

Shirke & Associates

Vijaykumar J. Shirke

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

ADVOCATE (GUJARAT HIGH COURT)



OFFICE :

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CERT.NO.VJS/TCC/O/2021-22/111

Date:- 09/03/2022

To,
M/s. Vaibhav Corporation Pvt. Ltd.
401, Emerald, Opp. Haveli,
Productivity Road,
Alkapuri, Vadodara,
Gujarat.

TITLE CLEARANCE CERTIFICATE in respect of non agriculture land admeasuring 0-34-40 H.A. bearing Block/ Survey No. 226 (Old S. No. 276) T.P. Scheme No. 3, Original Plot no. 53, Final Plot no. 56 (Old F.P. No. 53) admeasuring 0-24-14 H.A. of village: Bhayli Taluka & Dist: Vadodara.

Sir,

In continuation of my earlier Title Clearance Certificate No. CERT.NO.VJS/TCC/O/2021-22/19 dated : 29/06/2021 and available records of Sub-Registrar, Vadodara verified by me for the period from 2021 & 03/03/2022 for investigation of title in respect of property mentioned below. 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 the land bearing Survey No. 276 of village: Bhayli Taluka & Dist: Vadodara originally belong to Patanwadia Chhittabahi Kalabhai.
- 2) It appears that Patanwadia Chhittabahi Kalabhai expired on 20/12/1951 therefore names of his legal heirs (1) Patanwadia Bhikhabhai Chhittabhai (2) Bai Mahakor W/o Chhittabahi Kalabhai entered as owners in the village records. The said mutation entry is entered at Sr. No. 22 dated 24/04/1952 in the village record and duly certified by the competent authority.
- 3) It appears that Order no. Vatan/1508/ dated :13/12/1967 that the name of entered in the name of Bhikhabhai Chhittabhai Patanwadia as new and restricted tenure land. The said mutation entry is entered at Sr. No. 5191 dated : 01/04/1969 in the village record and duly certified by the competent authority.

4) It appears that Bhikhabhai Chittabhai Patanwadia expired therefore names of his legal heir (1) Bai Ganga w/o Bhikhabhai Chittabhai (2) Vishnubhai Bhikhabhai Patanwadia entered as owners in the village record. The said mutation entry is entered at Sr. No.5523 in the village record and duly certified by competent authority.

5) It appears that as per Order No. Vatan/Vashi/411/2001 dated : 30/03/2001 issued by Collector, Vadodara to sell the said new tenure and restricted land. The said mutation entry is entered at Sr. No.9961 in the village record and duly certified by competent authority.

It appears that land bearing old R.S. No. 276 of Moje Bhayli Tal & Dist. Vadodara was allotted to Block No. 226.

6) It appears that Vishnubhai Bhikhabhai Patanwadia and others sold the land bearing Block/ Survey No. 226 admeasuring 0-34-40 H.A. (Old S. No. 276) of village: Bhayli Taluka & Dist: Vadodara to (1) Vallabhbhai Shankarbhai Patel and (2) Indravadan Ambalal Patel in consideration of Rs.4,04,200/-. The said transaction is registered at sr. 3273 dated 17/05/2001 in office of sub-registrar, Vadodara. The said mutation entry is entered at sr. no. 9962 dated 21/1/2001 in the village records and duly certified by the competent authority.

7) It appears that (1) Vishnubhai Bhikhabhai Patanwadia (Thakor) (2) Gangaben Bhikhabhai Patanwadiya (Thakor) (3) Kalidas Bhikhabhai Patanwadiya (Thakor) and (4) Jyotsanaben Bhikhabhai Patanwadiya (Thakor) executed consent for sale deed no. 3273 dated : 10/05/2001 for land bearing Block/ Survey No. 226 admeasuring 0-34-40 H.A. (Old S. No. 276) of village: Bhayli Taluka & Dist: Vadodara in favour of (1) Vallabhbhai Shankarbhai Patel and (2) Indravadan Ambalal Patel. The said transaction is registered at sr. 2019 dated 17/02/2010 in office of sub-registrar, Vadodara.

8) It appears that Vallabhbhai Shankar Patel and Indravadan Ambalal Patel sold land bearing Block/ Survey No. 226 admeasuring 0-34-40 H.A. (Old S. No. 276) of village: Bhayli Taluka & Dist: Vadodara to (1) Kantibhai Manibhai Patel (2) Jitendrasbhai Ramanbhai Patel (3) Dhanshayambhai



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Ramanbhai Patel (4) Maheshbhai Virabhai Patel (5) Manibhai Bachubhai Patel and (6) Kalpeshbhai Bachubhai Patel in consideration of Rs.29,50,000/-. In the said sale deed Patel Chimanbhai Jesangbhai and Patel Jayantibhai Jesangbhai signed as confirming party. The said transaction is registered at Sr. No. 4802 dated 12/04/2010 in office of sub-registrar Vadodara. The said mutation entry is entered at Sr. No.12073 dated 04/05/2010 in the village record and rejected by the competent authority dated 12/11/2010 with remarks that permission form competent authority to sale the land were not obtained.

9) *It appears that (1)Kantibhai Manibhai Patel (2) Jitendrasbhai Ramanbhai Patel (3) Ghanshayambhai Ramanbhai Patel (4) Maheshbhai Virabhai Patel (5) Manibhai Bachubhai Patel and (6) Kalpeshbhai Bachubhai Patel executed reconveyance deed for land bearing Block/ Survey No. 226 admeasuring 0-34-40 H.A. (Old S. No. 276) of village: Bhayli Taluka & Dist: Vadodara to Vallabhbhai Shankar Patel and Indravadan Ambalal Patel through their POA holder Binalben Rasikbhai Patel. In the said sale deed Patel Chimanbhai Jesangbhai and Patel Jayantibhai Jesangbhai signed as confirming party The said transaction is registered at Sr. No. 13097 dated 29/10/2010 in office of sub-registrar Vadodara.*

10) *It appears that Vishnubhai Bhikhabhai Patanwadiya filed Special Civil Suit No. 700/2012 in the Hon'ble Civil Court, Vadodara for permanent injunction against Kantibhai Motilal Patel & others. Thereafter compromise arrived between the parties and plaintiff have filed withdrawl pursis below Ex – 53 and accordingly the judgment was passed by the Hon'ble Civil Court.*

11) *It appears that as per Order No. Vatan/Vashi/1575 to 1582/2012 dated : 29/05/2012 issued by Collector, Vadodara to sell the said land for non agriculture residential purpose. The said mutation entry is entered at Sr. No.13051 in the village record and duly certified by competent authority.*

12) *It appears that Vallabhbhai Shankar Patel and Indravadan Ambalal Patel sold land bearing Block/ Survey No. 226 admeasuring 0-34-40 H.A. (Old S. No. 276) original plot no. 53, final plot no.53 admeasuring 0-24-14 H.A. of village: Bhayli Taluka & Dist: Vadodara to (1) Kantibhai Motibhai Patel (2) Jitendrabhai Ramanbhai Patel (3) Ghanshayambhai Ramanbhai*

Patel (4) Maheshbhai Virabhai Patel (5) Manibhai Bachubhai Patel and (6) Kalpeshbhai Bachubhai Patel in consideration of Rs.1,11,04,400/-. In the said sale deed (1) Patel Chimanbhai Jesangbhai and (2) Patel Jayantibhai Jesangbhai signed as confirming party. The said transaction is registered at Sr. No. 9059 dated 18/07/2012 in office of sub-registrar Vadodara. The said mutation entry is entered at Sr. No.13055 dated 21/07/2012 and duly certified by the competent authority dated 06/09/2012.

13) It appears that the land owner have obtained permission to use the land for Non Agriculture residential purpose vide N.A. Order no.Land/D/Sec-65/Vashi/7910/2012, Tatkai/N.A./S.R./54/2012-2013 dated 15/10/2012 issued by Collector, Vadodara. The said mutation entry is entered at Sr. No.13158 dated 18/10/2012 and duly certified by the competent authority dated 26/11/2012.

14) It appears that (1) Kantibhai Motibhai Patel (2) Jitendrabhai Ramanbhai Patel (3) Ghanshayambhai Ramanbhai Patel (4) Maheshbhai Virabhai Patel (5) Manibhai Bachubhai Patel and (6) Kalpeshbhai Bachubhai Patel sold Non agriculture land bearing Block/ Survey No. 226 admeasuring 0-34-40 H.A. (Old S. No. 276) original plot no. 53, final plot no.53 admeasuring 0-24-14 H.A. of village: Bhayli Taluka & Dist: Vadodara to M/s Rockfort cements PVT. LTD. through its director Mr. Laxminarayan Ramnivas Garg in consideration of Rs.1,15,00,000/-. The said transaction is registered at sr. no.13256 dated 08/11/2012 in office Sub-registrar Vadodara. The said mutation entry is entered at Sr. No. 13211 dated 04/12/2012 in the village records and duly certified by the competent authority dated 28/01/2013.

15) It appears that after implementation of Town planning scheme by VUDA the said land was allotted T.P. No. 3, O.P. No. 53, F.P. No. 53 and as per redistribution letter the said land was after deduction is admeasuring 0-24-14 H.A. The said mutation entry is entered at Sr. No. 13293 dated 16/02/2013 in the village records and duly certified by the competent authority dated 12/04/2013.

16) It appears that as per Certificate No. LLP Identification No. AAC-2003 issued by the authority of Ministry of Corporate Affairs, Government of India name of M/s Rockfort cements PVT. LTD. changed as "ROCKFORT



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CEMENT LLP". The said mutation entry is entered at Sr. No. 13815 dated 09/06/2014 in the village records and duly certified by the competent authority dated 25/09/2014.

17) *It appears that (1) Vishnubhai Bhikhabhai Patanwadiya (2) Gangaben Bhikhabhai Patanwadiya (3) Kalidas Bhikhabhai Patanwadiya and (4) Jyotsanaben Bhikhabhai Patanwadiya executed consent deed to confirm the sale deed no. 3273 dated : 10/05/2001 and sale deed no. 9059 dated : 13/07/2012 in favour of Vallabhabhai Shankarbhai Patel and Indravadan Ambalal Patel. The said transaction is registered at Sr. no. 8095 dated 08/06/2015 in office Sub-registrar Vadodara.*

18) *It appears that (1) Vishnubhai Bhikhabhai Patanwadiya (2) Gangaben Bhikhabhai Patanwadiya (3) Kalidas Bhikhabhai Patanwadiya and (4) Jyotsanaben Bhikhabhai Patanwadiya executed agreement for sale for the captioned property in favour of Shaikh Yusufbhai Siddiqbhai. The said agreement for sale in executed before Executive Magistrate on 06/04/1992.*

It appears that Yusufbhai Siddiqbhai Shaikh through his POA holder Rafiqbhai Siddiqbhai Shaikh filed a Special Civil Suit No. 58/2015 in the Hon'ble Civil Court Vadodara against Gangaben Bhikhabhai Patanwadiya and 17 others for specific performance, declaration and permanent injunction. The said lis pendens is registered at Sr. no. 8914 dated 26/06/2015 in office Sub-registrar Vadodara.

It appears that in the said suit - Defendant no. 15 - M/s. Rockfort Cements Pvt. Ltd. filed counter claim application below Ex - 10 and the said application was rejected by the Hon'ble Civil Court, Vadodara with cost of Rs. 1,00,000/- as exemplary cost to District Legal Services Authority, Vadodara . The said judgment was registered by the plaintiff at sr. no. 7289 dated : 01/05/2019 in the office of sub registrar, Vadodara.

It appears that plaintiff filed injunction application in the said suit and hon'ble court has rejected the injunction application and counter injunction application filed by defendant no. 15- Rockfort Pvt. Ltd. Vide common order on 24/01/2018. Against the said order plaintiff Yusufbhai Siddiqbhai Shaikh through his POA holder Rafiqbhai Siddiqbhai Shaikh

filed first appeal from order no. 155/2018 and defendant no. 15 - Rockfort Pvt. Ltd. through its director filed appeal from order no. 117/2018. In the said appeal hon'ble High Court has passed order dated : 28/08/2018 that dismissed the appeal from order no. 155/2018 and confirm the lower court's order And allowed appeal from order no. 117/2018 and set-aside the order passed by the lower court.

Against the order of the Hon'ble High Court of Gujarat dated : 28/08/2018 original plaintiff filed Special Leave Petition No. 25976 to 25977 of 2018 before Hon'ble Supreme Court and the court has granted the status quo and directed to complete the proceedings within 6 months

It appears that compromise arrived between the parties and the said suit was withdrawn by the plaintiff on 16/03/2019 and accordingly the order passed by the court. Thereafter Yusufbhai Siddiquebhai Shaikh through his POA holder Rafiqbhai Siddiqbhai executed cancellation of lis pendens deed. The said transaction is registered at sr. no. 7288 dated : 01/05/2019 in the office of sub registrar, Vadodara.

It appears that Shaikh Yusufbhai Siddiqbhai executed cancellation of agreement to sale which was executed on 06/04/1992 for the captioned land in favour of (1) Vishnubhai Bhikhabhai Patanwadiya (2) Gangaben Bhikhabhai Patanwadiya (3) Kalidas Bhikhabhai Patanwadiya (4) Jyotsanaben Bhikhabhai Patanwadiya and M/s. Rockfort Cement Private Limited, ROCKFORT CEMENT LLP through its Partner Mr. Laxminarayan Garg S/O Shri Ramnivas Garg. The said cancellation agreement is notarised before Public Notary Shri. H. J . Zala bearing Sr. No. 30136 dated : 15/07/2019.

It appears that Shaikh Yusufbhai Siddiqbhai executed cancellation of development agreement and price escalation agreement for the captioned land in favour of (1) Vishnubhai Bhikhabhai Patanwadiya (2) Gangaben Bhikhabhai Patanwadiya (3) Kalidas Bhikhabhai Patanwadiya (4) Jyotsanaben Bhikhabhai Patanwadiya and M/s. Rockfort Cement Private Limited, ROCKFORT CEMENT LLP through its Partner Mr. Laxminarayan Garg S/O Shri Ramnivas Garg. The said



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cancellation agreement is notarised before Public Notary Shri. H. J . Zala bearing Sr. No30137 dated : 15/07/2019.

It appears that memorandum of understanding executed between ROCKFORT CEMENT LLP through its Partner Mr. Laxminarayan Garg S/O Shri Ramnivas Garg and Shaikh Yusufbhai Siddiqbhai through his POA holder Rafiqbhai Siddiqbhai Shaikh in which he has mentioned that he has waived all rights pertaining to said land by this Memorandum Of Understanding. The said cancellation agreement is notarised before Public Notary Shri. H. J . Zala bearing Sr. No. 25721 dated : 15/06/2019.

19) *It appears that (1) Vishnubhai Bhikhabhai Patanwadiya (2) Gangaben Bhikhabhai Patanwadiya (3) Kalidas Bhikhabhai Patanwadiya and (4) Jyotsanaben Bhikhabhai Patanwadiya executed memorandum of understanding in respect to agreement to sale in favour of Haji Yusufbhai Siddiqbhai. The said agreement is registered at Sr. no. 220 dated 07/02/2018 in office Sub-registrar Vadodara.*

20) *It appears Parsottambhai Punjabhai Mali filed a Special Civil Suit No. 172/2019 before the Hon'ble Civil Court, Vadodara against Haji Yusufbhai Siddiqbhai Shaikh and 2 others for specific performance, cancellation of sale deed and permanent injunction. The said lis pendens is registered at Sr. no. 9430 dated 04/06/2019 in office Sub-registrar Vadodara.*

It appears that compromise arrived between the parties and the said suit was withdrawn by the plaintiff on 20/12/2019 and accordingly the order passed by the hon'ble civil court. It appears that Parsottambhai Punjabhai Mali executed Kabulat lekh for withdrawal Special Civil Suit No. 172/2019 filed in the Hon'ble Civil Court Vadodara which was withdraw by plaintiff below Ex -1 on 21/12/2019 in favour of Yusufbhai Siddiqbhai Shaikh & others. The said deed is registered at Sr. no. 80 dated 02/01/2020 in office Sub-registrar Vadodara.

21) *It appears that ROCKFORT CEMENT LLP through its Partner Mr. Laxminarayan Garg S/O Shri Ramnivas Garg executed agreement for sale land admeasuring 0-34-40 H.A. bearing Block/ Survey No. 226 (Old S. No. 276)T.P. Scheme No. 3, original plot no. 53 final plot no.56*

admeasuring 0-24-14 H.A. of village: Bhayli Taluka & Dist: Vadodara in favour of (1) Rajesh Manilal Shah (2) Viral Manojbhai Sheth and (3) Ronak Yatin Desai. The said agreement for sale is registered at Sr. no. 13783 dated 21/08/2019 in office Sub-registrar Vadodara.

- 22)** It appears that M/s. ROCKFORT CEMENT LLP through its signatory Mr. Laxminarayan Garg S/O Shri Ramnivas Garg executed possession receipt / agreement for land admeasuring 0-34-40 H.A. bearing Block/ Survey No. 226 (Old S. No. 276) T.P. Scheme No. 3, original plot no. 53 final plot no. 56 admeasuring 0-24-14 H.A. paiki 2/3 land admeasuring 1609.34 sq. mtr. of village: Bhayli Taluka & Dist: Vadodara in favour of (1) Rajesh Manilal Shah and (2) Ronak Yatin Desai. The said possession agreement was notarised before Public Notary Shri. Chirahkumar V. Patel bearing sr. no. 0259 dated : 29/01/2021.
- 23)** It appears that Kanitlal Motibhai Patel obtained permission to use the land for residential purpose vide order no. Tatkai/N.A./S.R./54/2012-13 No. Land/D/Section-65/Vashi/7910/2012 dated : 15/1/2012 issued by Collector, Vadodara.
- 24)** It appears that M/s. ROCKFORT CEMENT LLP have obtained permission for change of use for the land vide order No. N.A./1477/19/02/036/2019 Dated : 13/11/2019 issued by Collector, Vadodara.
- 25)** It appears that M/s. ROCKFORT CEMENT LLP obtained construction permission to construct the shops and flats over the said land vide Rajachhithi No. UDA/Plan-6/Permission/05/2020 dated : 01/09/2020 issued by Vadodara Urban Development Authority.
- 26)** I have published a public notice in daily news paper "Gujarat Samachar" "Sandesh" and "Times Of India" on 25/05/2021 inviting objections if any against issuing title clearance certificate in respect of the above land, but I have not received any objection within a prescribed time.
- 27)** It appears that M/s. ROCKFORT CEMENT LLP being represented by its Director Narain Garg S/O Ramnivas Garg sold land admeasuring 0-34-40 H.A. bearing Block/ Survey No. 226 (Old S. No. 276) T.P. Scheme No. 3, Original Plot no. 53, Final Plot no. 56 (Old F.P. No. 53) admeasuring 0-24-14 H.A. of village: Bhayli Taluka & Dist: Vadodara to M/s. Vaibhav



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Corporation Pvt. Ltd. being represented by its Director Mr. Vaibhav Khatri in consideration of Rs. 6,32,48,876/-. The said transaction is registered at sr. no. 15498 dated : 01/09/2021 in the office of sub registrar, Vadodara. In the said sale deed (1) Rajesh Manibhai Shah (2) Viral Manojbhai Sheth and (3) Ronak Yatin Desai signed as confirming party. The said mutation entry is entered at sr. no. 17727 dated : 17/09/2021 in the village records and duly certified by the competent authority.

28) It appears that M/s. ROCKFORT CEMENT LLP obtained construction permission to construct the shops and flats over the said land vide Rajachhithi No. 003BP21221236 dated : 27/01/2022 issued by Deputy Development Officer, Vadodara Municipal Corporation.

29) It appears from the letter dated: 04/03/2022 issued by Director of M/s. Vaibhav Corporation Pvt. Ltd. that they are developing the scheme in the name and style of "WISTERIA" on the land admeasuring 0-34-40 H.A. bearing Block/ Survey No. 226 (Old S. No. 276) T.P. Scheme No. 3, Original Plot no. 53, Final Plot no. 56 (Old F.P. No. 53) admeasuring 0-24-14 H.A. of village: Bhayli Taluka & Dist: Vadodara.

30) I have also verified village records in respect of above land in which name of M/s. Vaibhav Corporation Pvt. Ltd. being represented by its Director Mr. Vaibhav Khatri is shown as owner of non agriculture land admeasuring 0-34-40 H.A. bearing Block/ Survey No. 226 (Old S. No. 276) T.P. Scheme No. 3, original plot no. 53 final plot no.56 admeasuring 0-24-14 H.A. of village: Bhayli Taluka & Dist: Vadodara.

SCHEDULE

1. Letter dated: 04/03/2022 issued by Director of M/s. Vaibhav Corporation Pvt. Ltd
2. Photocopy of sale deed bearing no. 15498 dated : 01/09/2021 in favour of M/s. Vaibhav Corporation Pvt. Ltd. being represented by its Director Mr. Vaibhav Khatri.
3. Photocopy of Registration receipt and Index II of above sale deed.
4. Photocopy of notaries possession receipt bearing sr. no. 0259 dated : 29/01/2021 in favour of (1) Rajesh Manilal Shah and (2) Ronak Yatin Desai.

5. Photocopy of MOU executed between Rockfort Cement LLP and Yusufbhai Siddiqbhai bearing sr. no. 25721 dated : 15/06/2019.
6. Photocopy of kabulat lekh bearing sr. no. 80 dated : 02/01/2020 executed by Parsottambhai Punjabhai Mali.
7. Photocopy of registration receipt & Index II of above agreement.
8. Photocopy of cancellation of lis pendens bearing sr. no. 7288 dated : 01/05/2019 executed by Rafiqbhai Siddiqbhai. Shaikh.
9. Photocopy of agreement to sale bearing sr. no. 13783 dated : 21/08/2019 executed in favour of Rajeshbhai Manibhai Shah & others.
10. Photocopy of registration receipt & Index II of above agreement.
11. Photocopy of agreement bearing sr. no. 220 dated : 07/02/2018 executed by Gangaben Bhikhabhai Patanwadiya & others.
12. Photocopy of registration receipt & Index II of above sale deed.
13. Photocopy of agreement bearing sr. no. 2019 dated : 17/02/2010 executed by Vishnubhai Bhikhabhai Patanwadiya & others.
14. Photocopy of registration receipt & Index II of above sale deed.
15. Photocopy of agreement bearing sr. no. 8095 dated : 08/06/2015 executed by Vishnubhai Bhikhabhai Patanwadiya & others.
16. Photocopy of registration receipt & Index II of above sale deed.
17. Photocopy of lis pendens bearing sr. no. 8914 dated : 26/06/2015 executed by Rafiqbhai Siddiqbhai Shaikh.
18. Photocopy of lis pendens bearing sr. no. 9430 dated : 04/06/2019 executed by Parsottambhai Punjabhai Mali.
19. Photocopy of sale deed bearing no. 13097 dated : 29/10/2010 executed in favour of Kanitibhai Motibhai Patel & others.
20. Photocopy of registration receipt & Index II of above sale deed.
21. Photocopy of sale deed bearing no. 13256 dated : 08/11/2012 executed in favour of M/S. Rockfort Cements Private Limited.
22. Photocopy of registration receipt & Index II of above sale deed.
23. Photocopy of sale deed bearing no. 9059 dated : 18/07/2012 executed in favour of Vallabhbhai Shnkarbhai & others.
24. Photocopy of registration receipt & Index II of above sale deed.
25. Photocopy of registration receipt & Index II of above sale deed.
26. Photocopy of sale deed bearing no. 3273 dated : 17/05/2001 executed in favour of Vallabhbhai Shankarbhai Patel & others.
27. Photocopy of sale deed bearing no. 4802 dated : 12/04/2010 executed in favour of Jitendrabhai Ramanbhai Patel & others & others.



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28. Photocopy of Order passed by the Hon'ble Highcourt of Gujarat in First Appeal No. 155/2018 and First Appeal No. 117/2018.
29. Photocopy of Order passed by the Hon'ble Supreme Court of India in Special Leave Petition No.25976 – 25977/2018.
30. Photocopy of Ex- 1 and order for Special Civil Suit No. 172/2019 in the Hon'ble Civil Court Vadodara.
31. Photocopy of Ex – 1 of Special Civil Suit No. 58/2015 filed in the Hon'ble Civil Court Vadodara.
32. Photocopy of Ex – 1 and order of Special Civil Suit No. 700/2012 filed in the Hon'ble Civil Court Vadodara.
33. Photocopy of registration receipt & Index II of above sale deed.
34. Photocopy of Rajachhithi No. UDA/Plan-6/Permission/05/2020 dated : 01/09/2020 issued by Vadodara Urban Development Authority.
35. Photocopy of N.A. Order No. order no. Tatkal/N.A./S.R./54/2012-13 No. Land/D/Section-65/Vashi/7910/2012 dated : 15/1/2012 issued by Collector, Vadodara.
36. Photocopy of village form No.6, 7/12 & 8-A in respect of above land issued by Talati / Mantri.
37. Public Notice published in daily news papers "Gujarat Samachar" "Sandesh" and "Times Of India" on 25/05/2021.

Place : Vadodara.

Date : 09/03/2022

[V. J. SHIRKE]
ADVOCATE

CERTIFICATE

THIS IS TO CERTIFY that, M/s. Vaibhav Corporation Pvt. Ltd. being represented by its Director Mr. Vaibhav Khatri is owner of land admeasuring 0-34-40 H.A. bearing Block/ Survey No. 226 (Old S. No. 276) T.P. Scheme No. 3, Original Plot no. 53, Final Plot no. 56 (Old F.P. No. 53) admeasuring 0-24-14 H.A. of village: Bhayli Taluka & Dist: Vadodara and the title of the said land is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES.

Place : Vadodara.

Date : 09/03/2022

[V. J. SHIRKE]
ADVOCATE

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CERT.NO.VJS/RERA/2021-22/21

DATE: 09/03/2022

Advocate Enrollment No. G/673/1988

NON ENCUMBRANCES CERTIFICATE

I, Vijaykumar J. Shirke, Advocate undersigned has investigated the Title of the immovable property which is more particularly described herein under "Schedule of the Property" mentioned below, which is owned by M/s. Vaibhav Corporation Pvt. Ltd. being represented by its Director Mr. Vaibhav Khatri. By perusing the Title Deeds relating thereto and taking necessary search, I am of the opinion that the Title of said property (unsold) are clear, marketable and free from encumbrances, charges and/or claims.

SCHEDULE OF THE PROPERTY

The non agriculture land admeasuring 0-34-40 H.A. bearing Block/ Survey No. 226 (Old S. No. 276) T.P. Scheme No. 3, Original Plot no. 53, Final Plot no. 56 (Old F.P. No. 53) admeasuring 0-24-14 H.A. of village: Bhayli Taluka & Dist: Vadodara and a scheme developed thereon under the name of "WISTERIA".

Date: 09/03/2022.

Vadodara

VIJAYKUMAR J. SHIRKE
ADVOCATE

Shirke & Associates

Vijaykumar J. Shirke

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

ADVOCATE (GUJARAT HIGH COURT)



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CERT.NO.VJS/RERA/2021-22/21

DATE: -09/03/2022

Advocate Enrolment No. G/673/1988

-: TO WHOM SO EVER IT MAY CONCERN :-

I, Vijaykumar J. Shirke, Advocate, do hereby solemnly, declare that, I have experience of more than ten years in land related matters and issuing Title Clearance Certificates for which "no encumbrance" certificate is issued. I have issued Title Clearance Certificate No._CERT.NO.VJS/TCC/O/2021-22/19 dated : 29/06/2021 AND CERT.NO.VJS/TCC/O/2021-22/111 DATED : 09/03/2022 land admeasuring 0-34-40 H.A. bearing Block/ Survey No. 226 (Old S. No. 276) T.P. Scheme No. 3, Original Plot no. 53, Final Plot no. 56 (Old F.P. No. 53) admeasuring 0-24-14 H.A. of village: Bhayli Taluka & Dist: Vadodara and a scheme developed thereon under the name of "WISTERIA" for rights, title & interest over the said land. I am possessing required experience of more than ten years in land related matters in accordance to GUJ RERA Rules.

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

Date : 09/03/2022.

Place: Vadodara

VIJAYKUMAR J. SHIRKE
ADVOCATE