



Snehal K. Shah

B.Sc. (Hons.) L.L.B.

Advocate & Notary

220/221, "Glacier" Complex, Nr. Pizza Bell
Jetalpur Road, Alkapuri, Vadodara – 390007

Phone (O) : 6622218, 6622219, 2351737

(R) (0265) 2654636 **(M)** 9825023438

E-mail : advsnehal@yahoo.co.in

Title No.: **TCC23025-SKS-GEN-07-001**

Date: 06/07/2023

TITLE CLEARANCE CERTIFICATE

To,

Ved Realty a partnership firm
Vadodara

Dear Sir,

On request and desired to issue a ***Title Clearance Certificate and Non-encumbrances Certificate*** in respect of following detailed property, and placed relevant various document before me, whereas I have pursued the said documents and search obtain before Sub-Registrar office at Vadodara, hence I, ***Snehal K. Shah, Advocate***, do hereby give my opinion as to Title of the property as underneath.

DETAILS OF THE PROPERTY

Property bearing R.S. no.481, Block no.421, having T.P. Scheme no.5 (Samiyala-Bil-Bhayli) O.P. no.107, admeasuring 5463 Sq. Mtrs., F.P. No.107, as per final plot total admeasuring 3278 Sq. Mtrs. Old Tenure Agricultural land of mouje : Bhayli Ta. Vadodara in the Registration District Vadodara and Sub District Vadodara.

INVESTIGATION OF DOCUMENTS:-

1. Revenue record i.e. abstract form no. 7/12 1951-52 to 2013-14
2. Revenue record i.e. abstract form no. 6 – entry no. 252, 1513/182, 2133, 2589, 5538, 11403, 15854, 17759
3. Revenue record i.e. abstract form no. 8A
4. Zone Certificate dtd. 13/02/2023
5. Legal opinion & Building Plan dtd. 09/03/2023
6. Regd. Sale Deed No. 14443 dated 15/06/2023
7. Construction Permission (Rajachitthi) dated 24/05/2023





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8. Search Investigation obtain for a period of 1993 to 2023 by me before Sub-Registrar office Vadodara vide search fee, Receipt No - 202301400007500, 202301600009916, 202331800001287 dtd.17/03/20232

Looking to the above referred documents and after verifying the revenue records its transpires as under:-

1. That the land bearing R.S.no.481 of mouje: Bhayli was originally owned by Keshav Dadabhai. Later on, he had executed sale deed dtd.21/11/1931 in favour of Chaturbhai Narotam. Effect to that entry no.252 was posted and certified accordingly.
2. That in the land bearing R.S.no.481 of mouje: Bhayli, name of Ravjibhai Chhotabhai was entered as a protected tenant. Effect to that entry no.1513/182 was posted and certified accordingly.
3. That from the land bearing R.S.no.481 of mouje: Bhayli, name of protected tenant i.e. Ravjibhai Chhotabhai was deleted after the expiry of two years. Effect to that entry no.2133 was posted on 25/12/1956, which was certified on 27/12/1956.
4. That owner of the land bearing R.S.no.481 of mouje: Bhayli i.e. Chaturbhai Narotam had distributed his land between his legal heirs, so as per said distribution, land bearing R.S. no.481 entered in the name of Dahyabhai Chaturbhai. Effect to that entry no.2589 was posted on 22/06/1958, which was certified on 26/02/1959.
5. That owner of the land bearing R.S.no.481 of mouje: Bhayli i.e. Patel Dahyabhai Chaturbhai had executed Reg. Sale Deed dtd.14/08/1975 in favour of Patel Maneklal Chhotabhai. Effect to that entry no.5538 was posted on 09/10/1975, which was certified on 20/01/1976.
6. That as per consolidation scheme, R.S. no.481 converted and consolidated in to Block no.421 of mouje: Bhayli. Effect to that entry, posted and certified accordingly.





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7. That as per promulgation order of Mamlatdar Vadodara Rural vide no. E-Dhara/Vashi/2100/08 dtd.18/08/2008, entry no.1513/182 written and entry no.1513 was deleted. Effect to that entry no.11403 was posted on 19/08/2008, which was certified on 24/11/2008.
8. That owner of the land bearing Block no.421 of mouje: Bhayli i.e. Patel Maneklal Chhotabhai died on 03/03/2015, so after his death, name of his legal heirs i.e. (1) Kapilaben Maneklal Patel, (2) Neel Maneklal Patel, (3) Shaileshkumar Maneklal Patel, (4) Dilipkumar Maneklal Patel were jointly entered in the revenue record by heirship as per pedigree. Effect to that entry no.15854 was posted on 03/03/2018, which was certified on 04/04/2018.
9. That Government of Gujarat Revenue Department, Sachivalay, Gandhinagar had issued Resolution vide no. PFR/442020/506/L1 dtd.20/07/2021 and Collector of Vadodara had given order vide no.Jamin/K/Vashi/763 to 769/2021 dtd.09/08/2021, stating that, total-6 Village of Vadodara Rural paiki revenue record of mouje: Bhayli village incorporated in to Mamlatdar Office, Vadodara City (West). Effect to that entry no.17759 was posted on 12/10/2021, which was certified on 12/10/2021.
10. That VUDA had issued Zone Certificate for Residential Zone R-1, vide no. UDA/Zone Certi/95649/2023 dtd.13/02/2023.
11. Legal opinion & Building Plan Sanction by Town Planning Department vide no. NRY/no.5(S.B.B)/F.P.107/1338 dtd.09/03/2023.
12. That as per Gujarat Town Planning and Urban Development Act 1976 Vadodara Urban Development Authority have declare T.P. Scheme no.5(Samiyala-Bil-Bhayli) and the land bearing Block no.421 of mouje: Bhayli is a part of said T.P. Scheme no. 5(Samiyala-Bil-Bhayli) and as per the Re-Distribution and Assessment Sheet given under the said act as per Rule-21 and 35, Block no.421 having O.P.no.107 total admeasuring 5463 Sq. Mtrs and allotted F.P.no.107 admeasuring 3278 Sq. Mtrs.





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13. That Vadodara Mahangar Palika have issued Development Permission / Rajachitthi No. Ward /12-HB/26/2023-2024 dated 24/05/2023 per construction of Hi-rise building.
14. That the owner of the property i.e. 1. Kapilaben Maneklal Patel, 2. Nil maneklal Patel, 3. Shaileshkumar Maneklal Patel and 4. Dilipkumar Maneklal Patel have executed Regd. Sale Deed No. 14443 dated 15/06/2023 in favour of Ved Realty, a partnership firm through it's partners 1. Ruchir Manoj Sheth 2. Viral Manoj Sheth and 3. Bansi Viral Sheth.
15. For the Title Clearance for the above detail property I have given public notice dated 15/03/2023 in the "Gujarat Samachar & Divya Bhaskar" News Papers and no person has claimed and objected the Title of the property.
16. Also for the above detail property I have made a search before Sub Registrar office at Vadodara for a period of 1993 to 2023 vide search fee Receipt No -202301400007500, 202301600009916, 202331800001287 dtd.17/03/2023 annexed here with and I have not found any objectionable entries for above detail property.

Legal Opinion :-

17. *From the above said investigation and examination and all the necessary documents pertaining to above detailed property, I am in the opinion that at present the above said property is in the name and ownership of Ved Realty, a partnership firm through it's partners 1. Ruchir Manoj Sheth 2. Viral Manoj Sheth and 3. Bansi Viral Sheth and there is no encumbrances on the said land.*





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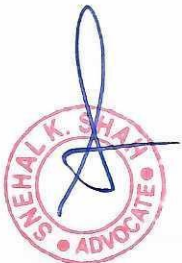
CERTIFICATE :-

THIS IS TO CERTIFY that, Ved Realty, a partnership firm through its partners 1. Ruchir Manoj Sheth 2. Viral Manoj Sheth and 3. Bansi Viral Sheth are the owners of the Property bearing R.S. no.481, Block no.421, having T.P. Scheme no.5 (Samiyala-Bil-Bhayli) O.P. no.107, admeasuring 5463 Sq. Mtrs., F.P. No.107, as per final plot total admeasuring 3278 Sq. Mtrs. Old Tenure Agricultural land of mouje : Bhayli Ta.Vadodara in the Registration District Vadodara and Sub District Vadodara. And title of the said property is CLEAR, MARKETABLE AND FREE FROM THE ENCUMBRANCES.

Date : 06/07/2023

Place : VADODARA

SNEHAL K. SHAH
(ADVOCATE & NOTARY)





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**Public notice dated.15/03/2023 in the
"Gujarat Samachar & Divya Bhaskar" News Papers**

જાહેર નોટીસ

આથી જાહેર જનતાને જાહેર કરીએ છીએ કે, રજીસ્ટ્રેશન ડીસ્ટ્રીક્ટ વડોદરાના સબ ડીસ્ટ્રીક્ટ વડોદરાના મોજે ભાયલી ના જુના રે.સ.નં.૪૮૧, બ્લોક નં.૪૨૧ વાળી જુની શરતની ખેતીની જમીન જેનો સમાવેશ ટી.પી. સ્કીમ નં.૫ (સમીચાલા-બીલ-ભાયલી) માં થતા ઓ.પી. નં.૧૦૭, ફોર્ટફળ ૫૪૬૩ ચો.મી. તથા એફ.પી. નં.૧૦૭, ફોર્ટફળ ૩૨૭૮ ચો.મી. ફાળવવામાં આવેલ છે, સદર જમીનના માલીકો (૧) કપીલાબેન માણેકલાલ પટેલ, (૨) નીલ માણેકલાલ પટેલ, (૩) શૈલેષકુમાર માણેકલાલ પટેલ, (૪) દિલીપકુમાર માણેકલાલ પટેલ નાઓએ સદરજુ જમીન તેઓની સંયુક્ત માલીકી, કબજા, ભોગવટાનું હોવાનું જણાવીને અમારા અસીલને વેચાણ આપવાનું નકકી કરેલ છે. આથી અમારા અસીલે અમારી પાસે ટાઈટલ કલીયરન્સ સર્ટીફિકેટની માંગણી કરેલ છે. આથી સદરજુ મિલકત અંગે કોઈપણ વ્યક્તિ, સંસ્થા, બેન્ક કે ફાઈનાન્સીયલ ઇન્સ્ટીટ્યુશનનો કોઈપણ જાતનો લાગ, ભાગ, હક્ક, હીત, સંબંધ કે દાવો અલાખો કે લીયન હોય તેઓએ આ નોટીસ પ્રસિધ્ધ થયે દિન-૭ માં નીચેના સરનામે લેખીત વાંધા પુરાવા સહીત રજુ કરવા, મુદત અંદર કોઈનો પણ વાંધો આવશે નહીં તો સદરજુ મિલકત ચોખ્ખા ટાઈટલ વાળી કલીયર અને માર્કેટબલ છે તેમ ગણી અમો ટાઈટલ કલીયરન્સ સર્ટીફિકેટ આપી દઈશું. તેમજ મુદત વીતે કોઈનો વાંધો ગ્રાહ્ય રાખવામાં આવશે નહીં. તેમજ અમારા અસીલ વેચાણ અંગેની કાર્યવાહી કરી લેશે જેની નોંધ લેશો.

નોંધ :-લેખીત પુરાવા વગરનો વાંધો વંચાણે લેવામાં આવશે નહીં અને ગ્રાહ્ય પણ રાખવામાં આવશે નહીં.

તા. : ૧૪/૦૩/૨૦૨૩
સ્થળ : વડોદરા

અસીલની સુચના અને ફરમાશથી

જય રમેશ શાહ **રમેશ કનુભાઈ શાહ**
(એડવોકેટ ગુજરાત હાઈકોર્ટ) (એડવોકેટ એન્ડ નોટરી)

ઓફિસ : ૨૨૦ / ૨૨૧, "ગ્લેસીયર" કોમ્પ્લેક્સ, પીઝાબેલની બાજુમાં, જેતલપુર રોડ,
અલકાપુરી, વડોદરા - ૭. ફોન નં. : ૬૬૨૨૨૧૮, ૬૬૨૨૨૧૯, ૨૩૫૧૭૩૭





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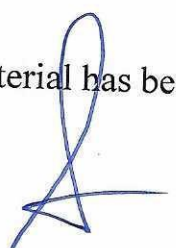
-: TO WHOM SO EVER IT MAY CONCERN :-

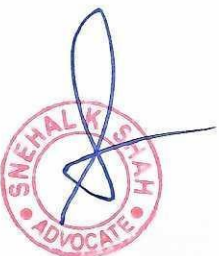
I hereby solemnly, declared that, I have experience of more than Ten year in land related matters, which includes land title, search report, issuing of "No Encumbrance" certificate on the land including right, title, interest or name of any party in or over land, and my experience is 34 years in land related matters accordance to GUJARAT RERA RULES.

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

Date : 06/07/2023

Place : VADODARA


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Non-Encumbrances Certificate

This is to certify that I, the Undersigned have investigated the title of immovable property which is more particularly declared in schedule which is owned by **Ved Realty, a partnership firm through it's partners 1. Ruchir Manoj Sheth 2. Viral Manoj Sheth and 3. Bansi Viral Sheth.** And **Ved Realty, a partnership firm** have developed the project/scheme name of **"Courtyard Regalia-II"**

In respect of the below mentioned property by pursuing revenue records, title deed relating thereto and taking necessary search from the concerned office of sub-registrar for last 30 years and by publishing paper notice dated 15/03/2023. I have issue a Title Clearance Certificate dated In my opinion the title of the owner & developers in respect of below mentioned property is clear, marketable and free from the encumbrances.

Schedule of Property

Property bearing R.S. no.481, Block no.421, having T.P. Scheme no.5 (Samiyala-Bil-Bhayli) O.P. no.107, admeasuring 5463 Sq. Mtrs., F.P. No.107, as per final plot total admeasuring 3278 Sq. Mtrs. Old Tenure Agricultural land of mouje : Bhayli Ta.Vadodara in the Registration District Vadodara and Sub District Vadodara.

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