

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

Fax : 0265-2422642

E-mail : vjshirke@yahoo.co.in

CERT.NO.VJS/TCC/O/2011-12/23

Date:- 12/09/2011

To,
M/s Vraj Associates,
New Sama Road
Vadodara.

**TITLE CLEARANCE CERTIFICATE in respect of land
bearing R.S. No. 332 admeasuring 9207 Sq.Mtrs. of
Village Makarpura Dist. Vadodara.**

Sir,

As desired by you the records of Sub-Registrar, Vadodara, have been verified by me for the period from 1981 to 2011 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. 332 admeasuring 9207 of Village Makarpura, Taluka and Dist. Vadodara was originally entered in the name of Patanwadiya Zaverbhai Jesangbhai with new and undivided condition vide mutation entry no.15.
- 2) It appears that Patanwadiya Zaverbhai Jesangbhai expired therefore names of his legal heirs viz., (1) Bai Hiraben widow of Patanwadiya Zaverbhai Jesangbhai (first wife) (2) Bai Maniben widow of Patanwadiya Zaverbhai Jesangbhai (second wife) (3) Babarbai Jesangbhai (4) Ichhaben d/o Patanwadiya Zaverbhai Jesangbhai and (5) Madhuben d/o Patanwadiya Zaverbhai Jesangbhai were entered as joint owners of land bearing R.S. No. 332 of Village Makarpura Taluka and Dist. Vadodara. The said mutation entry is entered sr. no.703 dated 23/10/68 in the Village Records and duly certified by the competent authority on 28/7/69.

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.

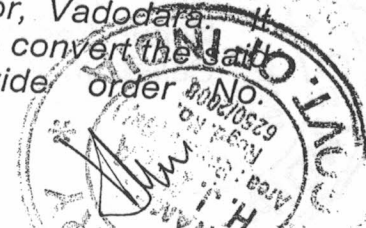
Tel. 0265-2427193

Fax : 0265-2422642

E-mail : vjshirke@yahoo.co.in

executed before Notary Public Shri Nagin S. Gohil at Sr. No. 9258 dated 02/07/2011.

- 7) It appears that Shri Babarbhahi Jesangbhahi Patanwadiya & others executed Possession Receipt in favour of M/s Vraj Associates a Partnership Firm being represented by its partners (1) Rambhai Shankarbhahi Patel and (2) Rajeshbhahi Ramchandra Thakkar for land admeasuring 9207 Sq.Mtrs. bearing R.S. No. 332 of Village Makarpura, Taluka and Dist. Vadodara. The said Possession Receipt is executed before Notary Public Shri Nagin S. Gohil at Sr. No. 9437 dated 07/07/2011.
- 8) It appears that Shri Babarbhahi Jesangbhahi Patanwadiya sold the land admeasuring 0-92-07 H.A. bearing R.S. No. 332, C.S. No. 758 of Village Makarpura, Taluka and Dist. Vadodara to M/s Vraj Associates a Partnership Firm being represented by its partners (1) Rambhai Shankarbhahi Patel and (2) Rajeshbhahi Ramchandra Thakkar in consideration of Rs. 3,58,25,200/-. The said transaction is registered at Sr. No. 8283 dated 28/07/2011 in the office of Sub-Registrar, Vadodara. Thus M/s Vraj Associates became the absolute owner of the above land.
- 9) I have also verified Village form No. 7/12, 6, & 8-A in respect of above land in which name of Patanwadiya Babarbhahi Jesangbhahi is shown as owner of land bearing R.S. No. 332 admeasuring J-92-07 H.A. of Village Makarpura, Taluka and Dist. Vadodara.
- 10) It appears that the land owner has obtained permission to construct the houses over the said land vide Rajachitthi No. BA/4/Ward/L-145/2000-01 dated 14/7/2000 issued by Dy. Municipal Commissioner, Vadodara Mahangar Palika.
- 11) It appears that the land owners have obtained permission to use the said land for Non-agriculture purpose vide order No. Tatkal/N.A./S.R./No.8/2010-11, LAND/D/Sec.65/ Vashi/ 381/ 2011 dated 03/05/2011 issued by the Collector, Vadodara. It appears that the Collector granted permission to convert the said land from new tenure to old tenure vide order No. Watan/Vashi/573 to 580/2010 dated 22/03/2011.



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

Fax : 0265-2422642

E-mail : vjshirke@yahoo.co.in

- 9) Zerox copy of Village form no. 7/12, 6 & 8/A in respect of the above property.
10) Zerox Copy of Rajachitthi No. BA/4/Ward/L-145/2000-01 dated 14/7/2000 issued by Dy. Municipal Commissioner,, Vadodara Mahangar Palika.

Place : Vadodara.

Date : 12/09/2011.

[V. J. SHIRKE]
ADVOCATE

CERTIFICATE

THIS IS TO CERTIFY that M/s Vraj Associates a Partnership Firm being represented by its partners (1) Rambhai Shankarbhai Patel and (2) Rajeshbhai Ramchandra Thakkar is the absolute owner of land admeasuring 0-92-07 H.A. bearing R.S. No. 332, C.S. No. 758 situated in the Village Makarpura, Taluka and Dist. Vadodara and the title of the said land is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES.

Place : Vadodara.

Date : 12/09/2011

[V. J. SHIRKE]
ADVOCATE

TRUE COPY
H. J. ZALA
NOTARY (GOV. OF INDIA)



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

Fax : 0265-2422642

E-mail : vjshirke@yahoo.co.in

CERT.NO.VJS/TCC/O/2013-14/57

Date:- 09/01/2014

To,
M/s Vraj Associates,
New Sama Road
Vadodara.

**TITLE CLEARANCE CERTIFICATE in respect of land bearing
R.S. No. 332 admeasuring 9207 Sq.Mtrs. of Village Makarpura
Dist. Vadodara.**

Sir,

In continuation of CERT.NO.VJS/TCC/O/2011-12/23 dated 12/09/2011. Further records of Sub-Registrar, Vadodara, have been verified by me for the period from 2013 to 07/01/2014 for investigation of title in respect of above land. 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. 332 admeasuring 9207 of Village Makarpura, Taluka and Dist. Vadodara was originally entered in the name of Patanwadiya Zaverbhai Jesangbhai with new and undivided condition vide mutation entry no.15.
- 2) It appears that Patanwadiya Zaverbhai Jesangbhai expired therefore names of his legal heirs viz., (1) Bai Hiraben widow of Zaverbhai Jesangbhai (first wife) (2) Bai Maniben widow of Zaverbhai Jesangbhai (second wife) (3) Babarbhahi Jesangbhai (4) Ichhaben d/o Zaverbhai Jesangbhai and (5) Madhuben d/o Zaverbhai Jesangbhai were entered as joint owners of land bearing R.S. No. 332 of Village Makarpura Taluka and Dist. Vadodara. The said mutation entry is entered sr. no.703 dated 23/10/68 in the Village Records and duly certified by the competent authority on 28/7/69.
- 3) It appears that (1) Bai Hiraben widow of Zaverbhai Jesangbhai (first wife), (2) Bai Maniben widow of Zaverbhai Jesangbhai (second wife), (3) Ichhaben D/o Zaverbhai Jesangbhai and (4) Madhuben D/o Zaverbhai Jesangbhai relinquished their rights in favour of Babarbhahi Jesangbhai. Therefore their names were deleted from the Village Records and name of Babarbhahi Jesangbhai continued as sole owner of land bearing R.S. No. 332 of Village Makarpura Taluka and Dist. Vadodara. The said mutation entry is entered sr. no.704 dated

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

Fax : 0265-2422642

E-mail : vjshirke@yahoo.co.in

consideration of Rs. 3,58,25,200/-. The said transaction is registered at Sr. No. 8283 dated 28/07/2011 in the office of Sub-Registrar, Vadodara. Thus M/s Vraj Associates became the absolute owner of the above land.

- 9) I have also verified property card in respect of above land in which name of M/s Vraj Associates a Partnership Firm being represented by its partners (1) Rambhai Shankarbhai Patel and (2) Rajeshbhai Ramchandra Thakkar is shown as owner of land bearing R.S. No. 332 admeasuring 0-92-07 H.A. of Village Makarpura, Taluka and Dist. Vadodara.
- 10) It appears that the land owner has obtained permission to construct the houses over the said land vide Rajachitthi No. BA/4/Ward/L-145/2000-01 dated 14/7/2000 issued by Dy. Municipal Commissioner, Vadodara Mahanagar Palika.
- 11) I have also verified permission to construct the houses over the said land vide Rajachitthi No. WARD/12/L93/2012-2013 dated 19/10/2012 issued by Dy. Municipal Commissioner, Vadodara Mahanagar Sewa Sadan.
- 12) It appears that the land owners have obtained permission to use the said land for Non-agriculture purpose vide order No. Tatkal/N.A./S.R./No.8/2010-11, LAND/D/Sec.65/ Vashi/ 381/ 2011 dated 03/05/2011 issued by the Collector, Vadodara. It appears that the Collector granted permission to convert the said land from new tenure to old tenure vide order No. Watan/Vashi/573 to 580/2010 dated 22/03/2011.
- 13) I have also verified affidavit-cum-declaration submitted by M/s Vraj Associates a Partnership Firm being represented by its partners (1) Rambhai Shankarbhai Patel and (2) Rajeshbhai Ramchandra Thakkar in which they have mentioned that M/s Vraj Associates a Partnership Firm is owner of land bearing R.S. No. 332 admeasuring 0-92-07 H.A. of Village Makarpura, Taluka and Dist. Vadodara and they have not obtained any loan or financial facilities against the said land. Moreover the said land is not transferred in any manner either by way of sale, lease, gift, mortgage or otherwise and as such the title of the said land is clear, marketable and free from all encumbrances.

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

Fax : 0265-2422642

E-mail : vjshirke@yahoo.co.in

CERTIFICATE

THIS IS TO CERTIFY that M/s Vraj Associates, a Partnership Firm being represented by its partners (1) Rambhai Shankarbhai Patel and (2) Rajeshbhai Ramchandra Thakkar is the absolute owner of land admeasuring 0-92-07 H.A. bearing R.S. No. 332, C.S. No. 758 situated in the Village Makarpura, Taluka and Dist. Vadodara and the title of the said land is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES.

Place : Vadodara.

Date : 09/01/2014.

[V. J. SHIRKE]
ADVOCATE

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/RERA/2017-18/16

DATE: 23/09/2017

-: TO WHOM SO EVER IT MAY CONCERN :-

I, Vijaykumar J. Shirke, Advocate, do hereby solemnly, declare that, I have experienced 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. VJS/TCC/O/2011-12/23 dated 12/09/2011 AND No.VJS/TCC/O/2013-14/57 dated 09/01/2014 'in respect of land bearing R.S. No. 332 admeasuring 9207 Sq.Mtrs. of Village Makarpura Dist. Vadodara for rights, title & interest over the said land. I am possessing required experience of more than ten years in land related matters accordance to GUJ RERA Rules.

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

Date : 23/09/2017

Place: Vadodara

VIJAYKUMAR J. SHIRKE
ADVOCATE