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Date: 10.01.2019

To,

SSD Infrastructure Pvt. Ltd.

At: 905 / 5 GIDC,

Makarpura,

Vadodara

Sub: Title Clearance Certificate

Re. Investigation of title and issuance of non encumbrance certificate in respect of an immovable property being a residential plot no. 01 admeasuring 508.6457 Sq. Mtrs. plot area as per the city survey record whereas on the spot actual measurement is 615.985 Sq. Mtrs. having the construction of 2516 Sq. Fts. known as bungalow no. 1 of Patwa Estate bearing City Survey no. 2216 as well as adjoining open land admeasuring 207.3578 Sq. Mtrs. bearing City Survey no. 2224 of Revenue Survey no. 563 paiki constructed on a land lying being and situate at Vadodara kasba (Sayajigunj) sim in the registration district sub district Vadodara.



Mr. Ajay Patel, the authorized signatory of SSD Infrastructure Pvt. Ltd. approached me with a request to investigate the title of the captioned land and, thereby to issue non encumbrance certificate for the same for which the following documents are handed over to me which I have scrutinized as well as a search is being conducted with the office of Sub Registrar for the period of last 30 years and on the basis of such investigation my report on title is as under :

In order to ascertain the chain of title and thereby to issue TCC in respect of the aforesaid property I am handed over the following documents which are being scrutinized and verified by me.

- a. Certified copy of the registered sale deed of Dr. Harish Shikharchand Zaveri dated 21.01.1961 at registration serial no. 162.
- b. True copy of Index Card
- c. Certified copy of the sale deed of Dr. Dilip Shikharchand Zaveri @ Doctor dated 21.01.1961 at registration serial no. 163
- d. True copy of Index Card
- e. Xerox copy of City Survey Property Card bearing City Survey no. 2216 and 2224.
- f. Approved layout plan for Patwa Estate bungalow no. 1 and 2
- g. Xerox copy of Agreement to sell of SSD Infrastructure Pvt. Ltd. dated 21.02.2010.
- h. Xerox copy of Registered sale deed of SSD Infrastructure Pvt. Ltd. dated 30/31.03.2010 at sr. no. 2540 of city survey no. 2224
- i. Xerox copy of Registered sale deed of SSD Infrastructure Pvt. Ltd. dated 30/31.03.2010 at sr. no. 2541 of city survey no. 2216
- j. Xerox copy of Raja chithi dated 15.10.2016
- k. Xerox copy of extension of period of raja chiththi dated 23.03.2018

Chain of Title:



I have perused the afore mentioned documents which revealed that the aforesaid land bears Revenue Survey no. 563 paiki is of Vadodara Kasba sim (Sayajigunj Vibhag) whereas Revenue Survey no. 64 is also of Vadodara Kasba sim (Jetalpur sim). This is evident from the above two sale deeds of Dr. Harish

Shikharchand Zaveri and Dr. Dilip Shikharchand Zaver @ Doctor referred hereunder.

It is pertinent to mention that Revenue Survey no. 563 paiki as well as 64 of Vadodara Kasba sim was owned by Rasiklal Trikamlal Patwa and Anil Trikamlal Patwa. They had purchased the aforesaid land bearing Revenue Survey no. 563 and 64 from Gopinath Shankarrao Patwardhan by a registered sale deed dated 26.04.1945.

The above named Patwa brothers divided the said land into residential bungalows under the scheme named Patwa Estate which is at present located in Race Course Area, Off R.C Dutt road, Alkapuri, Vadodara.

In the said Patwa Estate bungalow no. 01 admeasuring 6510 Sq. Fts. was purchased by Dr. Shikharchand Himmatlal Zaveri in the name of his minor son viz. Harish Shikharchand Zaveri by a registered sale deed dated 20.01.1961 duly registered on 21.01.1961 at registration serial no. 162.

Similarly plot no. 02 admeasuring 6370 Sq. Fts. out of which 2232 Sq. Fts. land on the Southern side was also purchased by Mr. Shikharchand Himmatlal Zaveri in the name of his minor son viz. Dilip Shikharchand Zaver by registered sale deed dated 20.01.61 duly registered on 21.01.61 at registration serial no. 163.

The above said two sale deeds have been executed by Rasiklal Trikamlal Patwa and Anil Trikamlal Patwa.



Thereafter City Survey Office upon its establishment prepared the record for the said land and to that effect the said property being purchased by Zaveri brothers was given City Survey no. 2216 and 2224

It is necessary to state that due to inadvertence by the city survey office in respect of City Survey no. 2216 lesser area was recorded in the City Survey Property Card being 508.6457 Sq. Mtrs. whereas on the spot the actual measurement of plot area is 615.985 Sq. Mtrs. having the construction of 2516 Sq. Fts. and as per the sale deed the said area is 6510 Sq. Fts. i.e. 605.18 Sq. Mtrs. which is owned by Dr. Harish Shikharchand Zaveri.

However in the City Survey Property Card bearing City Survey no. 2216 names of both the brothers have been mutated and so far as the ownership of Dr. Dilip Shikharchand Zaver @ Doctor is concerned he is an owner of 2232 Sq. Mtrs. land area adjoining to the aforesaid plot no. 1 of Patwa Estate located on the Southern side admeasuring 207.3578 Sq. Mtrs. which is at present an open area.

Now both the brothers have jointly decided to sell the said property i.e. bungalow no. 01 of Patwa Estate and its adjoining open land to SSD Infrastructure Pvt. Ltd. for which a notarized agreement to sell is executed in favour of said company by the above named Dr. Harish Shikharchand Zaveri and Dr. Dilip Shikharchand Zaveri @ Doctor through their P.o.A holder Dr. Shaila A. Patel on 21.02.2010.



It is necessary to state that the property purchased in the name of Dr. Harish Shikharchand Zaveri and Dr. Dilip Shikharchand Zaver @ Doctor when they were minor and after attaining the majority they are the owners of the said

property and they have every right to use and transfer in any manner their respective property.

Earlier I had caused a public notice published in a daily newspaper Divya Bhaskar on 20.12.2009 inviting objections from public at large against the aforesaid property and in response to the same Mr. Arun J. Patwa had submitted/lodged his objection on 27.12.2009 stating that he is residing in plot no. 02 of Patwa Estate which is adjoining to the noticed plot no. 1 which has an encroachment of 2 to 3 Fts. in my plot. However said A. J. Patwa had withdrawn his objection vide letter dated 08.01.2010 and thereby I safely lay hands that my notice remains unchallenged.

Thereafter Ld. Advocate Kamlesh H. Shah has also caused a public notice in two daily newspaper viz. Gujarat Samachar and Sandesh on 12.03.2010 inviting objections from public at large. However within the time stipulated in the said notice he has not received any objection from anybody of whatsoever nature in response to his notice and hence his notice remains unchallenged.

Thereafter a sale deed was executed by Dr. Dilip Shikharchand Zaveri @ Doctor in favour of SSD Infrastructure Pvt. Ltd. in respect of land bearing city survey no. 2224 on 30/31.03.2010 duly registered at registration sr. no. 2540. That name of SSD Infrastructure Pvt. Ltd. is entered in the city survey property card vide entry no. 1063 dated 26.04.2010 which is duly certified on 01.06.2010 as a lawful owner.



That a sale deed was executed by Dr. Harish Shikharchand Zaveri in favour of SSD Infrastructure Pvt. Ltd. in respect of land bearing city survey no. 2216 on 30/31.03.2010 duly registered at registration sr. no. 2541. Said sale deed is duly confirmed by Mr. Dilip Shikharchand Zaveri @ Doctor. That on the basis of said

sale deed, name of SSD Infrastructure Pvt. Ltd. is entered in the city survey property card vide entry no. 1062 dated 26.04.2010 which is duly certified on 01.06.2010 as an owner.

Thus, at present SSD Infrastructure became legal and absolute owner of land bearing revenue survey no 563 having corresponding city survey no. 2224 and 2541.

Thereafter SSD Infrastructure decided to develop said land and obtained construction permission from Vadodara Mahanagar Palika vide Raja Chiththi no. Ward / 10 – 149 / 2016 – 2017 dated 15.10.2016. That said construction permission was extended by VMSS vide Javak no. 64 / 17 – 18 dated 23.03.2018 from 15.10.2017 to 14.10.2018.

Opinion

Having regard to what has been stated herein above and after causing a search to be made with the office of Sub Registrar, Vadodara for the period of 30 years vide search receipt no. 2019014001000 dated 09.01.2019 with EC, I am of the opinion that:

SSD Infrastructure Pvt. Ltd. is the legal and absolute owner of land bearing city survey no. 2224 and 2216 of Vadodara Kasba (Sayajigunj) sim by virtue of registered sale deeds dated 30/31.03.2019 duly registered at registration sr. no 2540 and 2541 respectively.



I further opine that during my investigation and search as well as on perusal of the documents I found that no adverse entry is found against the said property while causing search with the office of sub registrar, Vadodara.

Therefore, I am of the opinion that titles of aforesaid property bearing City Survey no. 2224 and 2216 being owned by SSD Infrastructure Pvt. Ltd. and titles of said plot of lands are clear, marketable and free from encumbrances.



Jaresh J. Shah

Advocate