



TITLE CLEARANCE CETIFICATE

For

TATTVAM SMART-2

**House No. 11,12,13A,13B ,Common Chowk
agree gating 6736.00 Sq. fts (625.78 Sq.Mtrs)**

Bagikhana, Rajmahel Road

Vadodara

Owner

Shiv Infratech a partnership firm

Nishit Ashokchandra Panchal

PRAYAS N. SONI

(ADVOCATE GUJ.HIGH COURT)

(M) 98255 67500 (R) 0265-2664000)

E-Mail : Prayas_soni@yahoo.in

Office :

“Matrupitruchhaya”

Opp. Dongremaharaj House.

Bhrampuri, Dandia Bazar,

Vadodara – 390 001

Office :

"Matrupitruchhaya"
Opp. Dongremaharaj House.
Bhrampuri, Dandia Bazar,
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PRAYAS N. SONI

(ADVOCATE GUJ.HIGH COURT)

(M) 9825567500 (R) 0265-2664000)

E-mail-prayas_soni@yahoo.in

TITLE CLEARANCE CERTIFICATE**Total Project Land Area**

Sr.	Particulars	Aggregating (Sq.fts)
1.	House No-11	1931.00
2.	House No-12	2170.00
3.	House No-13A	537.00
4.	House No-13B	1835.00
5.	(Common Chowk)	263.00
	Total	6736.00/10.7642=625.78 Sq.Mtr

FOR HOUSE NO.11

REF : **TATTVAM SMART-2**, Project having an Immovable property situated at Bagikhana, Rajmahel Road, Vadodara belonging to **Shiv Infratech a partnership firm** i.e. Registration District Vadodara sub-District Vadodara bearing a Tikka No. 27/10 & City Survey No. 1/5 wherein House No. 11 admeasuring 351 sq.ft. + open land admeasuring 1580 sq.ft. Total aggregating 1931.00 sq.ft. along with construction thereon is 351 sq.ft.

PART : A - FIRM NAME AND ADDRESS OF THE PRESENT HOLDER

Shiv Infratech a partnership firm having it's office at 202, Shivdharna Residency, Nr. Darbar Chowkadi, Manjalpur, Vadodara.

PART : B- FULL DESCRIPTION OF THE PROPERTY

TATTVAM SMART-2, Project having an Immovable property situated at Bagikhana, Rajmahel Road, Vadodara belonging to Shiv Infratech a partnership firm i.e. Registration District Vadodara sub-District Vadodara bearing a Tikka No. 27/10 & City Survey No. 1/5 wherein House No. 11 admeasuring 351 sq.ft. + open land admeasuring 1580 sq.ft. Total aggregating 1931.00 sq.ft. along with construction thereon is 351 sq.ft. The Boundries of the House of No. 11 is as under.

East : Rajdeep Society Tenament
West : Main Road of Bagikhana
North : Plot No. 10 of New Bagikhana
South : Plot No. 12 of New Bagikhana



PART : C-LIST OF DOCUMENTS SCRUTINISED

While inspecting public records for taking search, I have satisfied myself that the Xerox copies tendered by the party are faithful to the original.

Sr.	Particular	Date
1.	Copy of Abstract of Property Card	22-11-18
2.	Copy of sale deed of Mr Prashant Dinkarrao Shakhe & Smt. Monika Prashant Shakhe	20-06-18
3.	Search Receipt No. 19083	23-12-20
4.	Copy of Public Notice published in daily news paper Gujarat Samachar	20-12-20
5.	Copy of sale deed, R R Copy & Index copy of Shiv Infratech a partnership firm	09-02-21
6.	Copy of abstract of Property card	04-06-21

PART : D-TRACING OF TITLE AND SEARCH FOR ENCUMBRANCE FOR 30 YEARS.

TATTVAM SMART-2, Project having an Immovable property situated at Bagikhana, Rajmahel Road, Vadodara belonging to Shiv Infratech a partnership firm i.e. Registration District Vadodara sub-District Vadodara bearing a Tikka No. 27/10 & City Survey No. 1/5 wherein House No. 11 admeasuring 351 sq.ft. + open land admeasuring 1580 sq.ft. Total aggregating 1931.00 sq.ft. along with construction thereon is 351 sq.ft.

.....
During the course of investigation I found that the captioned property situated at Bagikhana, Raopura, Vadodara bearing B Tika No. 27/10 & City Survey no. 1/1, 1/2, 1/3, 1/4. 1/5. & 3582 paiki 52861.31 sq.ft. land, which is known as "Bagikhana". The said property is known as "Chali" belongs to Baroda Crown Holdings Pvt. Ltd. Prop. of Geakwad Real Estate Traders.

It appears from the abstract of property card that name of Geakwad Real Estate Traders. is duly appeared vide entry no. 316 dt. 26.07.1978.



If further appears that Baroda Crown Holdings Pvt. Ltd. Prop. of Geakwad Real Estate Traders through it's authorized officer Mangesh Mansinh Chauhan has executed sale deed of the captioned property for consideration of Rs. 15,44,800/- in favour of Mr Prashant Dinkarrao Shakhe & Smt. Monika Prashant Shakhe. The said sale deed is duly registered in the office of sub-registrar of Vadodara vide serial no. 5610 dt. 20-06-2018.

Thereafter Mr Prashant Dinkarrao Shakhe & Smt. Monika Prashant Shakhe has given an application to enter their names in the revenue records and their names is duly entered in the property card vide entry no. 3787 dt. 19-10-2018.

Thereafter Mr Prashant Dinkarrao Shakhe & Smt. Monika Prashant Shakhe have executed sale deed of the captioned property in favour of Shiv Infratech a partnership firm. The said sale deed is duly registered in the office of sub-registrar of Vadodara vide serial no. 1203 dt. 09-02-2021 and a name of Shiv Infratech is duly entered in Property card vide entry 4276 on 25/03/2021.

PART : E-ADDITIONAL INFORMATION AND ADVICE.

PUBLIC NOTICE

I have caused and arranged to publish the Public Notice in daily News Papers "Gujarat Samachar" dated : 20-12-2020 inviting any objections against the issuance of the Title Clearance Certificate in respect of the captioned immovable property, from all the members of public having any rights or interests in respect of the same.

SEARCH

On 23/12/2020, I have taken SEARCH in respect of the aforesaid immovable property, for the period 30 years, from the office of the Sub-Registrar, Vadodara. The original copy of the Receipt of Search Fee vide No. 19083 dated 23/12/2020 attached herewith.

SCHEDULE

TATTVAM SMART-2, Project having an immovable property situated at Bagikhana, Rajmahel Road, Vadodara belonging to Shiv Infratech a partnership firm i.e. Registration District Vadodara sub-District Vadodara bearing a Tikka No. 27/10 & City Survey No. 1/5 wherein House No. 11 admeasuring 351 sq.ft. + open land admeasuring 1580 sq.ft. Total aggregating 1931.00 sq.ft. along with construction thereon is 351 sq.ft.



CLEAR, LEGAL, MARKETABLE & NON ENCUMBRANCE CETIFICATE

On going through and verifying the aforesaid documents/papers and after taking the necessary search and records available in the office of Sub-Registrar, Vadodara, I confirm and certify that the Titles of the captioned Immovable Property (more particularly described in the Schedule hereinbelow), are free clear, legal and marketable and the said property are free from any encumbrances.

FOR HOUSE NO.12

REF : **TATTVAM SMART-2**, Project having an Immovable property situated at Bagikhana, Rajmahel Road, Vadodara belonging to **Shiv Infratech a partnership firm** i.e. Registration District Vadodara sub-District Vadodara bearing a Tikka No. 27/10 & City Survey No. 1/5 wherein House No. 12 admeasuring 576 sq.ft. + open land admeasuring 1594 sq.ft. Total aggregating 2170.00 sq.ft. along with construction thereon is 576 sq.ft.

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PART : A-, FIRM NAME AND ADDRESS OF THE PRESENT HOLDER

.....

Shiv Infratech a partnership firm having it's office at 202, Shivdharna Residency, Nr. Darbar Chowkadi, Manjalpur, Vadodara.

.....

PART : B- FULL DESCRIPTION OF THE PROPERTY

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TATTVAM SMART-2, Project having an Immovable property situated at Bagikhana, Rajmahel Road, Vadodara belonging to **Shiv Infratech a partnership firm** i.e. Registration District Vadodara sub-District Vadodara bearing a Tikka No. 27/10 & City Survey No. 1/5 wherein House No. 12 admeasuring 576 sq.ft. + open land admeasuring 1594 sq.ft. Total aggregating 2170.00 sq.ft. along with construction thereon is 576 sq.ft.

The Boundries of the House of No. 12 is as under.

East : Rajdeep Society Tenament

West : Main Road of Bagikhana

North : Plot No. 11 of New Bagikhana

South : Plot No. 13 of New Bagikhana



PART : C-LIST OF DOCUMENTS SCRUTINISED

While inspecting public records for taking search, I have satisfied myself that the Xerox copies tendered by the party are faithful to the original.

Sr.	Particular	Date
1.	Copy of Abstract of Property Card	22-11-18
2.	Copy of sale deed of Mr. Shailesh Laxmanrao Geakwad & Smt. Sandhya Shailesh Geakwad	19-06-18
3.	Search Receipt No. 19083	23-12-20
4.	Copy of Public Notice published in daily news paper Gujarat Samachar	20-12-20
5.	Copy of sale deed, R R Copy & Index copy of Shiv Infratech a partnership firm	09-02-21
6.	Copy of Abstract of Property card	04/06/21

PART : D-TRACING OF TITLE AND SEARCH FOR ENCUMBRANCE FOR 30 YEARS.

TATTVAM SMART-2, Project having an Immovable property situated at Bagikhana, Rajmahel Road, Vadodara belonging to **Shiv Infratech a partnership firm** i.e. Registration District Vadodara sub-District Vadodara bearing a Tikka No. 27/10 & City Survey No. 1/5 wherein House No. 12 admeasuring 576 sq.ft. + open land admeasuring 1594 sq.ft. Total aggregating 2170.00 sq.ft. along with construction thereon is 576 sq.ft.

.....
During the course of investigation I found that the captioned property situated at Bagikhana, Raopura, Vadodara bearing B Tika No. 27/10 & City Survey no. 1/1, 1/2, 1/3, 1/4, 1/5. & 3582 paiki 52861.31 sq.ft. land, which is known as "Bagikhana". The said property is known as "Chali" belongs to Baroda Crown Holdings Pvt. Ltd. Prop. of Geakwad Real Estate Traders.

It appears from the abstract of property card that name of Geakwad Real Estate Traders. is duly appeared vide entry no. 316 dt. 26.07.1978.

If further appears that Baroda Crown Holdings Pvt. Ltd. Prop. of Geakwad Real Estate Traders through its authorized officer Mangesh Mansinh Chauhan has executed sale deed of the captioned property for consideration of Rs. 17,36,000/- in favour of Mr. Shailesh Laxmanrao Geakwad & Smt. Sandhya Shailesh Geakwad. The said sale deed is duly registered in the office of sub-registrar of Vadodara vide serial no. 5550 dt. 19-06-2018.



Thereafter Mr. Shailesh Laxmanrao Geakwad & Smt. Sandhya Shailesh Geakwad has given an application to enter their names in the revenue records and their names is duly entered in the property card vide entry no. 3788 dt. 19-10-2018.

Thereafter Mr. Shailesh Laxmanrao Geakwad & Smt. Sandhya Shailesh Geakwad have executed sale deed of the captioned property in favour of Shiv Infratech a partnership firm. The said sale deed is duly registered in the office of sub-registrar of Vadodara vide serial no. 1200 dt. 09-02-2021 and a name of Shiv Infratech is duly entered in Property card vide entry 4277 on 26/03/2021.

PART : E-ADDITIONAL INFORMATION AND ADVICE.

PUBLIC NOTICE

I have caused and arranged to publish the Public Notice in daily News Papers "Gujarat Samachar" dated : 20-12-2020 inviting any objections against the issuance of the Title Clearance Certificate in respect of the captioned immovable property, from all the members of public having any rights or interests in respect of the same. But till date nobody has submitted any kind of objections and hence I issued this Title Clearance Certificate.

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SEARCH

On 23/12/2020, I have taken SEARCH in respect of the aforesaid immovable property, for the period 30 years, from the office of the Sub-Registrar, Vadodara. The original copy of the Receipt of Search Fee vide No. 19083 dated 23/12/2020 attached herewith.

SCHEDULE

TATTVAM SMART-2, Project having on Immovable property situated at Bagikhana, Rajmahel Road, Vadodara belonging to **Shiv Infratech a partnership firm** i.e. Registration District Vadodara sub-District Vadodara bearing a Tikka No. 27/10 & City Survey No. 1/5 wherein House No. 12 admeasuring 576 sq.ft. + open land admeasuring 1594 sq.ft. Total aggregating 2170.00 sq.ft. along with construction thereon is 576 sq.ft.

CLEAR, LEGAL, MARKETABLE & NON ENCUMBRANCE CETIFICATE

On-going through and verifying the aforesaid documents/papers and after taking the necessary search and records available in the office of Sub-Registrar, Vadodara, I confirm and certify that the Titles of the captioned Immovable Property (more particularly described in the Schedule hereinbelow), are free clear, legal and marketable and the said property are free from any encumbrances.



FOR HOUSE NO.13/A

REF : **TATTVAM SMART-2**, Project having an Immovable property situated at Bagikhana, Rajmahel Road, Vadodara belonging to **Shiv Infratech a partnership**

firm i.e. Registration District Vadodara sub-District Vadodara bearing a Tikka No. 27/10 & City Survey No. 1/5 wherein House No. 13/A admeasuring 275 sq.ft. + open land admeasuring 262 sq.ft. Total aggregating 537.00 sq.ft. along with construction thereon is 393 sq.ft.

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PART : A-NAME, FATHER'S NAME AND ADDRESS OF THE PRESENT HOLDER

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Shiv Infratech a partnership firm having it's office at 202, Shivdharna Residency, Nr. Darbar Chowkadi, Manjalpur, Vadodara.

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PART : B- FULL DESCRIPTION OF THE PROPERTY

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TATTVAM SMART-2, Project having on Immovable property situated at Bagikhana, Rajmahel Road, Vadodara belonging to Shiv Infratech a partnership firm i.e. Registration District Vadodara sub-District Vadodara bearing a Tikka No. 27/10 & City Survey No. 1/5 wherein House No. 13/A admeasuring 275 sq.ft. + open land admeasuring 262 sq.ft. Total aggregating 537 sq.ft. along with construction thereon is 393 sq.ft.

The Boundries of the House of No. 13/A is as under.

East : Open land of Plot 12

West : Plot No. 13-C

North : Plot No. 12 of New Bagikhana

South : Plot No. 13-B of New Bagikhana

PART : C-LIST OF DOCUMENTS SCRUTINISED

While inspecting public records for taking search, I have satisfied myself that the Xerox copies tendered by the party are faithful to the original.



Sr.	Particular	Date
1.	Copy of Abstract of Property Card	22-11-18
2.	Copy of sale deed of Shaliniben Anandrao Narvekar	06-10-18
3.	Search Receipt No. 19083	23-12-20
4.	Copy of Public Notice published in daily news paper Gujarat Samachar	20-12-20
5.	Copy of sale deed, R R Copy & Index copy of Shiv Infratech a partnership firm	09-02-21
6.	Copy of Abstract of Property card	04/06/21

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**PART : D-TRACING OF TITLE AND SEARCH FOR ENCUMBRANCE
FOR 30 YEARS.**

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TATTVAM SMART-2, Project having an immovable property situated at Bagikhana, Rajmahel Road, Vadodara belonging to Shiv Infratech a partnership firm i.e. Registration District Vadodara sub-District Vadodara bearing a Tikka No. 27/10 & City Survey No. 1/5 wherein House No. 13/A admeasuring 275 sq.ft. + open land admeasuring 262 sq.ft. Total aggregating 537 sq.ft. along with construction thereon is 393 sq.ft.

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During the course of investigation I found that the captioned property situated at Bagikhana, Raopura, Vadodara bearing B Tika No. 27/10 & City Survey no. 1/1, 1/2, 1/3, 1/4. 1/5. & 3582 paiki 52861.31 sq.ft. land, which is known as "Bagikhana". The said property is known as "Chali" belongs to Baroda Crown Holdings Pvt. Ltd. Prop. of Geakwad Real Estate Traders.

It appears from the abstract of property card that name of Geakwad Real Estate Traders. is duly appeared vide entry no. 316 dt. 26.07.1978.

If further appears that Baroda Crown Holdings Pvt. Ltd. Prop. of Geakwad Real Estate Traders through it's authorized officer Mangesh Mansinh Chauhan has executed sale deed of the captioned property for consideration of Rs. 5,34,800/- in favour of Shaliniben Anandrao Narvekar. The said sale deed is duly registered in the office of sub-registrar of Vadodara vide serial no. 8812 dt. 06.10.2018.



Thereafter Shaliniben Anandrao Narvekar has given an application to enter their names in the revenue records and their names is duly entered in the property card vide entry no. 3832 dt. 25-01-2019.

Thereafter Shaliniben Anandrao Narvekar have executed sale deed of the captioned property in favour of Shiv Infratech a partnership firm. The said sale deed is duly registered in the office of sub-registrar of Vadodara vide serial no. 1204 dt. 09-02-2021 and a name of Shiv Infratech is duly entered in Property card vide entry 4276 on 25/03/2021.

PART : E-ADDITIONAL INFORMATION AND ADVICE.

PUBLIC NOTICE

I have caused and arranged to publish the Public Notice in daily News Papers "Gujarat Samachar" dated : 20-12-2020 inviting any objections against the issuance of the Title Clearance Certificate in respect of the captioned immovable property, from all the members of public having any rights or interests in respect of the same. But till date nobody has submitted any kind of objections and hence I issued this Title Clearance Certificate.

SEARCH

On 23/12/2020, I have taken SEARCH in respect of the aforesaid immovable property, for the period 30 years, from the office of the Sub-Registrar, Vadodara. The original copy of the Receipt of Search Fee vide No. 19083 dated 23/12/2020 attached herewith.

SCHEDULE

TATTVAM SMART-2, Project having an Immovable property situated at Bagikhana, Rajmahel Road, Vadodara belonging to **Shiv Infratech a partnership firm** i.e. Registration District Vadodara sub-District Vadodara bearing a Tikka No. 27/10 & City Survey No. 1/5 wherein House No. 13/A admeasuring 275 sq.ft. + open land admeasuring 262 sq.ft. Total aggregating 537 sq.ft. along with construction thereon is 393 sq.ft.

CLEAR, LEGAL, MARKETABLE & NON ENCUMBRANCE

CETIFICATE

On going through and verifying the aforesaid documents/papers and after taking the necessary search and records available in the office of Sub-Registrar, Vadodara, I confirm and certify that the Titles of the captioned Immovable Property (more

particularly described in the Schedule hereinbelow), are free clear, legal and marketable and the said property are free from any encumbrances.

FOR HOUSE NO.13/B

REF : **TATTVAM SMART-2**, Project having on Immovable property situated at Bagikhana, Rajmahel Road, Vadodara belonging to **Shiv Infratech a partnership firm** i.e. Registration District Vadodara sub-District Vadodara bearing a Tikka No. 27/10 & City Survey No. 1/5 wherein House No. 13/B admeasuring 473 sq.ft. + open land admeasuring 1362 sq.ft. Total aggregating 1835.50 sq.ft. along with construction thereon is 473 sq.ft.

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PART : A- FIRM NAME AND ADDRESS OF THE PRESENT HOLDER
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Shiv Infratech a partnership firm having it's office at 202, Shivdharna Residency, Nr. Darbar Chowkadi, Manjalpur, Vadodara.

.....
PART : B- FULL DESCRIPTION OF THE PROPERTY
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TATTVAM SMART-2, Project having an Immovable property situated at Bagikhana, Rajmahal Road, Vadodara belonging to **Shiv Infratech a partnership firm** i.e. Registration District Vadodara sub-District Vadodara bearing a Tikka No. 27/10 & City Survey No. 1/5 wherein House No. 13/B admeasuring 473 sq.ft. + open land admeasuring 1362 sq.ft. Total aggregating 1835.00 sq.ft. along with construction thereon is 473 sq.ft.

The Boundries of the House of No. 13/B is as under.

East : Rajdeep Society Tenament

West : Plot No. 13-D

North : Plot No. 13-A of New Bagikhana

South : Rajdeep society Tenament no: B/116



PART : C-LIST OF DOCUMENTS SCRUTINISED

While inspecting public records for taking search, I have satisfied myself that the Xerox copies tendered by the party are faithful to the original.

Sr.	Particular	Date
1.	Copy of Abstract of Property Card	22-11-18
2.	Copy of sale deed of Mr. Siddharth Haresh Narvekar	25-09-18
3.	Search Receipt No. 19083	23-12-20
4.	Copy of Public Notice published in daily news paper Gujarat Samachar	20-12-20
5.	Copy of sale deed, R R Copy & Index copy of Shiv Infratech a partnership firm	09-02-21
6.	Copy of Abstract of Property card	04/06/21



**PART : D-TRACING OF TITLE AND SEARCH FOR ENCUMBRANCE
FOR 30 YEARS**

TATTVAM SMART-2, Project having an Immovable property situated at Bagikhana, Rajmahel Road, Vadodara belonging to **Shiv Infratech a partnership firm** i.e. Registration District Vadodara sub-District Vadodara bearing a Tikka No. 27/10 & City Survey No. 1/5 wherein House No. 13/B admeasuring 473 sq.ft. + open land admeasuring 1362 sq.ft. Total aggregating 1835 sq.ft. along with construction thereon is 473 sq.ft.

During the course of investigation I found that the captioned property situated at Bagikhana, Raopura, Vadodara bearing B Tika No. 27/10 & City Survey no. 1/1, 1/2, 1/3, 1/4. 1/5. & 3582 paiki 52861.31 sq.ft. land, which is known as "Bagikhana". The said property is known as "Chali" belongs to Baroda Crown Holdings Pvt. Ltd. Prop. of Geakwad Real Estate Traders.

It appears from the abstract of property card that name of Geakwad Real Estate Traders. is duly appeared vide entry no. 316 dt. 26.07.1978.

If further appears that Baroda Crown Holdings Pvt. Ltd. Prop. of Geakwad Real Estate Traders through it's authorized officer Mangesh Mansinh Chauhan has executed sale deed of the captioned property for consideration of Rs. 15,73,259/- in favour of Mr. Siddharth Haresh Narvekar. The said sale deed is duly registered in the office of sub-registrar of Vadodara vide serial no. 8480 dt. 25-09-2018.

Thereafter Mr. Siddharth Haresh Narvekar has given an application to enter their names in the revenue records and their names is duly entered in the property card vide entry no. 3832 dt. 16-01-2019.

Thereafter Mr. Siddharth Haresh Narvekar have executed sale deed of the captioned property in favour of Shiv Infratech a partnership firm. The said sale deed is duly registered in the office of sub-registrar of Vadodara vide serial no. 1196 dt. 09-02-2021 and a name of Shiv Infratech is duly entered in Property card vide entry 4275 on 25/03/2021.

PART : E-ADDITIONAL INFORMATION AND ADVICE



PUBLIC NOTICE

I have caused and arranged to publish the Public Notice in daily News Papers "Gujarat Samachar" dated : 20-12-2020 inviting any objections against the issuance of the Title Clearance Certificate in respect of the captioned immovable property, from all the members of public having any rights or interests in respect of the same. But till date nobody has submitted any kind of objections and hence I issued this Title Clearance Certificate.

SEARCH

On 23/12/2020, I have taken SEARCH in respect of the aforesaid immovable property, for the period 30 years, from the office of the Sub-Registrar, Vadodara. The original copy of the Receipt of Search Fee vide No. 19083 dated 23/12/2020 attached herewith.

SCHEDULE

TATTVAM SMART-2, Project having an Immovable property situated at Bagikhana, Rajmahel Road, Vadodara belonging to **Shiv Infratech a partnership firm** i.e. Registration District Vadodara sub-District Vadodara bearing a Tikka No. 27/10 & City Survey No. 1/5 wherein House No. 13/B admeasuring 473 sq.ft. + open land admeasuring 1362 sq.ft. Total aggregating 1835 sq.ft. along with construction thereon is 473 sq.ft.

CLEAR, LEGAL, MARKETABLE & NON ENCUMBRANCE CETIFICATE

On going through and verifying the aforesaid documents/papers and after taking the necessary search and records available in the office of Sub-Registrar, Vadodara, I confirm and certify that the Titles of the captioned Immovable Property (more particularly described in the Schedule hereinbelow), are free clear, legal and marketable and the said property are free from any encumbrances.



FOR COMMON CHOWK

REF:**TATTVAM SMART-2**, Project having an Immovable property situated at Bagikhana, Rajmahel Road, Vadodara belonging to **Shiv Infratech a partnership firm** i.e. Registration District Vadodara sub-District Vadodara bearing a Tikka No. 27/10 & City Survey No. 1/5 wherein House No. 13/A & 13/B admeasuring 64.00 Sq.fit common chowk and 199.00 sq.fit common road aggregating 263.00 sq.fit.

.....
PART : A-NAME, FATHER'S NAME AND ADDRESS OF THE PRESENT HOLDER

.....
Shiv Infratech a partnership firm having it's office at 202, Shivdharna Residency, Nr. Darbar Chowkadi, Manjalpur, Vadodara.

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PART : B- FULL DESCRIPTION OF THE PROPERTY

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TATTVAM SMART-2, Project having an Immovable property situated at Bagikhana, Rajmahel Road, Vadodara belonging to **Shiv Infratech a partnership firm** i.e. Registration District Vadodara sub-District Vadodara bearing a Tikka No. 27/10 & City Survey No. 1/5 wherein House No. 13/A & 13/B admeasuring 64.00 Sq.fit common chowk and 199.00 sq.fit common road aggregating 263.00 sq.fit. The Boundries of the House of No. 13/A & 13/B(common chowk) is as under.

East : Adjoining land

West : Road

North : Plot No. 13/C

South : Plot No. 13/D

PART : C-LIST OF DOCUMENTS SCRUTINISED

While inspecting public records for taking search, I have satisfied myself that the Xerox copies tendered by the party are faithful to the original.



Sr.	Particular	Date
1.	Copy of Abstract of Property Card	22-11-18
2.	Copy of sale deed of Mr. Siddharth Haresh Narvekar	25-09-18
3.	Copy of sale deed of Shaliniben Anandrao Narvekar	09-02-21
4.	Search Receipt No. 19083	23-12-20
5.	Copy of Public Notice published in daily news paper Gujarat Samachar	20-12-20
6.	Copy of sale deed, R R Copy & Index copy of Shiv Infratech a partnership firm	09-02-21
7.	Copy of Deed of rectification executed by Shaliniben Anandrao Narvekar & Siddharth Haresh Narvekar in favour of Shiv Infratech a partnership firm	03-08-21

**PART : D-TRACING OF TITLE AND SEARCH FOR ENCUMBRANCE
FOR 30YEARS**

TATTVAM SMART-2 Immovable property situated at Bagikhana, Rajmahel Road, Vadodara belonging to **Shiv Infratech a partnership firm** i.e. Registration District Vadodara sub-District Vadodara bearing a Tikka No. 27/10 & City Survey No. 1/5 wherein House No. 13/A & 13/B admeasuring 32.00 Sq.ft common chowk and 99.5 sq.ft common road aggregating 131.50 sq.ft.

During the course of investigation I found that the captioned property situated at Bagikhana, Raopura, Vadodara bearing B Tika No. 27/10 & City Survey no. 1/1, 1/2, 1/3, 1/4, 1/5. & 3582 paiki 52861.31 sq.ft. land, which is known as "Bagikhana". The said property is known as "Chali" belongs to Baroda Crown Holdings Pvt. Ltd. Prop. of Geakwad Real Estate Traders.

It appears from the abstract of property card that name of Geakwad Real Estate Traders. is duly appeared vide entry no. 316 dt. 26.07.1978.

If further appears that Baroda Crown Holdings Pvt. Ltd. Prop. of Geakwad Real Estate Traders through it's authorized officer Mangesh Mansinh Chauhan has executed sale deed of the captioned property for consideration of Rs. 15,73,259/- in favour of Mr. Siddharth Haresh Narvekar. The said sale deed is duly registered in the office of sub-registrar of Vadodara vide serial no. 8480 dt. 25-09-2018.

If further appears that Baroda Crown Holdings Pvt. Ltd. Prop. of Geakwad Real Estate Traders through it's authorized officer Mangesh Mansinh Chauhan has executed sale deed of the captioned property for consideration of Rs. 5,34,800/- in favour of Shaliniben Anandrao Narvekar. The said sale deed is duly registered in the office of sub-registrar of Vadodara vide serial no. 8812 dt. 06.10.2018.

It appears from the sale deed of Mr. Siddharth Haresh Narvekar & Smt. Shaliniben Anandrao Narvekar that they are the exclusive owner of common chowk admeasuring 64.00 Sq.fit common chowk and 199.00 sq.fit common road aggregating 263.00 sq.fit.

Thereafter Mr. Siddharth Haresh Narvekar & Smt. Shaliniben Anandrao Narvekar have jointly executed sale deed of the captioned property in favour of Shiv Infratech a partnership firm. The said sale deed is duly registered in the office of sub-registrar of Vadodara vide serial no. 1206 dt. 09-02-2021.

PART : E-ADDITIONAL INFORMATION AND ADVICE



PUBLIC NOTICE

I have caused and arranged to publish the Public Notice in daily News Papers "Gujarat Samachar" dated : 20-12-2020 inviting any objections against the issuance of the Title Clearance Certificate in respect of the captioned immovable property, from all the members of public having any rights or interests in respect of the same. In response to my said notice, I have received one written objection from Mr. Amit Udaybhai Narvekar. I have specifically mentioned in my public notice that whoever is having any rights or interest in the captioned property may supply relevant documentary evidence, even though Mr. Amit Udaybhai Narvekar has not supplied any documentary proof in support of his objections. Thereafter I have issued Notice to Mr. Amit Udaybhai Narvekar on 23/01/2021 and the said notice is served on 25/01/2021 through my said notice, I have asked him to supply relevant documentary evidence in support of his objections within 3 days from the receipt of my said notice and again he has sent written objections along with index copy of House No. 13-D, 13-A, 13-B but in support of his objections he has not supplied any documentary evidence, which can proved his objections and hence, I issued this title clearance certificate.



Note : It appears that after executing sale deed of the captioned property in favour of Shiv Infratech a partnership firm, It came to know that there is a typographical mistake in area of common chowk and common road, in earlier sale deed it was mentioned as 32.00 sq.fit as common chowk and 99.50 sq.fit as common road total admeasuring 131.50 sq.fit but in fact true and correct common chowk area is 63.00 sq.fit and common road area is 199.00 sq.fit total admeasuring 262.00 sq.fit and therefore erstwhile owner Mr. Siddharth Haresh Narvekar & Smt. Shaliniben Anandrao Narvekar has executed correction deed in favour of Shiv Infratech a partnership firm. The said correction deed is duly registered in the office of sub-registrar of Vadodara vide serial no. 5526 dt. 03-08-2021.

SEARCH

On 23/12/2020, I have taken SEARCH in respect of the aforesaid immovable property, for the period 30 years, from the office of the Sub-Registrar, Vadodara. The original copy of the Receipt of Search Fee vide No. 19083 dated 23/12/2020 attached herewith.

SCHEDULE

Immovable property situated at Bagikhana, Rajmahel Road, Vadodara belonging to **Shiv Infratech a partnership firm** i.e. Registration District Vadodara sub-District Vadodara bearing a Tikka No. 27/10 & City Survey No. 1/5 wherein House No. 13/A & 13/B admeasuring 64.00 Sq.fit common chowk and 199.00 sq.fit common road aggregating 263.00 sq.fit.

Total Project Land Area

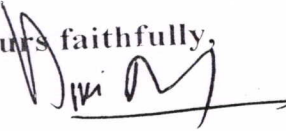
Sr.	Particulars	Aggregating (Sq. fts)
1.	House No-11	1931.00
2.	House No-12	2170.00
3.	House No-13A	537.00
4.	House No-13B	1835.00
5.	(Common Chowk)	263.00
	Total	6736.00/10.7642=625.78 Sq.Mtr

Hence, the immovable property situated at Bagikhana, Rajmahel Road, Vadodara belonging to Shiv Infratech a partnership firm i.e. Registration District Vadodara Sub-District Vadodara bearing a Tikka No.27/10 & City Survey No.1/5 wherein House No.11,12,13A& 13B admeasuring Total Project Land area 625.78 Sq.Mtrs.

CLEAR, LEGAL, MARKETABLE & NON ENCUMBRANCE CETIFICATE

On going through and verifying the aforesaid documents/papers and after taking the necessary search and records available in the office of Sub-Registrar, Vadodara, I confirm and certify that the Titles of the captioned Immovable Property (more particularly described in the Schedule hereinbelow), are free clear, legal and marketable and the said property are free from any encumbrances.

Date : 05/08/2021

Yours faithfully,


Prayas N. Soni (Advocate)

ENROLMENT NO.G-1520/2001

PRAYAS N. SONI
Advocate
Near Maharashtra Lodge,
Dandia Bazar, Vadodara-1

