

# Shirke & Associates

Vijaykumar J. Shirke

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

ADVOCATE (GUJARAT HIGH COURT)



## OFFICE :

101-102, Ambalaya Complex,  
Piramitar Road, Dandia Bazar,  
Opp.: Faculty of Technology,  
Vadodara-390001.

Tel: 0265-2427193

0265-2422642

E-mail : vjshirke@yahoo.co.in

CERT.NO.VJS/TCC/O/2017-18/19

Date: - 14/06/2017

To,  
M/s. Centro Construction,  
Plot No.6, 7 & 8, Near Ramin Park Society,  
Ola Padra Road,  
Vadodara.

**TITLE CLEARANCE CERTIFICATE** in respect of property bearing Plot No.6, 7 & 8 admeasuring 672.50 sq.mtrs. and Plot No. 9, 10-A, 10-B admeasuring 750 sq.mtrs. of "ZORBA" situated in R.S. No.445/1 part, City Survey No.1308/B, T.P. Scheme No.20, F.P. No.84 of village Atladra, Tal. & Dist. Vadodara.

Sir,

As desired by you, the available records of Sub-Registrar, Vadodara, have been verified by me for the period from 1987 to 2017 for investigation of title in respect of above property. I have also verified documents mentioned in schedule. On the basis of the said documents my REPORT/CERTIFICATE is given as under:

- 1) It appears that land bearing R.S. No.445/1 part, City Survey No.1308/B of village Atladra, Tal. & Dist. Vadodara was originally belonged to (1) Lallubhai Gordhanbhai Bhakta, (2) Govindbhai Gordhanbhai Bhakta, (3) Ranchhodbhai Gordhanbhai Bhakta, (4) Dayaram Ranchhodbhai Bhakta, (5) Dahyabhai Makanbhai Patel, (6) Gopalbhai Becharbhai Patel and (7) Dolatray Ratanji Desai as per Resolution dated 30/06/1978 of incharge Officer, Vadodara.
- 2) It appears that (1) Lallubhai Gordhanbhai Bhakta, (2) Govindbhai Gordhanbhai Bhakta, (3) Ranchhodbhai Gordhanbhai Bhakta, (4) Dayaram Ranchhodbhai Bhakta, (5) Dahyabhai Makanbhai Patel, (6) Gopalbhai Becharbhai Patel and (7) Dolatray Ratanji Desai through their POA holder Mr.Bhogilal Motibhai Patel sold property bearing Plot No.6 admeasuring 250 sq.mtrs., Plot No.7 admeasuring 250 sq.mtrs., Plot No.8 admeasuring 250 sq.mtrs., Plot No.9 admeasuring 250 sq.mtrs., Plot No.10-A admeasuring 250 sq.mtrs., Plot No.10-B admeasuring 250 sq.mtrs. situated in R.S. No.445/1 of village Atladra, Tal. & Dist. Vadodara to Rubamin Pvt. Ltd. through its Director Mr.Atul Dalmiya. In the said sale deed, (1) Chhotabhai Avichalbhai Patel and (2) M/s. Ramin Traders, a Partnership Firm through its Partner Mr.Babubhai Somabhai Patel signed as confirming party. The said transaction is registered at Sr. No.8893, 8892, 8893, 9382, 9380, & 9381 dated 31/05/1993, 24/02/1993, 31/05/1993, 31/05/1993, 03/05/1993 & 31/05/1993 respectively in the office of Sub Registrar, Vadodara.
- 3) It appears that Rubamin Pvt. Ltd. through its Director Mr.Atul Dalmiya sold property bearing Plot No. 9, 10-A, 10-B admeasuring 750 sq.mtrs. situated in R.S. No.445/1 part, City Survey No.1308/B, T.P. Scheme No.20, F.P. No.84 of village Atladra, Tal. & Dist. Vadodara to Yardly Investments & Trading Company

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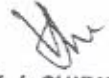
- 7) It appears that Superways Investments & Financial Pvt. Ltd. and Yardly Investments & Trading Company Pvt. Ltd. obtained permission to construct Ground Floor, First Floor, Second Floor, Staircases & Shops over the said land vide Rajachitthi No.Ward-6/88/1999-2000 dated 04/05/1999 issued by Deputy Town Planning Officer, VMSS.
- 8) It appears that land owners have obtained permission to use the said land for non agriculture purpose vide Order No. N.A./S.R./210/1991-92 No. LAND/D/VASHI/11986 to 11991/92 dated 18/08/1992 issued by Collector, Vadodara.
- 9) I have also verified property card in respect of Plots issued by Superintendent, City Survey, Vadodara in which name of M/s. Centro Construction, is shown as owner of property bearing Plot No.6, 7 & 8 admeasuring 672.50 sq.mtrs. and Plot No. 9, 10-A, 10-B admeasuring 750 sq.mtrs. of "ZORBA" situated in R.S. No.445/1 part, City Survey No.1308/B, T.P. Scheme No.20, F.P. No.84 of village Atladra, Tal. & Dist. Vadodara. .
- 10) I have published a Public Notice in daily news paper "Gujarat Samachar" & "Sandesh" on 05/06/2017 inviting objections if any against issuing title clearance certificate in respect of the above property, but I have not received any objection within prescribed period.

## SCHEDULE

1. Photocopy of Sale Deed bearing Reg. No. 15275 dated 22/12/2014 executed in favour of M/s. Centro Construction.
2. Photocopy of Sale Deed bearing Reg. No. 15276 dated 22/12/2014 executed in favour of M/s. Centro Construction.
3. Photocopy of Sale Deed bearing Regn. No. 8893, 8892, 8893, 9382, 9380, & 9381 dated 31/05/1993, 24/02/1993, 31/05/1993, 31/05/1993, 03/05/1993 & 31/05/1993 executed in favour of Rubamin Pvt. Ltd.
4. Photocopy of Rajachitthi No.Ward-6/88/1999-2000 dated 04/05/1999 issued by Deputy Town Planning Officer, VMSS.
5. Photocopy of N.A. Order No. Order No.N.A./S.R./210/1991-92 No.LAND/D/VASHI/11986 to 11991/92 dated 18/08/1992 issued by Collector, Vadodara.
6. Photocopy of Property Card issued by City Survey Superintendent, Vadodara.
7. Photocopy of village form No.6, 7/12 & 8-A in respect of above land.
8. Photocopy of Public Notice published in daily news paper "Gujarat Samachar" & "Sandesh" on 05/06/2017.

Place : Vadodara.

Date : 14/06/2017

  
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Pvt. Ltd. through its Director Mr. Shikharchand Shethiya in consideration of Rs.8,00,000/-. The said transaction is registered at Sr. No.310 dated 07/01/1994 in the office of Sub Registrar, Vadodara. The said mutation entry is entered at Sr. No.2238 dated 30/07/1998 in the village records and duly certified by the competent authority on 04/09/1998.

- 4) It appears that Rubamin Pvt. Ltd. through its Director Mr. Atul Dalmiya sold property bearing Plot No.6, 7 & 8 admeasuring 672.50 sq.mtrs. situated in R.S. No.445/1 part, City Survey No.1308/B, T.P. Scheme No.20, F.P. No.84 of village Atladra, Tal. & Dist. Vadodara to Superways Investments & Financial Pvt. Ltd. through its Director Mr. Anil Kedia in consideration of Rs.8,00,000/-. The said transaction is registered at Sr. No.311 dated 07/01/1994 in the office of Sub Registrar, Vadodara. The said mutation entry is entered at Sr. No.2239 dated 30/07/1998 in the village records and duly certified by the competent authority on 04/09/1998.
- 5) It appears that Superways Investments & Financial Pvt. Ltd. through its Authorised Person Mr. Kailash Sharma sold property bearing Plot No.6, 7 & 8 admeasuring 672.50 sq.mtrs. situated in R.S. No.445/1 part, City Survey No.1308/B, T.P. Scheme No.20, F.P. No.84 of village Atladra, Tal. & Dist. Vadodara to M/s. Centro Construction, a Partnership Firm through its Authorised Person Smita Ramesh Jatia in consideration of Rs.15,46,800/-. The said transaction is registered at Sr. No.15275 dated 22/12/2014 in the office of Sub Registrar, Vadodara. The said mutation entry is entered at Sr. No.14928 dated 09/01/2015 in the property card and duly certified by the competent authority on 15/02/2015.
- 6) It appears that Yardly Investments & Trading Company Pvt. Ltd. through its Authorised Person Mr. Kailash Sharma sold property bearing Plot No. 9, 10-A, 10-B admeasuring 750 sq.mtrs. situated in R.S. No.445/1 part, City Survey No.1308/B, T.P. Scheme No.20, F.P. No.84 of village Atladra, Tal. & Dist. Vadodara to M/s. Centro Construction, a Partnership Firm through its Authorised Person Smita Ramesh Jatia in consideration of Rs.15,46,800/-. The said transaction is registered at Sr. No.15276 dated 22/12/2014 in the office of Sub Registrar, Vadodara. The said mutation entry is entered at Sr. No.14929 dated 09/01/2015 in the property card and duly certified by the competent authority on 11/03/2015.

That, M/s. Centro Construction have demolished the earlier structure and started development in the name and style of "Zorba".



**CERTIFICATE**

THIS IS TO CERTIFY that M/s. Centro Construction is the absolute owner of property bearing Plot No.6, 7 & 8 admeasuring 672.50 sq.mtrs. and Plot No. 9, 10-A, 10-B admeasuring 750 sq.mtrs. of "ZORBA" situated in R.S. No.445/1 part, City Survey No.1308/B, T.P. Scheme No.20, F.P. No.84 of village Atladra, Tal. & Dist. Vadodara and the title of the said Plot No.6, 7, 8, 9, 10-A & 10-B is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES.

Place : Vadodara.

Date : 14/06/2017.



[ V. J. SHIRKE ]  
ADVOCATE