

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/RERA/2020-21/04

DATE: 07/12/2020

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 & Developed by M/s. Sky Heights a Partnership Firm being represented through its Partner Mr. Milesh Subhashchandra Panchal. 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 bearing Part - 1 admeasuring 1740 Sq. Mtrs. situated in the land bearing Block / R.S. No. 440/1 (Consolidated R.S. No. 440, 441/1/A & 441/2/A), T.P. No. 39, F.P. No, 36 admeasuring 7500 sq. mtr. of village: Tarsali, Taluka & Dist: Vadodara and a scheme developed thereon under the name of "SKY HEIGHTS".

Date: 07/12/2020.

Vadodara

VIJAYKUMAR J. SHIRKE
ADVOCATE

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DATE: 07/12/2020

Advocate Enrollment 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/2020-21/47 in respect of land bearing Part - 1 admeasuring 1740 Sq. Mtrs. situated in the land bearing Block / R.S. No. 440/1 (Consolidated R.S. No. 440, 441/1/A & 441/2/A), T.P. No. 39, F.P. No, 36 admeasuring 7500 sq. mtr. of village: Tarsali, Taluka & Dist: Vadodara and a scheme developed thereon under the name of "SKY HEIGHTS" 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 : 07/12/2020

Place: Vadodara

VIJAYKUMAR J. SHIRKE
ADVOCATE

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CERT.NO.VJS/TCC/O/2020-21/47

Date:- 07/12/2020

To,
M/s. Sky Heights a Partnership Firm
Sky Heights, Near Bansal Mall,
Tarsali, Danteshvar Road,
Vadodara.

**TITLE CLEARANCE CERTIFICATE in respect of land bearing Part - 1
admeasuring 1740 Sq. Mtrs. situated in the land bearing Block / R.S.
No. 440/1 (Consolidated R.S. No. 440, 441/1/A & 441/2/A),
T.P. No. 39, F.P. No. 36 admeasuring 7500 sq. mtr. of village: Tarsali,
Taluka & Dist: Vadodara.**

Sir,

In continuation of my title clearance certificate No. **CERT.NO.VJS/TCC/O/2020-21/22** dated 19/10/2020, I have further verified the available records of Sub-Registrar, Vadodara, from 01/01/2020 to 02/12/2020 for investigation of title in respect of above property. I have also verified further documents mentioned in schedule. On the basis of the said documents my **REPORT/CERTIFICATE** is given as under:

- 1) It appears that land bearing land bearing Block / R.S. No. 440, 441/1 & 441/2 of village: Tarsali, Taluka & Dist: Vadodara was originally belongs to Sunderlal Gordhandas.
- 2) It appears that as per Order no. Tribunal/57/29-07-1961 passed by Mamlatdar, Vadodara Sunderlal Gordhandas sold land bearing Block / R.S. No. 440, 441/1 & 441/2 of village: Tarsali, Taluka & Dist: Vadodara to Jorabhai Muljibhai in consideration of Rs. 2,065/-The said mutation entry is entered at Sr. No. 918 dated 30/07/1961 in the Village Records and duly certified by the competent authority.

- 3) It appears that Jorabhai Muljibhai sold land bearing Block / R.S. No. 441/1 & 441/2 of village: Tarsali, Taluka & Dist: Vadodara to Shashikantbhai Chandubhai in consideration of Rs. 21,111/-. The said mutation entry is entered at sr. no. 953 dated : 31/01/1962 in the village records and duly certified by the competent authority.
- 4) It appears that Shashikant Chandulal sold land bearing Block / R.S. No. 440 & 441/1 of village: Tarsali, Taluka & Dist: Vadodara to Rathod Himmatbhai Mohammadbhai in consideration of Rs. 8,500/-. The said mutation entry is entered at sr. no. 1105 dated : 10/08/1964 in the village records and duly certified by the competent authority.
- 5) It appears that Himmatbhai Mohammadbhai expired therefore names of his legal heirs (1) Aminaben Himmatbhai Mohammadbhai (2) Amarsing Himmatbhai and (3) Bhilabhai Himmatbhai are entered in the village record of R.S No. 440, 441/1 & 441/2 of Moje Tarsali Tal & Dist. Vadodara. The said mutation entry is entered at sr. no. 1719 dated : 20/05/1974 in the village records and duly certified by the competent authority.
- 6) It appears that Aminaben expired on 21/09/1994 therefore her name was deleted from the village record. The said mutation entry is entered at sr. no. 4814 dated : 18/02/2000 in the village records and duly certified by the competent authority.
- 7) It appears that partition affected between the family therefore the land bearing Block / R.S. No. 440 admeasuring 0-12-14 H.A of village: Tarsali, Taluka & Dist: Vadodara came to the share of Amarsing Himmatbhai Rathod and Block / R.S. No. 441/2 admeasuring 2-56-98 H.A, of village: Tarsali, Taluka & Dist: Vadodara came to the share of Bhikhabhai Himmatbhai Rathod. The said mutation entry is entered at sr. no. 4814/1 dated : 18/02/2000 in the village records and duly certified by the competent authority.
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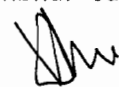
E-mail : vjshirke@yahoo.co.in

- 8) It appears that as per Order No. N.A./S.R./2/2003-04 and Letter no. Land/D/Vashi/3299/2003 dated : 20/12/2003 issued by Collector, Vadodara and amendment made as per K.J.P Patrak No. 76 in land area for Block / R.S. No. 440 admeasuring 0-10-86 H.A, 441/1/A admeasuring 0-39-46 H.A. and 441/2/A admeasuring 0-07-40 H.A. of village: Tarsali, Taluka & Dist: Vadodara. The said mutation entry is entered at sr. no. 5917 dated : 23/12/2005 in the village records and duly certified by the competent authority.
- 9) It appears from Order No. M.T.R No./77-2005-06 Dated : 27/04/2006 passed by District Land Records, Vadodara that R.S. No. 440 admeasuring 00-10-86 H.A, 441/1/A admeasuring 0-39-46 H.A. and 441/2/A admeasuring 0-07-40 H.A. are consolidated in to new R.S. No. 440/1 admeasuring 7500 sq. mtr. The said mutation entry is entered at sr. no. 931 dated : 04/12/2006 in the village record and duly certified by the competent authority 28/02/2007
- 10) It appears that (1) Amarsinh Himmatsinh Rathod and (2) Bhikhabhai Himmat Rathod through their POA holder Jayantibhai Dhulabhai Solanki sold land bearing Block / R.S. No. 440/1 admeasuring 2500 sq. mtrs , 2500 Sq. Mtrs. & 2500 Sq. Mtrs of village: Tarsali, Taluka & Dist: Vadodara to (1) Devrambhai Arjanbhai Prajapati (2) Shantaben Ramanbhai Patel (3) Ruksana Mohd Habib Sopariwala (4) Patel Mukundbhai Ambalal through HUF Mukundbhai Ambalal Patel (5) Dhirubhai Harjibhai Prajapati (6) Ratanshibhai Savjibhai Prajapati and (7) Kamleshbhai Gordhanbhai Patel. In the said sale deeds (1) Zubedaben Amarsinh Rathod (2) Abbasbhai Amarsinh Rathod (3) Kheruben Amarsinh Rathod (4) Gulshanben Amarsinh Rathod (5) Mehmudaben Bhikhabhai Rathod (6) Mehmudbhai Bhikhabhai Rathod (7) Chandubhai Bhikhabhai Rathod (8) Dilipbhai Bhikhbhai Rathod all through his POA holder Jayantibhai Dhulabhai Solanki and Rajesh Rambharose Agrawal signed as confirming party. The said transaction is entered at sr. no. 2103 dated 13/03/2008, sr. no. 2161 dated : 14/03/2008 and sr. no. 2237 dated : 15/03/2008 in the office of sub registrar, Vadodara. The

said mutation entry is entered at sr. no. 6253 dated : 17/04/2008 in the village record and duly certified by the competent authority.

11) It appear that (1) Legal heirs of Amarsinh Himmatsinh Rathod (1/1) Zubedaben Amarsinh Rathod (1/2) Abbasbhai Amarsinh Rathod (1/3) Kheruben Amarsinh Rathod (1/4) Gulshanben Amarsinh Rathod and (1/5) Mumtajben Amarsinh Rathod anmd (2) Bhikhabhai Himmatsinh Rathod executed consent deed to confirm the sale deed at sr. no. 2103 dated 13/03/2008, sr. no. 2161 dated : 14/03/2008 and sr. no. 2237 dated : 15/03/2008 which is registered for land bearing Block / R.S. No. 440/1 admeasuring 7500 sq. mtrs of village: Tarsali, Taluka & Dist: Vadodara in favour of (1) Devrambhai Arjanbhai Prajapati (2) Shantaben Ramanbhai Patel (3) Ruksana Mohd Habib Sopariwala (4) Patel Mukundbhai Ambalal through HUF Mukundbhai Ambalal Patel (5) Dhurubhai Harjibhai Prajapati (6) Ratanshibhai Savjibhai Prajapati and (7) Kamleshbhai Gordhanbhai Patel. In the said sale deed (1) Zubedaben Amarsinh Rathod (2) Abbasbhai Amarsinh Rathod (3) Kheruben Amarsinh Rathod (4) Gulshanben Amarsinh Rathod (5) Mehmudbhai alias Yusufbhai Bhikhabhai Rathod (6) Chandubhai Bhikhabhai Rathod and (7) Dilipbhai Bhikhabhai Rathod signed as confirming party. The said transaction is registered aqt sr. no. 6270 dated : 13/07/2012 in the office of sub registrar, Vadodara.

12) It appears that (1) Devrambhai Arjanbhai Prajapati (2) Shantaben Ramanbhai Patel (3) Ruksana Mohd Habib Sopariwala (4) Patel Mukundbhai Ambalal through HUF Mukundbhai Ambalal Patel (5) Dhurubhai Harjibhai Prajapati (6) Ratanshibhai Savjibhai Prajapati and (7) Kamleshbhai Gordhanbhai Patel sold land bearing Block / R.S. No. 440/1 admeasuring 7500 sq. mtrs of village: Tarsali, Taluka & Dist: Vadodara to Darshanam Life Space Life Private Limited through its Director Sunilbhai Jagdishchandra Agrawal in consideration of Rs. 6,82,50,000/-. In the said sale deed (1) Kamleshbhai Jagdishbhai Agrwal (HUF) (2) Mahendrabhai Jagdishbhai Agrawal (HUF) (3) Taraaben Jagdishbhai Agrawal (4) Jagdishbhai Kanjimal Agrawal (HUF) (5) Chandrikaben Kamal Agrawal and (6) Nehaben Mahendrabhai Agrawal (7) Anitaben Mahendrabhai Agrawal (8) Mukeshbhai Jagdishbhai



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Agrawal (HUF) (9) Murarilal K. Agrawal (10) Shilpaben M. Agrawal (11) Surekhaben R. Agrawal (12) Dineshbhai B. Agrawal and (13) Jaydeep Mahendrabhai Agrawal no.13 self and POA holder of No. 1 to 12 signed as confirming party. The said transaction is registered at sr. no. 2374 dated : 13/05/2015 in the office of sub registrar, Vadodara. The said mutation entry is entered at sr. no. 7840 dated : 22/05/2015 in the village record and duly certified by the competent authority.

13) *It appears that Darshanam Life Space Life Private Limited through its Director Amit Makkhanlal Agrawal executed development agreement for Part - 1 admeasuring 1740 Sq. Mtrs. situated in the land bearing Block / R.S. No. 440/1, T.P. No. 39, F.P. No. 36 admeasuring 7500 sq. mtr. of village: Tarsali, Taluka & Dist: Vadodara in favour of M/B. R. Patel Associates a Partnership Firm being represented through partners (1) Jayesh Atalsharan Brhambhatt (2) Siddharth Bipinbhai Patel and (3) Nikhilbhai Kishorbhai Patel. The said development agreement is notarized before public notary Shri.Vibhakar P. Shah bearing regn. No. 505 dated : 19/04/2017.*

14) *It appears that Legal heirs of Jinatben wife of Bachubhai and Daughter of Himmatbhai Mohammadbhai – Rukaiyaben Bacchubhai Tank wife of Ilyasbhai Nakum executed consent deed for land bearing Block R.S. No. 440/1 admeasuring 7500 sq. mtr alongwith other land of Moje Tarsali Tal & Dist. Vadodara in favour of Ashvinbhai Natubhai Patel. The said mutation entry is entered at sr. no. 1917 dated : 05/12/2018 in the village record and duly certified by the competent authority.*

15) *It appears that Legal heirs of Jinatben wife of Bachubhai and Daughter of Himmatbhai Mohammadbhai – Nazmaben Bacchubhai Tank wife of Ilyasbhai Nakum executed consent deed for land bearing Block R.S. No. 440/1 admeasuring 7500 sq. mtr alongwith other land of Moje Tarsali Tal & Dist. Vadodara in favour of Ashvinbhai Natubhai Patel. The said mutation entry is entered at sr. no. 1918 dated : 05/12/2018 in the village record and duly certified by the competent authority.*

16) It appears that as per amendment Order No. Land/Vashi/353/2019 Dated : 31/08/2019 issued by Mamlatdarshri, Vadodara City (South) the village form 7/12 was reopen in the name of Darshanam Life Space Life Private Limited through its Director Amit Makkhanlal Agrawal. The said mutation entry is entered at sr. no. 8709 dated : 05/09/2019 in the village record and duly certified by the competent authority.

17) It appears that Darshanam Life Space Life Private Limited through its Director Amit Makkhanlal Agrawal sold land admeasuring 5760 Sq. Mtrs. situated in the land bearing Block / R.S. No. 440/1, T.P. No. 39, F.P. No, 36 out of land admeasuring 7500 sq. mtr. of village: Tarsali, Taluka & Dist: Vadodara to M/s. B. R. Patel Associates a Partnership Firm through its Partner Nikhilbhai Kishorbhai Patel in consideration of Rs. 7,45,00,000/-. The said transaction is entered at sr. no. 2344 dated : 10/05/2017 in the office of sub registrar, Vadodara. The said mutation entry is entered at sr. no. 8759 dated : 16/11/2019 in the village record and duly certified by the competent authority.

Therefore Out of the total land admeasuring 7500 sq. mtr. Darshanam Life Space Life Private Limited remained the owner of remaining land admeasuring 1740 sq. mtr.

18) It appears that Darshanam Life Space Life Private Limited through its Director Amit Makkhanlal Agrawal sold land bearing Part - 1 admeasuring 1740 Sq. Mtrs. situated in the land bearing Block / R.S. No. 440/1 (Consolidated R.S. No. 440, 441/1/A & 441/2/A), T.P. No. 39, F.P. No, 36 admeasuring 7500 sq. mtr. of village: Tarsali, Taluka & Dist: Vadodara to M/s. Sky Heights A Partnership Firm being represented through its Partner Milesh Subhashchandra Panchal in consideration of Rs. 3,00,00,000/-. In the said sale deed M/s. B.R. Patel Associates a Partnership Firm being represented through its Partner Jayesh Atalsharan Brahmhatt signed as confirming party. The said transaction is registered at sr. no. 4830 dated : 23/11/2020 in the office of sub registrar. Vadodara.



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Thus, M/s. Sky Heights a Partnership Firm became the owner of land bearing Part - 1 admeasuring 1740 Sq. Mtrs. situated in the land bearing Block / R.S. No. 440/1 (Consolidated R.S. No. 440, 441/1/A & 441/2/A), T.P. No. 39, F.P. No. 36 admeasuring 7500 sq. mtr. of village: Tarsali, Taluka & Dist: Vadodara

- 19)** *It appears from the letter issued by Partner of M/s. Sky Heights that they are going to develop the scheme in the name and style of "SKY HEIGHTS" on the said land land bearing Part - 1 admeasuring 1740 Sq. Mtrs. situated in the land bearing Block / R.S. No. 440/1 (Consolidated R.S. No. 440, 441/1/A & 441/2/A) T.P. No. 39, F.P. No. 36 admeasuring 7500 sq. mtr. of village: Tarsali, Taluka & Dist: Vadodara*
- 20)** *It appears that land owners have obtained construction permission to construct shops and offices over the said land vide Rajachhithi No. Ward/4/58/Commercial /2016-17 dated : 24/06/2016 and Rajachhithi No. Ward/4/HB-30/Commercial/2020-21 dated : 11/11/2020 issued by Dy. Town Development officer, Vadodara Mahanagarpalika.*
- 21)** *It appears that land owners have obtained non agriculture permission for commercial purpose vide NA Order No. N.A./Sharatbhang/S.R./105/2016-17 No. N.A./Section -67/Vashi/1020 to 1029/2016 Dated : 22/12/2016 issued by Collector, Vadodara.*
- 22)** *I have verified village record for the Part - 1 admeasuring 1740 Sq. Mtrs. situated in the land bearing Block / R.S. No. 440/1, T.P. No. 39, F.P. No. 36 admeasuring 7500 sq. mtr. of village: Tarsali, Taluka & Dist: Vadodara in which names Darshanam Life Space Life Private Limited through its Director Amit Makkhanlal Agrawal shown as owner of the above mentioned land.*

SCHEDULE

- 1.** *Photocopy of sale deed bearing no. 4830 dated : 23/11/2020 executed in favour of M/s. Sky Heights A Partnership Firm.*
- 2.** *Photocopy of Index II and Registration Receipt of above deed.*
- 3.** *Photocopy of letter shown name of scheme "Sky Heights" issued by M/s. Sky Heights a Partnership Firm.*

4. Photocopy of consent deed bearing no. 6270 dated : 13/08/2012 executed in favour of Devrambhai Arjanbhai Prajapati.
5. Photocopy of Index II and Registration Receipt of above deed.
6. Photocopy of sale deed bearing no. 2374 dated : 13/05/2015 executed in favour of Darshanam Life Space Life Private Limited through its Director Amit Makkhanlal Agrawal.
7. Photocopy of Index II and Registration Receipt of above deed.
8. Photocopy of sale deed bearing no. 2344 dated : 10/05/2017 executed in favour of M/s. B. R. Patel Associates a Partnership Firm through its Partner Nikhilbhai Kishorbhai Patel.
9. Photocopy of Index II and Registration Receipt of above deed.
10. Photocopy of consent deed bearing no. 1917 dated : 05/12/2018 executed in favour of Ashvinbhai Natubhai Patel.
11. Photocopy of Index II and Registration Receipt of above deed.
12. Photocopy of consent deed bearing no. 1918 dated : 05/12/2018 executed in favour of Ashvinbhai Natubhai Patel.
13. Photocopy of development agreement bearing no. 505 dated : 19/04/2017 in favour of M/s. B. R. Patel Associates a Partnership Firm.
14. Photocopy of Order No. M.T.R No./77-2005-06 Dated : 27/04/2006 passed by District Land Records, Vadodara.
15. Photocopy of Order No. Land/Vashi/353/2019 Dated : 31/08/2019 issued by Mamlatdarshri, Vadodara City (South).
16. Photocopy of Rajachhithi No. Ward/4/58/Commercial /2016-17 dated : 24/06/2016 and Rajachhithi No. Ward/4/HB-30/Commercial /2020-21 dated : 11/11/2020 issued by Dy. Town Development officer, Vadodara Mahanagarpalika.
17. Photocopy of NA Order No. N.A./Sharatbhang/S.R./105/2016-17 No. N.A./Section -67/Vashi/1020 to 1029/2016 Dated : 22/12/2016 issued by Collector, Vadodara.
18. Photocopy of Village Form No. 7/12, 6 issued by Talati-cum-Mantri, Vadodara.

Place : Vadodara.
Date : 07/12/2020



[V. J. SHIRKE]
ADVOCATE

Advocate Enrollment No. G/673/1988

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CERTIFICATE

THIS IS TO CERTIFY that M/s. Sky Heights a Partnership Firm being represented through its Partner Mr. Milesh Subhashchandra Panchal is owner of land bearing Part - 1 admeasuring 1740 Sq. Mtrs. situated in the land bearing Block / R.S. No. 440/1 (Consolidated R.S. No. 440, 441/1/A & 441/2/A), T.P. No. 39, F.P. No. 36 admeasuring 7500 sq. mtr. of village: Tarsali, Taluka & Dist: Vadodara and the title of the said land is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES. [Name of M/s. Sky Heights a Partnership Firm is required to be entered in to village record]

Place : Vadodara.

Date : 07/12/2020.

[V. J. SHIRKE]

ADVOCATE.

Advocate Enrollment No. G/673/1988