vide Rajachitthi No. Ward-12/L/101/2012-2013 dtd. 03/11/2012 followed by Revised Rajachitthi No. Ward-12/L/72/2015-2016 dtd. 22/09/2015. Thus, the joint Rajachitthi is obtained for both the Survey Nos.
- [21] However, the different units of the said scheme has been sold to different purchasers except the Units Tenements/Duplex D/1, C/11, C/12, C/13, A/78, A/82, A/83, A/85, B/14 & B/55 & Shops GF-1, 5, 6, 7 & 13 & First Floor Shops FF-1 to 13 & Flat No. 101, 102, 105, 106, 201 to 208, 301 to 308, 401 to 408 & 501, 502, 505 & 507 yet to sold. While Tower-B is yet to construct.
- [22] The following papers and documents are supplied to me for my above observation and opinion.
1. Zerox Copy of Village Form No. 7/12 from 1951-2018.
 2. Zerox Copy of Village Form No. 8-A.
 3. Zerox Copy of Village Form No. 6 i.e. Record of Right.
 4. Zerox Copy of Order of Conversion of the said land in to Old

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7. Zerox Copy of N. A. Order for both the Survey Nos.
8. Zerox Copy of Zone Certificate of VUDA.
9. Zerox Copy of Site Plan of VUDA.
10. Zerox Copy of "B" Form.
11. Zerox Copy of Property Card of City Survey for both the lands.
12. Zerox Copy of Rajachitthi No. Ward/12/L/101/2012-2013.
13. Zerox Copy of Revised Rajachitthi No. Ward/12/L/72/2015-16
14. Zerox Copy of earlier Title Clearance Certificate issued by Vijay J. Shirke - Advocate.
15. Search Report.
16. Affidavit of NAGINBHAI AMTHABHAI VAGHELA for No Lien Charge over the said property.

[23] *Thus, I have gone through above mentioned documents and search report of the available records of Sub-Registrar, Vadodara. I may with aforesaid observation and earlier Title Clear Certificate given by Advocate Vijaykumar J. Shirke, safely opine that No Entry adverse or prejudicial to the right, title and interest over the said property is found. Thus, the title of the said Property land known as R. S. No. 328 admeasuring H. A. 1-21-41 & R. S. No. 337/2 admeasuring H. A. 0-15-18 covered by T. P. Scheme No. 37, Final Plot No. 57/1,*

(Signature)

admeasuring 11808 Sq. Mt. & F. P. No. 57/2 admeasuring 1761

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Vadodara, where in "SAI ANANT" is constructed and out of which unsold Units Tenements/Duplex D/1, C/11, C/12, C/13, A/78, A/82, A/83, A/85, B/14 & B/55 & Shops GF-1, 5, 6, 7 & 13 & First Floor Shops FF-1 to 13 & Flat No. 101, 102, 105, 106, 201 to 208, 301 to 308, 401 to 408 & 501, 502, 505 & 507 is reasonably GOOD, CLEAR, & MARKETABLE, subject to usual declaration.

Place : Vadodara.

Date : /05/2018



Bharat N. Shah

(BHARAT N. SHAH)
Advocate