

*Rasesh J Shah*

Advocate

"PUSHKAR" 2<sup>nd</sup> Floor,  
Opp. Tip Top Tailor,  
Dandia Bazar, Vadodara-1.  
Off.: 2024061,  
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16.06.2022

Vadodara

To

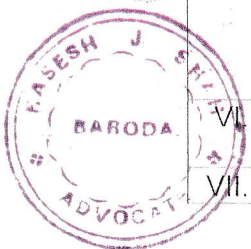
M/s. Jay Tulja Bhawani Developers  
Vadodara

REG: Supplemental Title Clearance Certificate in respect of project known as "SAI GURU FLAT - 2" lying being and situated on Western Side land of the Plot No. 3 admeasuring 183.8699 Sq., Mtr., lying being situated on land bearing Revenue Survey No. 267/1/2, City Survey No. 875 of Village Mouje: **Vadodara Kasba** Taluka District **Vadodara** owned & occupied by **M/s. Jay Tulja Bhawani Developers** represented through its partner **Kalavati Sunil Rane & Sunil Sitaram Rane**.

Dear Sir,

As requested, I have conducted a Supplementary Nil-Encumbrance / Upto date Nil-Encumbrance from the date of 10.12.2021 upto 16.06.2022 as required by you upto date Nil-Encumbrance Certificate from the date of my earlier report is called for which I do hereby submit. I have carefully scrutinized the documents and papers (fully and more particularly described in Section: 3: hereunder) which establishes the ownership and possessory title, which **M/s. Jay Tulja Bhawani Developers** represented through its partner **Kalavati Sunil Rane & Sunil Sitaram Rane** had acquired the subject property more particularly described in Section :2: hereunder.

| Sr. No. | Particulars                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                              |                        |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| 1       | Name of the owner                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                              |                        |
|         | M/s. Jay Tulja Bhawani Developers represented through its partner Kalavati Sunil Rane & Sunil Sitaram Rane                                                                                                                                                                                                                      |                                                                                                                                                                                                                                              |                        |
| 2       | Description of Property                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                              |                        |
|         | All that piece and parcel of Western Side land of the Plot No. 3 admeasuring 183.8699 Sq., Mtr., lying being situated on land bearing Revenue Survey No. 267/1/2, City Survey No. 875 of scheme known as "SAI GURU FLAT - 2" of Village Mouje: <b>Vadodara Kasba</b> Taluka District <b>Vadodara</b> which is bounded as under; |                                                                                                                                                                                                                                              |                        |
|         | On the North : By Society Road<br>On the South : By land bearing Survey No. 295/1<br>On the East : By Remaining Portion of Plot No. 3<br>On the West : By Plot No. 2                                                                                                                                                            |                                                                                                                                                                                                                                              |                        |
| 3       | Details / Description of the documents scrutinized                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                              |                        |
| Sr. No. | Date of Document                                                                                                                                                                                                                                                                                                                | Particulars                                                                                                                                                                                                                                  | Whether Original/ Copy |
| I.      |                                                                                                                                                                                                                                                                                                                                 | City Survey Ruled property Card                                                                                                                                                                                                              | Copy                   |
| II.     | 23.11.1987                                                                                                                                                                                                                                                                                                                      | Sale Deed executed by Shyamsunder Ranchhodlal Sukhadiya in favour of Tulsidas Rochaldas Punjabi registered under Vol. No. 10749 dated 23.11.1987                                                                                             | Copy                   |
| III.    |                                                                                                                                                                                                                                                                                                                                 | Index-II of the above Sale Deed                                                                                                                                                                                                              | Copy                   |
| IV.     | 05.02.2019                                                                                                                                                                                                                                                                                                                      | Partnership Deed of <b>M/s. Jay Tulja Bhawani Developers</b> attested before notary public Mahesh M. Patel under no. 859 dated 05.02.2019                                                                                                    | Copy                   |
| V.      | 26.07.2021                                                                                                                                                                                                                                                                                                                      | Sale Deed executed by Girdharilal Tulsidas Punjabi in favour of <b>M/s. Jay Tulja Bhawani Developers</b> represented through its partner <b>Kalavati Sunil Rane &amp; Sunil Sitaram Rane</b> registered under Vol. No. 5272 dated 26.07.2021 | Copy                   |
| VI.     | 26.07.2021                                                                                                                                                                                                                                                                                                                      | Registration Receipt of the above Sale Deed dated 26.07.2021                                                                                                                                                                                 | Copy                   |
| VII.    |                                                                                                                                                                                                                                                                                                                                 | Index-II of the above Sale Deed                                                                                                                                                                                                              | Copy                   |

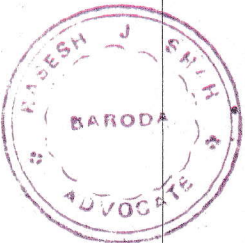


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| VIII.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 14.10.2021                                                                        | Building Permission issued by VMC dated 14.10.2021 | Copy |
| IX.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                   | Lay Out Plan                                       | Copy |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Brief history of the property/ies and how the owner has derived the title.</b> |                                                    |      |
| <p>Tracing of party's title for the last 2 years. Search Period 10.12.2021 upto 16.06.2022 if connected title deeds reveal any circumstances or incidences, which necessitates further tracing of party's title, it shall also be done.</p> <p>I have taken further search for the period between 10.12.2021 upto 16.06.2022 in the office of the Registrar-Vadodara Kasba for 2 years and my observation are as under:-</p> <ol style="list-style-type: none"><li>1. That from the city survey records of 1974 so maintained by City Survey Superintendent of Village Mouje: Vadodara Kasba Taluka District Vadodara showed that the Western Side land of the Plot No. 3 admeasuring 183.6699 Sq., Mtr., lying being situated on land bearing Revenue Survey No. 267/1/2, City Survey No. 875 of Village Mouje: Vadodara Kasba Taluka District Vadodara was stood owned &amp; occupied by <b>Dahyabhai Shankarbhai Patel</b>. That he had sold &amp; conveyed the same for Rs. 17,000/- by a Sale Deed in favour of <b>Shyamsunder Ranchhodlal Sukhadiya</b> registered under Vol. No. 10458 dated 13.11.1987 relative mutation entry no. 76 confirmed after statutory period on 29.09.1988 is also taken on city survey records. Thus <b>Shyamsunder Ranchhodlal Sukhadiya</b> became owner occupier of the same.</li><li>2. That thereafter the Western Side land of the Plot No. 3 admeasuring 183.6699 Sq., Mtr., lying being situated on land bearing Revenue Survey No. 267/1/2, City Survey No. 875 of Village Mouje: Vadodara Kasba Taluka District Vadodara remained unencumbered upto 23.11.1987 when <b>Shyamsunder Ranchhodlal Sukhadiya</b> had sold &amp; conveyed the same for Rs. 1,90,000/- by a Sale Deed in favour of <b>Tulsidas Rochaldas Punjabi</b> registered under Vol. No. 10749 dated 23.11.1987 relative mutation entry no. 77 confirmed after statutory period on 29.09.1988 is also taken on city survey records. Thus <b>Tulsidas Rochaldas Punjabi</b> became owner occupier of the same.</li><li>3. It is records that <b>Tulsidas Rochaldas Punjabi</b> had died on 22.03.1996 leaving behind him his legal heirs namely <b>Maheshbhai Tulsidas Punjabi, Girdharilal Tulsidas Punjabi &amp; Aartiben alias Jyotiben d/o Tulsidas Rochaldas Punjabi</b> who were allowed jointly to succeed the subject property relative mutation entry under no. 453 is taken on records after recording statement of witnesses and after drawing family tree on 03.07.2001.</li><li>4. It is records that thereafter <b>Aartiben Punjabi</b> had willingly waived her rights in respect of the subject property hence her name was removed from city survey records relative mutation entry under no. 454 is taken on records after recording statement of applicant on 03.07.2001.</li><li>5. It is on records that <b>Maheshbhai Tulsidas Punjabi</b> had willingly waived his rights in respect of the subject property by a Waiver Deed in favour of <b>Girdharilal Tulsidas Punjabi</b> registered under Vol. No. 7352 dated 16.09.2019 relative mutation entry no. 15138 confirmed after statutory period on 11.11.2019 is also taken on city survey records. Thus <b>Girdharilal Tulsidas Punjabi</b> became well sufficient entitled to the same.</li><li>6. That <b>Kalavati Sunil Rane &amp; Sunil Sitaram Rane</b> had formed a Partnership Firm name &amp; style M/s. Jay Tulja Bhawani Developers by a Partnership Deed attested before notary public Mahesh M. Patel under no. 859 dated 05.02.2019.</li><li>7. It is on records that thereafter the Western Side land of the Plot No. 3 admeasuring 183.6699 Sq., Mtr., lying being situated on land bearing Revenue Survey No. 267/1/2, City Survey No. 875 of Village Mouje: Vadodara Kasba Taluka District Vadodara remained unencumbered upto 23.11.1987 when <b>Girdharilal Tulsidas Punjabi</b> had sold &amp; conveyed the same for Rs. 65,00,000/- by a Sale Deed in favour of <b>M/s. Jay Tulja Bhawani Developers represented through its partner Kalavati Sunil Rane &amp; Sunil Sitaram Rane</b> registered under Vol. No. 5272 dated 26.07.2021 relative mutation entry no. 17470 confirmed after statutory period on 21.11.2021 is also taken on city survey records. Thus <b>M/s. Jay Tulja Bhawani Developers represented through its partner Kalavati Sunil Rane &amp; Sunil</b></li></ol> |                                                                                   |                                                    |      |



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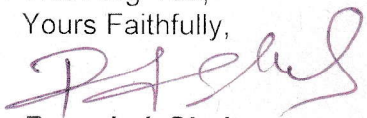
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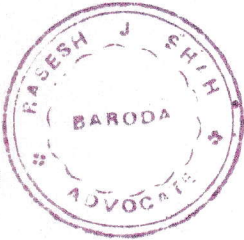
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|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <p><b>Sitaram Rane</b> became owner occupier of the same.</p> <p>8. That thereafter the VMC had granted necessary Development Permission under no. VMC/20-09-2021/2121377/01/038834 dated 14.10.2021.</p> <p>9. That Supplementary further search is carried out in the land and revenue records as also with the Sub Registrar - 1, Vadodara Kasba District Vadodara for the period between 10.12.2021 upto 16.06.2022 and according to search report, Index-II, Register of Village Mouje: Vadodara Kasba for the year 2021 to 2022 Sub Registrar records shows that there are no charge or any other encumbrance of any nature whatsoever noted or to have been created in respect of All that piece and parcel of Western Side land of the Plot No. 3 admeasuring 183.8699 Sq., Mtr., lying being situated on land bearing Revenue Survey No. 267/1/2, City Survey No. 875 of scheme known as "<b>SAI GURU FLAT - 2</b>" of Village Mouje: <b>Vadodara Kasba</b> Taluka District <b>Vadodara</b> acquired by <b>M/s. Jay Tulja Bhawani Developers represented through its partner Kalavati Sunil Rane &amp; Sunil Sitaram Rane</b> in respect of the subject property is perfectly legal. As per prior report, the title to the property was certified to be marketable, alienable. I, by this Supplementary Opinion, certify that the title as already certified is not affected by passage of time.</p> |
| 5 | <p><b>Search for Encumbrances for 2 Years</b></p> <p>That Search for Encumbrances for Two year was carried out, for the period 10.12.2021 upto 16.06.2022 the original receipt is produced under no. 202201400016478-9954 for 2021 to 2022 which is enclosed herewith.</p> <p>As on date Property offered is unencumbered.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 6 | <p><b>Final Certificate Of Title</b></p> <p>I hereby certify that I have carefully scrutinized the documents and papers listed in Section: A: herein above which establishes the ownership and possessory rights and title which <b>M/s. Jay Tulja Bhawani Developers represented through its partner Kalavati Sunil Rane &amp; Sunil Sitaram Rane</b> had acquired to title in respect of All that piece and parcel of Western Side land of the Plot No. 3 admeasuring 183.8699 Sq., Mtr., lying being situated on land bearing Revenue Survey No. 267/1/2, City Survey No. 875 of scheme known as "<b>SAI GURU FLAT - 2</b>" of Village Mouje: <b>Vadodara Kasba</b> Taluka District <b>Vadodara</b> (which property is fully and more particularly described in Section : 2 : herein above) is as on the date of this report is found to be Clear, Marketable and alienable as there exists no subsisting charge lien or encumbrance of any nature whatsoever noted on the public records maintained by the Sub-Registrar- 1, Vadodara Kasba, Vadodara for two years that is to say from 2021 upto 2022 shows that there are no charge or any other encumbrance of any nature whatsoever noted or to have been created in respect of the subject property.</p>                                                                                                                                             |

Thanking You,  
Yours Faithfully,



**Rasesh J. Shah**  
Enrollment No. G/1165/1991  
(Advocate)



## અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નંબર 267/1/2 સીટી સર્વે નંબર 875 સાંઈ ગુરુ ફ્લેટ-2 પશ્ચીમ બાજુ પ્લોટનંબર 3  
માપ 183.8699 ચો મી

Search in : VADODARA KASBA /VADODARA KASBA

પહોંચ નંબર 20220918000198896 અરજી નંબર ૮૮૫૪ અરજી વર્ષ 2022  
તારીખ ૧૬ માહે જુન સને 2022

રજુ કરનારનું નામ રસેષ જે શાહ વકીલ

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 ૬૪ થી ૬૭ ).....

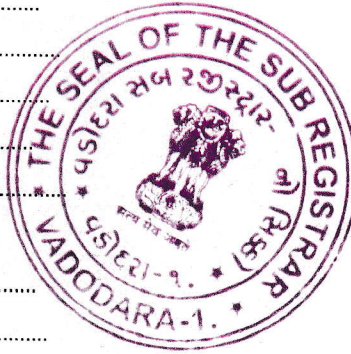
શોધ અગર તપાસણી.....Year: 2021 2022

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭ ).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી .....



૧૩૦.૦૦

|                |        |
|----------------|--------|
| કુલ એકંદરે રૂ. | ૧૩૦.૦૦ |
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અંકે રૂપીયા એક સો ત્રીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

  
D D Rathava  
સબ રજીસ્ટ્રાર  
વડોદરા - 1

અંકે રૂ. : 130.00

20220615519046992

સબ રજીસ્ટ્રાર, વડોદરા - 1

2021

2022

Search in : રસેષ જે શાહ વકીલ અરજી નંબર : 9954 ગામ નું નામ : KASBA

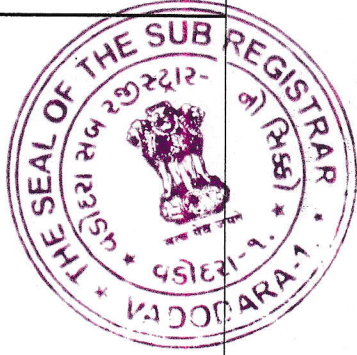
મિલકતનું વર્ણન : રે.સ.નંબર 267/1/2 સીટી સર્વે નંબર 875 સોંધ ગુરુ ફલેટ-2 પશ્ચીમ બાજુ પ્લોટનંબર 3 માપ 183.8699 ચો મી

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Vadodara-1 મા -2 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા સંસુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

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

મિલકત પરના બોજા અંગેનું પત્રક

| દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું) | સર્વે નંબર પેટા વિભાગ નંબર અને ધર 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                  | દસ્તાવેજ નંબર | શેરો |
|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|------------------------------|---------------|------|
| માલિકી ફેરખત/વિચારણા<br><br>રૂ.65000000.00                                                         | રે.સ.નં. 267/1/2, સી.સ.નં. 875, પ્લોટ નં. 3 ના પશ્ચિમ ભાગ તરફ ની જમીનમા આવેલ જુની જર્જરીત બાંધકામ વાળી મિલકત, જેના પ્લોટ નું ક્ષેત્રફળ 183.8699 ચો.મી. તથા તેમા આવેલ બાંધકામનું ક્ષેત્રફળ 83.61 ચો.મી. (900.00 ચો.ફુટ) વાળી મીલકત |           |                                       | ગીરધારીલાલ તુલસીદાસ પંજબી                                                                            | જય તુલજા ભવાની ડેવલોપર્સ એ નામની ભાગીદારી પેઢી, તે ભાગીદારી પેઢીના વહીવટકર્તા ભાગીદારો :- 1. કલાવતી સુનીલ રાણે 2. સુનીલ સીતારામ રાણે | 26-07-2021<br><br>26-07-2021 | 5272          |      |



સબ-રજીસ્ટ્રાર

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