

# Shirke & Associates

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B. Com., LL.B., D. L. P., D. I. R. & P. M.

ADVOCATE (GUJARAT HIGH COURT)



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CERT.NO.VJS/TCC/2020-21/43

Date:- 11/11/2020

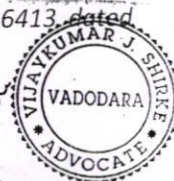
To,  
M/s. Aditya Developers a Partnership Firm,  
Gotri,  
Vadodara.

**Title Clearance Certificate in respect of land bearing C. S. No. 2808, R. S. No. 4/3 admeasuring 1315 Sq. Mtrs., T. P. No. 60, F. P. No. 154 admeasuring 921 Sq. Mtrs. of Village Gotri, Tal. & Dist. Vadodara.**

Sir,

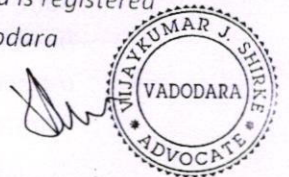
As desired by you the available records of Sub-Registrar, Vadodara, have been verified by me for the period of 2020 for investigation of title in respect of above property. I have also verified documents mentioned in schedule. On the basis of the said documents my REPORT/CERTIFICATE is given as under:

1. It appears that land admeasuring 1315 Sq. Mtrs. of R. S. No. 4/3 of Village Gotri, Tal. & Dist. Vadodara was originally belonged to Ravjibhai Lallubhai & Lakhiben W/o Lallubhai.
2. It appears that Lakhiben W/o Lallubhai expired therefore her name was deleted from revenue records. The said mutation entry is entered at Sr. No. 4774 dated 18/12/1999 in the village records and duly certified by the competent authority on 27/01/2000.
3. It appears that Ravjibhai Lallubhai expired on 24/12/2003 therefore names of his legal heirs i.e. (1) Maniben W/o Ravjibhai Lallubhai (2) Naginbhai Ravjibhai (3) Jayeshbhai Ravjibhai (4) Mukeshbhai Ravjibhai (5) Maheshbhai Ravjibhai (6) Sushilaben Ravjibhai entered in the village records. The said mutation entry is entered at Sr. No. 5808 dated 14/12/2005 in the village records and duly certified by the competent authority on 30/01/2006.
4. It appears that (1) Maniben W/o Ravjibhai Lallubhai (2) Naginbhai Ravjibhai (3) Jayeshbhai Ravjibhai (4) Mukeshbhai Ravjibhai (5) Maheshbhai Ravjibhai (6) Sushilaben Ravjibhai sold land bearing C. S. No. 2808, R. S. No. 4/3 admeasuring 1315 Sq. Mtrs., T. P. No. 60, F. P. No. 5/3 admeasuring 876 Sq. Mtrs. of Village Gotri, Tal. & Dist. Vadodara to (1) Smt. Kirtiben Kirtikumar Dalwadi & (2) Dineshbhai Harmanbhai Patel in consideration of Rs. 21,90,000/-. The said transaction is entered at Sr. No. 3164 dated 05/03/2010 in the office of Sub Registrar, Vadodara. The said mutation entry is entered at Sr. No. 6413 dated



25/05/2010 in the village records and duly certified by the competent authority on 06/09/2010.

5. It appears that (1) Smt. Kirtiben Kirtikumar Dalwadi & (2) Dineshbhai Harmanbhai Patel sold land bearing C. S. No. 2808, R. S. No. 4/3 admeasuring 1315 Sq. Mtrs., T. P. No. 60, F. P. No. 154 admeasuring 921 Sq. Mtrs. of Village Gotri, Tal. & Dist. Vadodara to Bhavitaben Atulbhai Patel in consideration of Rs. 1,41,00,000/-. The said transaction is entered at Sr. No. 9359 dated 01/12/2014 in the office of Sub Registrar, Vadodara.
6. It appears from search report that Bhavitaben Atulbhai Patel & Atul Ghanshyambhai Patel obtained financial facility of Rs. 1,00,00,000/- from Kotak Mahindra Bank, Alkapuri Branch against the said land and alongwith other land. The said mortgage deed is registered at Sr. No. 9431 dated 03/12/2014 in the office of Sub Registrar, Vadodara.
7. It appears from search report that rectification deed was executed between Bhavitaben Atulbhai Patel & Atul Ghanshyambhai Patel and Kotak Mahindra Bank, Alkapuri Branch. The said rectification deed is registered at Sr. No. 9830 dated 16/12/2014 in the office of Sub Registrar, Vadodara.
8. It appears from search report that Bhavitaben Atulbhai Patel & Atul Ghanshyambhai Patel obtained further financial facility of Rs. 50,00,000/- from Kotak Mahindra Bank, Alkapuri Branch against the said land and alongwith other land. The said mortgage deed is registered at Sr. No. 4750 dated 30/05/2015 in the office of Sub Registrar, Vadodara.
9. It appears from search report that Bhavitaben Atulbhai Patel & Atul Ghanshyambhai Patel obtained further financial facility of Rs. 40,00,000/- from Kotak Mahindra Bank against the said land and alongwith other land. The said mortgage deed is registered at Sr. No. 2132 dated 04/03/2016 in the office of Sub Registrar, Vadodara.
10. I have verified No Due Certificate dated 16/11/2018 issued by Kotak Mahindra Bank Ltd. in which it is mentioned that they are not having any right or claim on land bearing S. No. 4/3 T. P. No. 60, of Village Gotri, Tal. & Dist. Vadodara
11. It appears that Kotak Mahindra Bank Ltd through its authorized signatory Mr. Krunal B. Zala executed mortgage release deed for the said land in favour of Bhavita Atul Patel and Atul Ghanshyam Patel. The said mortgage deed is registered at Sr. No. 12117 dated 20/11/2018 in the office of Sub Registrar, Vadodara



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12. It appears from search report that Bhavitaben Atulbhai Patel availed financial facility of Rs. 3,00,00,000/- from HDFC Bank Ltd, Nizampura Branch, Vadodara. The said mortgage deed is registered at Sr. No. 12301 dated 27/11/2018 in the office of Sub Registrar, Vadodara

13. It appears that HDFC Bank Ltd through its authorized signatory Mr. Kuldeep Joshi executed mortgage release deed for the said land in favour of Bhavitaben Atul Patel The said mortgage deed is registered at Sr. No. 8467 dated 04/11/2020 in the office of Sub Registrar, Vadodara

14. It appears that Bhavitaben Atulbhai Patel sold land bearing C. S. No. 2808, R. S. No. 4/3 admeasuring 1315 Sq. Mtrs., T. P. No. 60, F. P. No. 154 admeasuring 921 Sq. Mtrs. of Village Gotri, Tal. & Dist. Vadodara to M/s. Aditya Developers a Partnership Firm being represented through its Partners (1) Parsottambhai Manilal Patel and (2) Kishorbhai Premjibhai Patel in consideration of Rs.2,00,00,000/-. The said transaction is registered at sr. no. 8469 dated : 04/11/2020 in the office of sub registrar, Vadodara.

15. It appears that Bhavitaben Atulbhai Patel had obtain construction permission vide Rajachhithi No. Ward/11-227/2019-20 dated : 19/02/2020 issued by Dy. Town Development officer, Vadodara Mahanagar Palika.

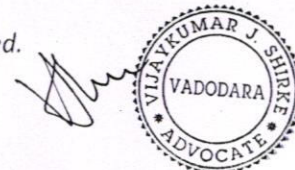
16. It appears that landowners had obtained permission to use the said land for non-agriculture residential purpose vide N.A. Order No. N.A./S.R./1077/2013-14 No. LAND-D/Sec-65/VASHI/1623to1630/14 dated 02/03/2014 issued by the Collector, Vadodara for land bearing Survey No. 4/3, T. P. No. 60, F. P. No. 154 of Moje Gotri, Tal. & Dist. Vadodara.

17. It appears that landowners had obtained permission to use the said land for non-agriculture residential purpose vide N.A. Order No. N.A./S.R./1077/2013-14 No. LAND-D/Sec-65/VASHI/6652/2014 dated 26/09/2014 issued by the Collector, Vadodara for land bearing Survey No. 4/3, T. P. No. 60, F. P. No. 154 of Moje Gotri, Tal. & Dist. Vadodara.

18. I have also verified property card in respect of above land in which name of (1) Smt. Kirtiben Kirtikumar Dalwadi & (2) Dineshbhai Harmanbhai Patel is shown as owner of land bearing C. S. No. 2808, T. P. No. 60, F. P. No. 154 admeasuring 921 Sq. Mtrs. of Village Gotri, Tal. & Dist. Vadodara. Name of the subsequent owners is required to be entered in the Property card.

## SCHEDULE

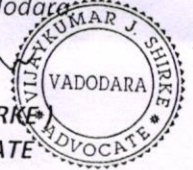
1. Photocopy of sale deed bearing regn no. 8469 dated 04/11/2020 executed in favour of M/s. Aditya Developers a Partnership Firm.
2. Photocopy of Index II and Registration receipt of above sale deed.



3. Photocopy of mortgage release deed bearing regn no. 8467 dated 04/11/2020 executed in favour of Bhavitaben Atul Patel.
4. Photocopy of mortgage release deed bearing regn no. 12117 dated 20/11/2018 executed in favour of Bhavitaben Atul Patel & others.
5. Photocopy of sale deed bearing regn no. 9359 dated 01/12/2014 executed in favour of Bhavitaben Atulbhai Patel.
6. Photocopy of sale deed bearing regn no. 3164 dated 05/03/2010 executed in favour of Kirtiben Kirtikumar Dalwadi & Dineshbhai Harmanbhai Patel.
7. Photocopy of No Due Certificate dated 16/11/2018 issued by Kotak Mahindra Bank Ltd.
8. Photocopy of Village form no. 6, 7/12, 8/A in respect of the above land issued by Talati-Cum-Mantri, Vadodara.
9. Photocopy of N.A. Order No. N.A./S.R./1077/2013-14 No. LAND-D/Sec-65/VASHI/1623to1630/14 dated 02/03/2014 issued by the Collector, Vadodara.
10. Photocopy of N.A. Order No. N.A./S.R./1077/2013-14 No. LAND-D/Sec-65/VASHI/6652/2014 dated 26/09/2014 issued by the Collector, Vadodara.
11. Photocopy of property card issued by city survey, Superintendent, Vadodara.

Date:- 11/11/2020  
Place:-Vadodara.

  
(V.J. SHIRKE)  
ADVOCATE



#### CERTIFICATE

THIS IS TO CERTIFY that, M/s. Aditya Developers a Partnership Firm is absolute owner of land bearing C. S. No. 2808, R. S. No. 4/3 admeasuring 1315 Sq. Mtrs., T. P. No. 60, F. P. No. 154 admeasuring 921 Sq. Mtrs. of Village Gotri, Tal. & Dist. Vadodara and the title of the said land is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES. [Name of Bhavitaben Atulbhai Patel and M/s. Aditya Developers a Partnership Firm is required to be entered in the property card].

Date:- 11/11/2020.  
Place:-Vadodara.

  
(V.J. SHIRKE)  
ADVOCATE

