

Siddharth B. Joshi
Advocate
Gujarat High Court

Nilesh V. Makvana
Advocate
Gujarat High Court

Office: 3rd floor, Sneh Sudha Complex, Opp. Sur Sagar Lake, Dandia Bazar Road, Vadodara.
M) 9825618367.

Ref.No.03/2021

Dt.09/03/2021.

To,

SHREEJI DEVELOPER - a partnership firm.
Vadodara.

TITLE CLEARANCE CERTIFICATE

Survey No.88 admeasuring area about 6677 sq.mtrs cover under T.P.Scheme No.38 (Tarsali) having Final Plot No.64 admeasuring area about 4006 sq.mtr Non Agricultural Land.

• On request and as desired by you to issue a Title Clearance Certificate for the subject title property, I have Verified the following documents, papers, copies entrusted to me to verify the title of the aforesaid property.

1. Xerox copy of Village Form No.6 - Entries & 7/12 for the year 1951-52 to 2017-18 & 2019-2021 of R.S.No.88 of Moje Tarsali, Registration District & Sub District Vadodara.
2. Xerox copy of N.A. Order No.432/19/16/018/2019, dt.11/07/2019.
3. Xerox copy of Rajachitthi No.VMC/23-06-2020/14515550/01007756 on 28-09-2020.
4. Xerox copy of saledeed reg.no.4075/2019.
5. Xerox copy of agreement to sale no.44712/2012.
6. Xerox copy of consent deed no.5592/2020.

• I have verified the aforesaid documents, papers, copies entrusted to me and my observations are as under :



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History of Title :-

As per Copies of Property Documents and Village Forms supplied to us, We find that originally the captioned land bearing Survey No.88 of moje TARSALI, Vadodara was mutated to in the name of Vartaniya Dhulabhai Girdharbhai in Revenue Records vide entry No.1169, dated 1/6/65 reflects that, the name has been mutated in the revenue records in respect of land being Survey No.88 by Order passed by Mamlatdar, Vadodara on 12/4/65 and the captioned land mutated in the Occupier name in the revenue records as NEW AND INSEPARABLE (New Tenure Land).

Then after entry No.1486, dated 25/2/69 reflects that, said Dhulabhai Girdharbhai expired on 18/11/68, thus the names of his legal heirs namely 1) Jinabhai Ramabhai, 2) Somabhai Ramabhai & 3) Shantaben Ramabhai were mutated in the revenue records by virtue of succession and said entry certified.

Then after entry No.4097, dated 4/5/95 reflects that, said Jinabhai Ramabhai expired on 11/3/95, thus the names of his legal heirs namely 1) Hiraben wd/o.Jinabhai Ramabhai and 2) Madhuben d/o.Jinabhai Ramabhai were mutated in the revenue records by virtue of succession and said entry certified.

Then after entry No.6785, dated 28/10/2010 reflects that, said Thakarda Hiraben w/o.Jina Rama expired on 28/11/2006, thus her name was deleted from the revenue records and Santaben Ramabhai expired on 18/5/2006 and Thakarda Mangalbhai Laljibhai (Husband) expired on 6/03/2002, thus the names of their legal heirs namely 1) Thakarda Bhikhabhai Mangalbhai - son; 2) Thakarda Amrutben



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Mangalbai - daughter; 3) Thakarda Lilaben Mangalbai - daughter; (4) Thakarda Geetaben Mangalbai - daughter were mutated in the revenue records by virtue of succession and said entry certified on 13/1/11.

Then after entry No.7782, dated 06/02/2015 reflects that, said Thakarda madhuben d/o. Jinabhai expired 14/08/2014, thus the names of her legal heirs namely (1) Tejalben Maganbhai Thakarda; (2) Manishaben Maganbhai Thakarda; (3) Romaben Maganbhai Thakarda were mutated in the revenue records by virtue of succession and said entry certified on 01/04/2015.

Then after entry No.8054, dated 24/06/2016 reflects that, said Thakarda Somabhai Ramabhai expired on 25/05/2016 (Death Certificate No. VMC / 2016/ 0006974) and her wife namely Thakarda Shantaben Somabhai expired on 2/2/2000, thus their legal heirs namely (1) Thakarda Arvindbhai Somabhai; (2) Thakarda Manjulaben Somabhai; (3) Thakarda Kapilaben Somabhai; (4) Thakarda Laxmiben Somabhai were mutated in the revenue records by virtue of succession and said entry certified on 3/9/2016.

Then after No.8623, dated 08/05/2019 reflects that, said Thakarda Bhikhabhai Mangalbai unmarried expired on 11/08/2017, thus his name was deleted from the revenue records and said entry certified on 22/07/2019.



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Then after entry No.8682, dated 15/07/2019 reflects that, the Competent Authority, Collector, Vadodara had issued Order vide No. 432 / 19 / 16 / 018 / 2019, dated 15/07/2019, removal of New Tenure Restriction for Non Agricultural Residential Purpose and from the order to convert the said land being S. No. 88 (Khata No. 313), adm. 4006-00 Sq. Mt. land out of 6677-00 Sq. Mt. land of moje Tarsali to old tenure for non-agricultural (residential) purpose and said entry certified by competent authority on 19/08/2019.

Then after Entry No.8703, dated 27/08/2019 reflects that, the Competent Authority, Collector, Vadodara had issued Non - Agricultural Order vide its order No. 743 / 19 / 16 / 018 / 2019, dated 27/08/2019 for used of captioned land being Survey No. 88, adm. 4006 Sq. Mt. land out of total 6677-00 Sq. Mt. land of moje Tarsali, Dist. Vadodara for Non - Agriculture purposed, with certain terms and conditions as mentioned therein, and entry certified on 30/09/2019.

Then after Entry No.8736, dated 16/10/2019 reflects that, said (1) Thakarda Amrutben Mangalbhai alias Thakarda Amratben Maheshbhai; (2) Thakarda Lilaben Mangalbhai w/o. Laxmanbhai; (3) Thakarda Geetaben Mangalbhai alias Thakor Geetaben Chaganbhai, (4) Tejalben Maganbhai Thakarda w/o. Dipakbhai; (5) Manishaben Maganbhai Thakarda alias Thakor Manishaben Maganbhai; (6) MINOR Romaben Maganbhai Thakarda alias Thakor Romaben Maganbhai through her elder sister as Guardian Tejalben Maganbhai Thakarda w/o. Dipakbhai; (7) Thakarda Arvindbhai Somabhai; (8) Thakarda Manjulaben Somabhai w/o. Thakarda Arvinabhai Gotabhai; (9) Thakarda Kapilaben Somabhai w/o. Pravinbhai; (10) Thakarda Laxmiben Somabhai w/o. Ashwinbhai as Land owners and as



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Confirming Party : (1) Ranjanben Kanchanlal Shah w/o. Vijaykumar Shah; (2) Govindbhai Haribhai Bharvad; (3) Bhavanbhai Rukhadbhai Bharvad through his son as POA holder Lalabhai Bhavanbhai Bharvad had sold the captioned N.A.Land being S.No.88, area as per 7/12 adm. 6677-00 Sq. Mt. Land, T.P.Scheme No.38, F.P.No.64, adm. 4006-00 Sq. Mt. land of moje Tarsali to SHREEJI DEVELOPER, a partnership firm through administrative partner Ashwinkumar Natubhai Patel by way of Reg. Sale Deed Sr. No.4075, dated 28/08/2019 (Order dated 04/09/2019) and said entry certified on 18/12/2019.

Also land owner obtained Development Permission from Vadodara Municipal Corporation their Permission / Raja Chhitthi No.VMC / 23-06-2020 / 1451550 007756 on dt.28-09-2020. This land covered under Town Planning Scheme No.38 & issued Final Plot No.64 admn area about 4006 sq.mtrs by Town Planning department.

Now, as per the channel of the revenue records shows that SHREEJI DEVELOPER is the absolute owner of the said land.

** During search in the Sub - Registrar Office along with scrutinize the documents which are submitted to me, that below mentioned entries / documents are found :-

(A) That, said Thakarda Manjulaben d/o. Somabhai and w/o. Arvindbhai Thakarda; Thakarda Kapilaben d/o. Somabhai and w/o. Pravinbhai Thakarda; Thakarda laxmiben d/o. Somabhai and w/o. Ashwinkumar Thakarda have executed a Registered Power of Attorney in favour of Arvindbhai Somabhai Thakarda in respect of land being S. No.88, adm. 6677-00 Sq. Mt. land of moje Tarsali along with other lands and said Power of Attorney



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duly Registered with Office of Sub - Registrar, Vadodara Vibhag - 8 vide Reg. Sr.No.1561, dated 06/10/2016, wherein the Registered Sale Deed Sr. No.4075, dated 28/09/2019 (Order dated 04/09/2019), that all above said persons (i.e. Thakarda Manjulaben d/o. Somabhai and w/o. Arvindbhai Thakarda; Thakarda Kapilaben d/o. Somabhai and w/o. Pravinbhai Thakarda; Thakarda laxmiben d/o. Somabhai and w/o. Ashwinkumar Thakarda and Arvindbhai Somabhai Thakarda) have personally execute saledeed in favour of Shreeji Developer - a partnership firm and their they have given their consent and sign, thus after this Sale Deed their Power Of Attorney given by them is meaningless.

(B) That, during our search in the Office of Sub - Registrar, Vadodara, we had found that said Jinabhai Ramabhai, Somabhai Ramabhai, Santaben Ramabhai have executed an Agreement for Sale (Banakhat) in favour of Gordhanbhai Naranbhai Chauhan, Trigun Ramanlal Bhatt, Narhariprasad Dalpatrai Bhatt, Himanshu Gordhanbhai Chauhan in respect of land being S.No.88, adm. 6677-00 Sq. Mt. land of moje Tarsali and said Agreement for Sale (Banakhat) duly Registered with Office of Sub - Registrar, Vadodara vide Reg. Sr.No.1379, dated 30/01/1992, wherein; (1) Somabhai Ramabhai Thakarda & others had executed an Cancellation of Agreement for Sale (Banakhat Cancelled) which was executed in favour of Gordhanbhai Naranbhai Chauhan and others said Cancellation of Agreement for Sale (Banakhat Cancelled) duly executed with Office of Sub - Registrar, Vadodara vide Reg. Sr.No.8313, dated 10/10/2011.

(C) That, Somabhai Ramabhai Thakarda, Santaben Ramabhai Thakarda, Madhuben d/o. Jinabhai Ramabhai, Hiraben w/o. Jinabhai



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Ramabhai, Arvindbhai Somabhai Thakarda, Manjulaben Arvindbhai Thakarda, Kapilaben Pravinbhai Thakarda through POA holder Patel Lalitchandra Ratilal had executed an Agreement for Sale (Banakhat) in favour of Patel Indravadan Ratilal, Patel Dakshaben Indravadan and Patel Madhuben Ratilal and said Agreement for Sale (Banakhat) duly Registered with Office of Sub - Registrar, Vadodara Vibhag - 2 vide Reg. Sr. No.1555, dated 22/03/2006, wherein (1) Patel Indravadan Ratilal, (2) Patel Dakshaben Indravadan, (3) Patel Madhuben Ratilal had executed a Consent Deed through their POA holder Yogeshbhai G. Rao for Reg. Sale Deed Sr. No.4075, dated 28/09/2019 which was executed in favour of Shreeji Developer, a partnership deed and said Consent Deed duly Registered before Sub. - Reg. Office Vadodara Vibhag - 2 vide Reg. Sr. No.5592, dated 29/12/2020.

(D) That, Thakarda Somabhai Ramabhai, Thakarda Madhuben d/o. Jinabhai, Thakarda Bhikhabhai Mangalbai, Thakarda Amrutben Mangalbai, Thakarda Lilaben Mangalbai, Thakarda Geetaben Mangalbai have executed an Agreement for Sale (Banakhat) in favour of Bhavanbhai Rukhadbhai Bharvad and Ranjanben Kanchanlal Shah w/o. Vijaykumar Manilal and said Agreement for Sale (Banakhat) duly Notarized with Notary Public H.J.Zala, Vadodara vide Notary Sr. No.44712, dated 09/10/2012, wherein; Bhavanbhai Rukhadbhai Bharvad and Ranjanben Kanchanlal Shah w/o. Vijaykumar Manilal had given their consent as a Confirming Party in the Reg. Sale Deed Sr. No.4075, dated 28/08/2019. Thus, separate consent Deed or Cancellation Deed is not to be required.

(E) That, Thakarda Somabhai Ramabhai, Thakarda Madhuben d/o. Jinabhai, Thakarda Bhikhabhai Mangalbai, Thakarda Amrutben Mangalbai, Thakarda Lilaben Mangalbai, Thakarda Geetaben



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Mangalbai had executed an Agreement for Sale (Banakhat) in favour of Govindbai Haribhai Bharvad and said Agreement for Sale (Banakhat) duly Registered with Office of Sub - Registrar, Vadodara Vibhag - 2 vide Reg. Sr. No.6895, dated 18/08/2011, wherein; Govindbai Haribhai Bharvad had given their consent as a Confirming Party in the Reg. Sale Deed Sr. No.4075, dated 28/08/2019 also executed cancellation of agreement to sale in favour of late Thakarda Somabhai Ramabhai heirs vide their reg.no.1215 on 03-09-2019.

That I have carried out search with the sub - Registrar Office is taken by our representative for the year 1991 to 2021 i.e.06/03/2021 in respect of subject title property, wherein have not found any adverse entry. Also have found that the records of many years are torn, incomplete and not available. Hence whatever the records are available, have been verified and this Title Clearance Certificate issued subject to any query for non-verify the records in respect of the said property. Similarly, records of Sub - Registrar after computerization were not properly maintained and therefore as per the available records search is being carried out and as per the search report, no adverse entry is found pertaining to this land or any part thereof.

ADVICE:-

- (1) Registered Consent Deed from Romaben Maganbai Thakarda alias Thakor Romaben Maganbai whenever she became an Adult for Sale Deed Sr.No.4075, dated 28/08/2019 (Order dated 04/09/2019).



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C E R T I F I C A T E

I hereby certify that from the documents referred above which was submitted to me and I have caused a necessary search in the Office of The Sub - Registrar, Vadodara for the period from 1991 to 2021 (as on 06/03/2021) and verified the information furnished in the report and during my possible available search I do not find any adverse entry having been registered against the said property being N.A.Land bearing Revenue Survey No.88 (6677-00 Sq. Mt. Land), T.P.Scheme No.38 (Tarsali), Final Plot No. 64 and as per Final Plot adm. 4006-00 Sq. Mt. NA Land in the village moje TARSALI, Tal. & Dist. Vadodara and Registration Dist. and Sub - Dist.Vadodara hereunder which owned by SHREEJI DEVELOPER is CLEAR, MARKETABLE AND FREE FROM ENCUMBRANCES, *subject to;*

1. Usual Declaration of title made by the present owner's.
2. Any query for non-verification of the records in respect of other than the documents entrusted to the undersigned for the subject title property.
3. Any other applicable prevailing law at the time of sale or transfer of the above referred property.

Date : 09/03/2021.
Place: Vadodara.

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NON ENCUMBRANCE CERTIFICATE

To Whom it may concern,

That, I have been approached by M/s.SHREEJI DEVELOPER for their real estate project called "DARSHANAM TUSTI" for Encumbrances Certificate in respect of the referred as above.

Section - A Name of the Present Holder:-

Owned by M/s.SHREEJI DEVELOPER.

Section - B Full Description of the Property:-

N.A. Land bearing Revenue Survey No.88 (6677-00 Sq. Mt. Land), T.P.Scheme No.38 (Tarsali), Final Plot No.64 and as per Final Plot adm. 4006-00 Sq. Mtrs N.A. Land in the village moje TARSALI of Registration District and Sub - Dist. Vadodara.

Section - C Certificate:-

That i have issued detail title clear certificate of subject property, wherein i have conclude and certified that subject property owned by M/s.SHREEJI DEVELOPER.



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Section - D Final Conclusion:-

I hereby certify that i property referred in Section - B herein above is owned and possessed by M/s.SHREEJI DEVELOPER and further certify that title of such property is as on the date of this report is clear and marketable and there exists no other lien or encumbrance of any nature whatsoever noted on the public regards such described property.

I further certify that the tile of above mentioned property is clear, marketable, and free from all encumbrances.

Date : 09-03-2021.

Place : Vadodara.



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Enr No.G/1030/2004

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TO WHOMSOEVER IT MAY CONCERN

I hereby solemnly, declare that, I have experience of more than 10 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 15 years in land related matters accordance to GUJ RERA RULES.

The contents of above are true and correct and nothing material has been concealed by me there from.

Date : 09-03-2021.

Place : Vadodara.



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