



AKHTARHUSEN L. SAIYED

ADVOCATE (M.A.L.L.B.)
(Gujarat High Court)
M.: 9979587869 ,7778016086

RESI. & OFFICE
Taj Mahal Soda Factory,
Nr. Narmada Kaniya Shalla,
Yakutpura, Vadodara. 390006

Date :

ENCUMBRANCE CERTIFICATE

This is to certify, I undersigned has investigated the title of the an immovable property, owned by M/s. Saral Corporation, a partnership firm, is clear, marketable and free from encumbrances being **Sub Plot No. 164/1 to 164/4** admeasuring **2509.04 Sq. Mts.** on south side adjoining to 9 Meters road, in non-Agricultural land of **Block No. 262 (Old R.S. No. 322, 324 and 325, T.P. Scheme No.3, F.P. No. 88, admeasuring 5808.00 Sq. Mts. paiki** on which scheme titled as "**CLASSIC COUNTY**" is organized situated in Village **Bhayali**, situate, lying and being in the Sub Registration District and Registration District **Vadodara** till the date of this certificate and/or claims.

My experience 18 years in land related matters according to GUJ Rera Rules.

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

Schedule:

An immovable property, being **Sub Plot No. 164/1 to 164/4** admeasuring **2509.04 Sq. Mts.** on south side adjoining to 9 Meters road, in non-Agricultural land of **Block No. 262 (Old R.S. No. 322, 324 and 325, T.P. Scheme No.3, F.P. No. 88, admeasuring 5808.00 Sq. Mts. paiki** on which scheme titled as "**CLASSIC COUNTY**" is organized situated in Village **Bhayali**, situate, lying and being in the Sub Registration District and Registration District **Vadodara**.


(AKHTARHUSEN L. SAIYED)
ADVOCATE



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ADVOCATE (M.A.L.L.B.)
Yakutpura Taj Mahal Soda Factory
BARODA-6 ID 515446



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RESI. & OFFICE
Taj Mahal Soda Factory,
Nr. Narmada Kaniya Shalla,
Yakutpura, Vadodara. 390006

En. Cr. 1392 / 2001

12th April, 2019
Date :

TO
M/s. Saral Corporation,
Vaddoara.

RE: **TITLE CLEARANCE CERTIFICATE** in respect of an immovable property, being **Sub Plot No. 164/1 to 164/4** admeasuring **2509.04 Sq. Mts.** on south side adjoining to 9 Meters road, in non-Agricultural land of **Block No. 262** (Old R.S. No. 322, 324 and 325, T.P. Scheme No.3, F.P. No. 88, admeasuring 5808.00 Sq. Mts. paiki on which scheme titled as "**CLASSIC COUNTY**") is organized situated in Village **Bhayali**, situate, lying and being in the Sub Registration District and Registration District **Vadodara**.

01. I have been asked to investigate the title of the subject property and supplied documents and papers for investigation, as under:

- 1) Revenue Record.
- 2) Xerox of Sale Deed No. 308 dated 07.01.2019 of present owner.
- 3) NA Orders.
- 4) Dev. Permissions and approved plans of VUDA.
- 5) TCR dated 05.04.2019 of Shirke & Associates.
- 6) Affidavit.
- 7) Search Reports.

Old R.S. No. 322, 324 and 325 of Bhayali. Block No. 262.

02. It reflects vide Entry No. 1394 is irrelevant for present report. However, it reflects vide Entry No. 2609 dated 29.08.1958 that upon partition taking place, the R.S. No.324 came to the share of Vinaykumar Tribhovandas, Mafatlal Tribhovandas and Arvind Tribhovandas, as stated in the said entry.

03. It reflects from the Entry No.2675 dated 25.04.1959 that payment of six times sale price, the R.S. No.325 was mutated in the name of Bhagvandas Kahandas, as stated in the said entry.



04. It reflects from Entry No. 4040 dated 17.05.1962 that R.S. No.325 was sold by Bhagvandas Kahandas to Vinaykumar Tribuovandas, etc. by oral agreement, as stated in the said entry.

05. It reflects vide Entry No. 4051 dated 16.08.1962 that subject lands were sold by Vinaykumar Tribhovandas and others in favour of Mali Amthabhai Garbadbhai vide sale dated 06.07.1962.

06. It reflects vide Entry No. 4261 dated 06.02.1964 that as per Kaymi Kharda, the change in assessment, and other details were given effect as ordered by revenue authorities.

06. It reflects vide Entry No. 5479 dated 28.04.1973 and Entry No.6068 dated 21.01.1980 that upon death of Amthabhai Garbadbhai on dated 07.03.1968, the names of his legal heirs being Bhulabhai, Somabhai, Kalabhai, Ramanbhai, Muljibhai Saduben, Maniben and Revaben were mutated by way of succession in the revenue record of the subject lands as stated in the said entry. It further reflects from Entry No. 8025 dated 27.01.1982 that upon death of Bhulabhai Amthabhai, the names of his legal heirs being Vasantbhai, Kantibhai, Soniben, Shantaben, Parvatiben and Dhaniben were mutated in the revenue record, by way of succession, as stated in the said entry.

07. It also reflects vide Entry No. 9670 dated 26.02.2099 that upon death of Naran Amtha, Mulji Amtha and Nagin, their names were deleted from the record and names of heirs Bharatbhai, Rameshbhai, Vinubhai, Sonaben, Mohanbhai, Kisanbhai, Manjulaben, Kanchanbhai, legal heirs of Vithhalbhai Madhuben, Jagdishbhai and Chimanbhai and Ishwarbhai were mutated in the revenue record by way of succession, as stated in the said entry.



08. It reflects vide Entry No. 10146 dated 23.09.2003 that subject lands were sold by Bhulabhai Mali and others sold the subject land in favour of (1) Bhailalbhai B. Patel, (2) Dineshbhai B. Patel, (3) Rajesh A. Patel, (4) Shashikant Vallabhdas Joshi, under a registered Sale Deed as stated in the said entry.

09. It reflects vide Entry No. 10152 dated 01.11.2003 that as per orders of revenue authorities, the record of subject lands were rectified.

09. It reflects vide Entry No. 10617 dated 03.09.2006 that the co-owner Shashikant Vallabhdas Joshi sold his 25% undivided share in the subject land in favour of Girishbhai Sundarlal Shah under a Sale Deed No.5496 dated 26.06.2006, as stated in the said entry.

10. It reflects vide Entry No. 12167 dated 02.08.2010 that as per Amended Order No. E-Dhara/Vashi/2069 dated 02.08.2010 issued by the Mamlatdar, Vadodara, the effect of Entry No. 10146 which was left out is given as per aforesaid order.

11. It reflects vide Entry No. 13203 dated 26.11.2012 that the Collector, Vadodara granted permission for non-agriculture use in respect of part of subject lands and others vide order No. Land/D/Sec.65/Vashi/10208/2012, NA/SR/264/12-13 dated 09.11.2012 as stated in the said entry and per conditions stated in the said order.

12. It reflects vide Entry No. 13884 dated 23.07.2014 that as per order of ALT Mamlatdar dated 21.02.2014 in Tenancy Case No. 451/2009, in which Girishbhai Sundarlal Shah is held as lawful agricultural tenant.



13. The Entry Nos. 14254 dated 13.04.2015, 14767 dated 18.03.2016, 14770 dated 19.03.2016, 14822 dated 22.04.2016, 15625 dated 19.09.2017, 16337 dated 17.11.2018 are in respect of selling different plots in subject lands.

14 It reflects vide Entry No. 15214 dated 23.01.2017 that as per order No. Tenancy/SR/113/2016 dated 11.01.2017 necessary permission under the Tenancy Act is given, as stated in the said entry.

15. It reflects vide Entry No. 15451 dated 21.04.2017 that the Collector, Vadodara granted permission for non-agriculture use in respect of subject lands and others vide order No. Tatkai/NA/SR/141/2016-17 No. Land/D/Sec.65/Vashi/2376-2384/2017 dated 27.04.2017 in which NA permission for 4000 Sq. Mts. for commercial and 1808 Sq. Mts. for residential purpose is granted as stated in the said entry and per conditions stated in the said order.

16. It reflects vide Entry No. 16439 dated 04.02.2019 that the the owners Bhailalbai Balubhai Patel and others sold and conveyed subject plots Nos. 164/1 to 164/4 in favour of Saral Corporation, a partnership firm, through its partners as stated in the said entry.

17. Vadodara Urban Development Authority has granted permission for making construction vide No. UDA/Plan-4/Permission/20/2017 dated 21.06.2018 and revised permission UDA/Plan-4/Permission/1/2019 dated 04.04.2019 by sanctioning plans and maps for residential construction as stated in the said permissions.

18. The aforesaid landowners Bhailalbai B. Patel and others executed an Agreement to Sell registered at Sr. No. 5099 dated 10.05.2011 in favour of Dipak Kesarbhai Yadav in respect of subject



[Handwritten signature]

AKHTARHUSEN L. SAIYED,
ADVOCATE, Vadodara

lands. However, the said Agreement is duly cancelled vide Cancellation Deed No.14931 dated 12.09.2018.

19. The partner Shri Ashwin A. Amlani of Saral Corporation has executed Affidavit and declared facts in respect of subject land as stated therein.

20. I have taken Search in the Office of Sub Registrar, Vadodara, as per receipts produced and during the search I have not found any adverse entry, except as discussed above.

21. On perusal of the above documents as well as observations made hereinabove I am of the opinion that the title of the subject land/property in the hands of **M/s. Saral Corporation, a partnership firm,** is clear, marketable and free from encumbrance as discussed above. .


(AKHTARHUSEN L. SAIYED)
ADVOCATE



AKHTARHUSEN L. SAIYED
ADVOCATE (M A LL B)
Yakutpura Taj Mahal Soda Factory
BARODA-6 (P) 515446

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/TCC/O/2018-19/68

Date:- 20/12/2018

To,

Bhailalbhai B. Patel and Others,

Bhayli,

Vadodara.

TITLE CLEARANCE CERTIFICATE in respect of land bearing south side land adjoining to 9 mtr road bearing Sub Plot No. 164/1 to 164/4 admeasuring 2509.54 Sq. Mtrs of Block/Survey No. 262 (Old Survey No. 322 & 325) T.P. Scheme No.3, F.P. No. 88 admeasuring 35147 Sq. Mtrs paiki of Village Bhayli, Taluka & District Vadodara.

Sir,

As desired by you the available records of Sub-Registrar, Vadodara, have been verified by me for the period from 1988 to 2018 for investigation of title in respect of above property. I have also verified the documents mentioned in schedule. On the basis of the said documents my REPORT/CERTIFICATE is given as under:

- 1) It appears that land bearing Old Survey No. 322 & 325 of Village Bhayli, Taluka & District Vadodara originally belonged to Mali Amthabhai Garbad.
- 2) It appears that Mali Amthabhai Garbad expired therefore name of his legal heirs (1) Bhulabhai Amthabhai (2) Somabhai Amthabhai (3) Kalabhai Amthabhai and (4) Ramanbhai Amthabhai (5) Naranbhai Amthabhai (6) Muljihai Amthabhai (7) Rahuben Amthabhai (8) Maniben Amthabhai (9) Revaben widow of Amthabhai were entered in the village record. The said mutation entry is entered at Sr. no. 6068 dated 21/01/1980 in the village records and duly certified by the competent authority.
- 3) It appears that Bhulabhai Amthabhai Mali expired therefore names of his legal heirs (1) Vasantbhai Bhulabhai (2) Kantibhai Bhulabhai (3) Soniben Bhulabhai (4) Shantaben Bhulabhai (5) Parvatiben Bhulubhai and (6) Dhaniben Bhulabhai were entered in the village record. The said mutation entry is entered at Sr. no. 8025 dated 27/01/1982 in the village records and duly certified by the competent authority.
- 4) It appears that Vasantbhai Bhulabhai Mali and others have sold land bearing Block/Survey No. 262 (Old Survey No. 322 & 325) of Village Bhayli, Taluka & District Vadodara to (1) Bhailalbhai B. Patel (2) Dineshbhai B. Patel (3)

Rajeshbhai Ambalal Patel and (4) Shashikant Vallabhdas Joshi in consideration of Rs. 8,49,680/-. The said mutation entry is entered at Sr. no. 10146 dated 23/09/2003 in the village records and duly certified by the competent authority.

- 5) It appears that Shashikant Vallabhdas Joshi sold his $\frac{1}{4}$ share of land bearing Block/Survey No. 262 (Old Survey No. 322 & 325) of Village Bhayli, Taluka & District Vadodara to Shah Girishbhai Sunderlal in consideration of Rs. 2,45,000/-. The said transaction is registered at Sr. No. 5296 Dated: 26/06/2006 in office of Sub Registrar, Vadodara. The said mutation entry is entered at Sr. no. 10617 dated 23/09/2006 in the village records and duly certified by the competent authority on 09/10/2006.*
- 6) It appears that (1) Bhailalbhai B. Patel (2) Dineshbhai B. Patel (3) Rajeshbhai Ambalal Patel and (4) Girishbhai Sunderlal Shah executed an agreement to sale for 25% Undivided share of land bearing Block/Survey No. 262 (Old Survey No. 322 & 325) alongwith other survey numbers of Village Bhayli, Taluka & District Vadodara in favour of Deepak Kesarbhai Yadav. The said agreement to sale is registered at Sr. No. 5099 Dated: 10/05/2011 before the Sub Registrar, Vadodara.*
- 7) It appears that cancellation of an agreement to sale was executed by Deepak Kesarbhai Yadav for the said land in favour of (1) Bhailalbhai B. Patel (2) Dineshbhai B. Patel (3) Rajeshbhai Ambalal Patel and (4) Girishbhai Sunderlal Shah. The said cancellation of agreement to sale was registered at Sr. no. 14931 dated 12/09/2018 in the office of Sub Registrar, Vadodara.*
- 8) It appears that the land owners have obtained construction permission to construct said land vide Rajachhithi No. UDA/Plan-4/Permission/20/2017 Dated: 21/06/2018 issued by Town Planner, Vadodara Urban Development Authority.*
- 9) It appears that the land owner has obtained permission to convert the land from new tenure to old tenure land vide order No. Tenancy/A/SR/113/2016 dated 11/01/2017 issued by the Collector, Vadodara.*
- 10) It appears that the land owners have obtained permission to use the said land for non agricultural purpose vide No. Tatkai/N.A./S.R./141/2016-17, No. Jamin/D/Sec-65/Vashi/2376-2384/17 Dated: 27/04/2017 issued by Collector, Vadodara.*



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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11) I have also verified the Village Records in respect of above land in which name of (1) Bhailalbhai B. Patel (2) Dineshbhai B. Patel (3) Rajeshbhai Ambalal Patel and (4) Girishbhai Sunderlal Shah are shown as owners of land bearing south side land adjoining to 9 mtr road bearing Sub Plot No. 164/1 to 164/4 admeasuring 2509.54 Sq. Mtrs of Block/Survey No. 262 (Old Survey No. 322 & 325) T.P. Scheme No.3, F.P. No. 88 admeasuring 35147 Sq. Mtrs paiki of Village Bhayli, Taluka & District Vadodara.

12) I have also verified affidavit-cum-declaration submitted by (1) Bhailalbhai B. Patel (2) Dineshbhai B. Patel (3) Rajeshbhai Ambalal Patel and (4) Girishbhai Sunderlal Shah in which it is mentioned that they are the owners of land bearing land bearing south side land adjoining to 9 mtr road bearing Sub Plot No. 164/1 to 164/4 admeasuring 2509.54 Sq. Mtrs of Block/Survey No. 262 (Old Survey No. 322 & 325) T.P. Scheme No.3, F.P. No. 88 admeasuring 35147 Sq. Mtrs paiki of Village Bhayli, Taluka & District Vadodara and they have not obtained any loan or financial facilities against the said Plot. Moreover the said land is not transferred in any manner either by way of sale, lease, gift, and mortgage or otherwise and as such the title of the said plot is clear, marketable and free from all encumbrances.

SCHEDULE

1. Photocopy of cancellation of agreement to sale bearing regn no. 14931 dated 12/09/2018 executed by Deepak Kesarbhai Yadav.
2. Photocopy of Rajachhithi No. UDA/Plan-4/Permission/20/2018 Dated: 21/06/2018 issued by Town Planner, Vadodara Urban Development Authority.
3. Photocopy of Tenancy Order No. Tenancy/A/SR/113/2016 dated 11/01/2017 issued by the Collector, Vadodara.
4. Photocopy of N.A. Order No. Tatkal/N.A./S.R./141/2016-17, No. Jamin/D/Sec-65/Vashi/2376-2384/17 Dated: 27/04/2017 issued by Collector, Vadodara.
5. Photocopy of Village form no. 6, 7/12, 8/A in respect of the above land issued by Talati-Cum-Mantri.

Place : Vadodara.

Date : 20/12/2018

[V. J. SHIRKE]
ADVOCATE

CERTIFICATE

THIS IS TO CERTIFY that (1) Bhailalbhai B. Patel (2) Dineshbhai B. Patel (3) Rajeshbhai Ambalal Patel and (4) Girishbhai Sunderlal Shah are the owners of land bearing land bearing south side land adjoining to 9 mtrroad bearing Sub Plot No. 164/1 to 164/4 admeasuring 2509.54 Sq. Mtrs of Block/Survey No. 262 (Old Survey No. 322 & 325) T.P. Scheme No.3, F.P. No. 88 admeasuring 35147 Sq. Mtrs paiki of Village Bhayli, Taluka & District Vadodara and the title of the said land is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES.

Place : Vadodara.

Date : 20/12/2018.



**[V. J. SHIRKE]
ADVOCATE**