

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,
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0265-2422642

E-mail : vjshirke@yahoo.co.in

CERT.NO.VJS/RERA/2018-19/02

DATE: 06/04/2018

:- 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/2018-19/01 dated 06/04/2018 in respect of land bearing Block No.47 (Old R.S. No. 53) admeasuring 2428 sq.mtrs., T.P. Scheme No.2, F.P. No.35 admeasuring 1700 sq.mtrs. of Village Bhayli, Taluka & District 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 : 06/04/2018

Place: Vadodara

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CERT.NO.VJS/TCC/O/2018-19/01

Date:-06/04/2018

To,
M/s. Siddhi Vinayak Buildcon,
301, 3rd floor, Shivanjali,
Plot No.2168/A-2, Aatabhai Chok,
Bhavnagar, Gujarat.

TITLE CLEARANCE CERTIFICATE in respect of land bearing Block No.47 (Old R.S. No. 53) admeasuring 2428 sq.mtrs., T.P. Scheme No.2, F.P. No. 35 admeasuring 1700 sq.mtrs. 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 documents mentioned in schedule. On the basis of the said documents my REPORT/CERTIFICATE is given as under:

- 1) It appears that land bearing Block No.47 (Old R.S. No. 53) admeasuring 1700 Sq. Mtrs. of Village Bhayali, Taluka & District Vadodara was originally belonged to Vinodbhai Bhailalbhai Patel.
- 2) It appears that Vinodbhai Bhailalbhai Patel expired on 03/01/2004 therefore, names of his legal heirs viz. (1) Bhartiben Vinodbhai Patel, (2) Kiritbhai Vinodbhai Patel, (3) Hemlataben Vinodbhai Patel, (4) Ranjanben Vinodbhai Patel, and (5) Nayanaben Vinodbhai Patel were entered as joint owners of land bearing Block No. 47, Old Survey No. 53 admeasuring 2428 Sq. Mtrs. of Village Bhayali, Taluka & District Vadodara. The said mutation entry is entered sr. no. 10176 dated 04/01/2004 in the Village Records and certified by the competent authority on 25/03/2004.
- 3) It appears that (1) Bhartiben Vinodbhai Patel (2) Hemlataben Vinodbhai Patel, (3) Ranjanben Vinodbhai Patel, and (4) Nayanaben Vinodbhai Patel were relinquished their rights from land bearing Block No. 47, Old Survey No. 53 admeasuring 2428 Sq. Mtrs. of Village Bhayali, Taluka & District Vadodara. The said mutation entry is entered sr. no. 10177 dated 04/01/2004 in the Village Records and certified by the competent authority on 25/03/2004.
- 4) It appears from Certificate issued by Talati of Bhayli village that Entry No.2832, 8424 and 8683 are not found in the entry book. Therefore this certificate is issued subject to verification of said entries.

- 5) It appears that Kiritbhai Vinodbhai Patel sold land bearing Block No.47 (Old R.S. No. 53) admeasuring 2428 sq.mtrs., T.P. Scheme No.2, F.P. No.35 admeasuring 1700 sq.mtrs. of Village Bhayali, Taluka & District Vadodara to Jatinbhai Ramanbhai Patel in consideration of Rs.70,00,000/-. The said transaction is registered at Sr. No.18 dated 04/01/2016 in the office of Sub Registrar, Vadodara. The said mutation entry is entered at Sr. No.4662 dated 04/01/2016 in the village records and duly certified by the competent authority on 02/02/2016.
- 6) It appears that Jatinbhai Ramanbhai Patel sold land bearing Block No.47 (Old R.S. No. 53) admeasuring 2428 sq.mtrs., T.P. Scheme No.2, F.P. No.35 admeasuring 1700 sq.mtrs. of Village Bhayali, Taluka & District Vadodara to M/s. Siddhi Vinayak Buildcon, a Partnership Firm being represented by its Partner Mr. Tusharbhai Mohanbhai Sonani in consideration of Rs. 1,50,00,000/-. The said transaction is registered at Sr. No. 5263 dated 27/03/2018 in the office of Sub Registrar, Vadodara.
- M/s. Siddhi Vinayak Buildcon developed & constructed Shops & Offices over the said land in the name & style of "Siddhi Vinayak Arcus".
- 7) I have verified Form B issued by Jr. Town Planner, Vadodara Urban Development Authority in which it is mentioned that on implementation of T.P. Scheme No.2, Final Plot No.35 is allotted as land admeasuring 1700 sq.mtrs.
- 8) It appears that Jatinbhai Ramanbhai Patel obtained non agriculture permission to use the said land for commercial purpose vide N.A. Order No. N.A./S.R./732/2015-16, No. Land/D/Section-65/Vashi/5026/2016 dated 23/09/2016 issued by Collector, Vadodara.
- 9) It appears that Jatinbhai Ramanbhai Patel obtained permission for construction of Shops & Offices over the said land vide Rajachitthi No.UDA/PLAN-6/PERMISSION/84/2016 dated 10/04/2017 issued by Town Planner, Vadodara Urban Development Authority.
- 10) It appears that Jatinbhai Ramanbhai Patel obtained permission for construction of Shops & Offices over the said land vide Revised Rajachitthi No.UDA/PLAN-6/PERMISSION/2/2018 dated 26/02/2018 issued by Town Planner, Vadodara Urban Development Authority.
- 11) I have verified Village form No. 7/12, 6, & 8-A in respect of above property in which name of Jatinbhai Ramanbhai Patel is shown as owner of land bearing Block No.47 (Old R.S. No. 53) admeasuring 2428 sq.mtrs., T.P. Scheme No.2, F.P. No.35 admeasuring 1700 sq.mtrs. of Village Bhayali,



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Taluka & District Vadodara. (Name of M/s. Siddhi Vinayak Buildcon, a Partnership Firm is required to be entered)

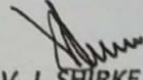
12) I have also verified affidavit-cum-declaration submitted by Mr. Tusharbhai Mohanbhai Sonani, Partner of M/s. Siddhi Vinayak Buildcon, in which he has mentioned that firm is absolute owner of land bearing Block No.47 (Old R.S. No. 53) admeasuring 2428 sq.mtrs., T.P. Scheme No.2, F.P. No.35 admeasuring 1700 sq.mtrs. of Village Bhayali, Taluka & District Vadodara and firm has 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 and mortgage or otherwise and as such the title of the said land is clear, marketable and free from all encumbrances.

SCHEDULE

1. Photocopy of Sale Deed bearing Regn. No. 5263 dated 27/03/2018 executed by in favour of M/s. Siddhi Vinayak Buildcon.
2. Photocopy of Sale Deed bearing Regn. No. 4662 dated 04/01/2016 executed by in favour of Jatinbhai Ramanbhai Patel.
3. Photocopy of N.A. Order No.N.A./S.R./732/2015-16, No.Land/D/Section-65/Vashi/5026/2016 dated 23/09/2016 issued by Collector, Vadodara.
4. Photocopy of Rajachitthi No.UDA/PLAN-6/PERMISSION/84/2016 dated 10/04/2017 issued by Town Planner, Vadodara Urban Development Authority.
5. Photocopy of Revised Rajachitthi No.UDA/PLAN-6/PERMISSION/2/2018 dated 26/02/2018 issued by Town Planner, Vadodara Urban Development Authority.
6. Photocopy of Form - B issued by Jr. Town Planner, Vadodara Urban Development Authority.
7. Photocopy of Certificate issued by Talati, Bhayli.
8. Photocopy of Village form no. 6, 7/12, 8/A in respect of the above property issued by Talati-Cum-Mantri.
9. Affidavit-Cum-declaration Submitted by Mr.Tusharbhai Mohanbhai Sonani, Partner of M/s. Siddhi Vinayak Buildcon.

Place : Vadodara,

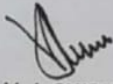
Date : 06/04/2018


[V. J. SHIRKE]
ADVOCATE

CERTIFICATE

THIS IS TO CERTIFY that M/s. Siddhi Vinayak Buildcon, a Partnership Firm is the absolute owner of land bearing Block No.47 (Old R.S. No. 53) admeasuring 2428 sq.mtrs., T.P. Scheme No.2, F.P. No.35 admeasuring 1700 sq.mtrs. of Village Bhayli, Taluka & District Vadodara and the title of the said land is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES.

Place : Vadodara.
Date : 06/04/2018


[V. J. SHIRKE]
ADVOCATE