

Kishorkant H. Pathak
ADVOCATE (Guj. High Court)

Office / Resi. :
A - 65, Geetgunjan Society,
Near Pragatinagar Society,
Harni Ring Road, Vadodara - 390022.
Phone: 0265 - 2488825.

Date : 01/04/2019

To,
SHRI BAKULESHBHAI RAMCHANDRA GUPTA
SHRI SARGAM BAKULESHBHAI GUPTA
SMT. LATABEN BAKULESHBHAI GUPTA
Trident, Second Floor,
Nr. Race Course Circle,
Vadodara.

Dear Sir,

Re : Third Supplementary Title Clearance and non -
encumbrance Certificate in the matter of non agriculture
land bearing Revenue Survey Nos. 34 admeasuring 6677
Sq. Mts. & R. S. No. 11 admeasuring 1315 Sq. Mts. in all
admeasuring 7992 Sq. Mts. bearing T. P. Scheme No. 60,
Final Plot No. 12, admeasuring 5542 Sq. Mts. comprising of
Plot Nos. 1 to 7 admeasuring 4303.24 Sq. Mts. of Mouje :
GOTRI, in registration District & Sub District Vadodara
owned jointly by S/Shri Bakuleshbhai Ramchandra Gupta,
Sargam Bakuleshbhai Gupta & Lataben Bakuleshbhai
Gupta, on which residential / commercial project known as
"RAAMA ELINA / RAAMA ESQUIRE", put up by M/s. Raama
Realcon, a partnership firm.

Further to my Title Clearance Certificate dated 04/02/2017 and
thereafter First Supplementary Title Clearance Certificate given on
07/12/2017 and thereafter Second Supplementary Title Clearance
Certificate given on 17/07/2018, I have been requested to take further
Search in the office of Sub Registrar, Vadodara and give latest Title
Clearance Certificate and Non Encumbrance Certificate.

Accordingly, I have taken Search in the office of Sub. Registrar,
Vadodara - 4 (Gorwa) on 29/03/2019 for the year 2018 & 2019 for
which registration fee Receipt No. 2019017010236 issued by Sub
Registrar, Vadodara - 4 (Gorwa) for taking Search, copy is enclosed
herewith.

After execution of Memorandum of Understanding dated 22/04/2017
in respect of land admeasuring 1825.91 Sq. Mts. and 2477.33 Sq.
Mts., the said landowners executed two separate Development

Agreements on 07/06/2018 in favour of M/s. Raama Realcon, a partnership firm represented by its partner Shri Rajesh Bafna, duly registered in the office of Sub Registrar, Vadodara – 4 (Gorwa) on 11/06/2018 respectively at Serial No. 6192 & 9193 and M/s. Raama Realcon, a partnership firm started construction of Residential Cum Commercial project known as “RAAMA ELINA / RAAMA ESQUIRE”. During the Search taken it is observed that the said landowners and M/s. Raama Realcon, a partnership firm as developer and Confirming Party executed Agreements to sell in favour of concerned buyers, as per the details given below, duly registered in the office of Sub Registrar, Vadodara – 4 (Gorwa).

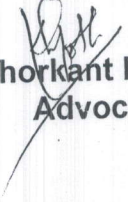
Sl. No.	Name of Buyer/s	Unit No. with Tower	Date of Registration	Registration No.
1.	Neela V. Jani & or.	A – 502	21/02/2019	2081
2.	Poorvi P. Sanghi & Or.	A – 401	21/02/2019	2079
3.	Arpit Pradeep Gupta	A - 301	30/01/2019	1031
4.	Pooam S Soni & Or.	A – 104	30/01/2019	1028
5.	Kamlesh B. Gajera	A - 503 & A - 504	30/01/2019	1033 & 1034
6.	Sureshbhai L. Viradiya	A – 603	30/01/2019	1036
7.	Parash M. Chokshi	B - 502	30/01/2019	1039
8.	Chirayu K. Chokshi & Or.	B - 302	30/01/2019	1038
9.	Mehul M. Hirpara.	B - 504	30/01/2019	1041
10.	Hitesh M. Parmar.	B - 402	21/02/2019	2085
11.	Sunil Shah	B - 101	21/02/2019	2082
12.	Arti Patel & or.	B – 203	21/02/2019	2083
13.	Brijesh P. Vasava & or.	GF – 7	21/02/2019	2087
14.	Tushar J. Patel	GF – 8	21/02/2019	2088
15.	Bibin M. Monachan	A – 101	27/03/2019	3572

Sl. No.	Name of Buyer/s	Unit No. with Tower	Date of Registration	Registration No.
16.	Nikunj R. Patel	A – 203	27/03/2019	3573
17.	Neha Gupta	B – 202	27/03/2019	3577
18.	Hardik K. Patel & Or	B – 602	27/03/2019	3576
19.	Meenaben P. Suthar & Or.	B – 603	27/03/2019	3574
20	Vivek B. Dave & or.	FF - 26	27/03/2019	3579
21.	Atul Shah & Or	FF – 17	27/03/2019	3578

As stated in my earlier Supplementary Title Clearance and Non Encumbrance Certificate dated 17/04/2018, said landowners have clear and marketable title subject to the mortgage already created in respect of Plot Nos. 1, 2 and 5 forming part of R. S. Nos. 34 & 11, bearing registration No. 4464 dated 30/05/2015, Plot Nos. 3 and 7 forming part of R. S. Nos. 34 & 11, bearing registration No. 4489 dated 22/05/2015 and Plot Nos. 4 and 6 forming part of R. S. Nos. 34 & 11, bearing registration No. 4491 dated 22/05/2015.

I am therefore of the opinion that Shri. Bakuleshbhai Ramchandra Gupta, Shri Sargam Bakuleshbhai Gupta & Smt. Lataben Bakuleshbhai Gupta will acquire Clear and Marketable title upon Release Deed executed by Bank of Baroda, Sayajigunj Branch, Vadodara in respect of releasing mortgage charge of Rs. 8,50,00,000/- created on 30/05/2015 duly registered in the office of Sub Registrar, Vadodara – 4 (Gorwa) at Serial No. 2864 in respect of **Plot Nos. 1, 2 and 5** forming part of R. S. No. 34 and 11 of Mouje : GOTRI, duly registered in the office of Sub Registrar, Vadodara – 4 (Gorwa) and upon Release Deed executed by Bank of Baroda, Sayajigunj Branch, Vadodara in respect of releasing mortgage charge of Rs. 3,00,00,000/- created on 22/05/2015 duly registered in the office of Sub Registrar, Vadodara – 4 (Gorwa) at Serial No. 4489 in respect of **Plot Nos. 3 and 7** forming part of R. S. No. 34 and 11 of Mouje : GOTRI, duly registered in the office of Sub Registrar, Vadodara – 4 (Gorwa), and upon Release Deed executed by Bank of Baroda, Sayajigunj Branch, Vadodara in respect of releasing

mortgage charge of Rs. 2,50,00,000/- created on 22/05/2015 duly registered in the office of Sub Registrar, Vadodara – 4 (Gorwa) at Serial No. 4491 in respect of **Plot Nos. 4 and 6** forming part of R. S. No. 34 and 11 of Mouje : GOTRI, duly registered in the office of Sub Registrar, Vadodara – 4 (Gorwa) subject to the Agreements to sell executed by the landowners and Developer as Confirming Part in favour of concerned purchasers in respect of Unit bearing Nos. A – 502, A – 401, A – 301, A – 104, A – 503 & A – 504, A – 603, B – 502, B – 302, B – 504, B – 402, B – 101, B – 203, GF - 7, GF – 8, A 101; A – 203, B – 202, B – 602, B – 603, FF -26 & FF – 17.


Kishorkant H. Pathak
Advocate.

અરજી પહોંચ

મિલકત નું વર્ણન : રે સ નં-34,11, tp-60, fp-12, માપ-4303.24 ચો મી

Search in : ગોત્રી /GOTRI

પહોંચ નંબર ૨૦૧૮૦૧૭૦૧૦૨૩૬

અરજી નંબર

૬૩૪૭

અરજી વર્ષ

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તારીખ

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માહે

માર્ચ

સને

૨૦૧૮

રજુ કરનારનું નામ કિશોર પાઠક

નીચે પ્રમાણે ફી પહોંચી

૩. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

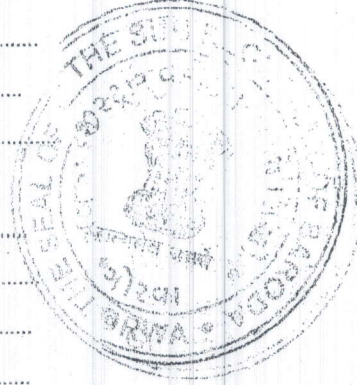
શોધ અગર તપાસણી.....Year: 2018 2019

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૨૦.૦૦

કુલ એકંદરે રૂ.

૨૦.૦૦

અંકે રૂપિયા વીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.


સબ રજીસ્ટ્રાર
BRA-4-GRV

Kishorkant H. Pathak
Advocate
B. Com., LLM (Gold Medalist)

A-65, Geetgunjan Society,
Harni Ring Road,
Baroda – 390 022
Phone :- (O/R.) 0265-2488825

ENCUMBRANCE CERTIFICATE

This is to certify that I, Kishorkant H. Pathak, Advocate, undersigned have investigated the title of the immovable property which is more particularly declared herein under "in schedule of the property" which is owned jointly by **Shri Bakulesh Ramchandra Gupta, Shri Sargam Bakuleshbhai Gupta and Smt. Lataben Bakuleshbhai Gupta** (hereinafter referred to as owners). By pursuing the title deeds relating thereto and taking necessary Search, I am of the opinion that the title of the owners in respect of the said property are clear and marketable subject to mortgage charge of Bank of Baroda, Sayajigunj Branch, Vadodara created on 30/05/2015 at Serial No. 2864, on 22/05/2015 at Serial No. 4489 and at Serial No. 4491 and the said landowners and M/s. Raama Realcon, a partnership firm as developer and confirming party executed Agreement to sell in favour of concerned purchasers in respect of Unit bearing Nos. A – 502, A – 401, A – 301, A – 104, A – 503 & A – 504, A – 603, B – 502, B – 302, B – 504, B – 402, B – 101, B – 203, GF – 7, GF – 8. A 101, A – 203, B – 202, B – 602, B – 603, FF – 26 & FF – 17.

Schedule of the property –

The Immovable property being non agriculture land bearing Revenue Survey Nos. 34 admeasuring 6677 Sq. Mts. & R. S. No. 11 admeasuring 1315 Sq. Mts. in all admeasuring 7992 Sq. Mts. bearing T. P. Scheme No. 60, Final Plot No. 12, admeasuring 5542 Sq. Mts. comprising of Plot Nos. 1 to 7 admeasuring 4303.24 Sq. Mts. of Mouje : GOTRI, in registration District & Sub District Vadodara owned jointly by S/Shri Bakuleshbhai Ramchandra Gupta, Sargam Bakuleshbhai Gupta & Lataben Bakuleshbhai Gupta and the project of construction of Residential / Commercial in the name of RAAMA ELINA / RAAMA ESQUIRE.

Date : 01/04/2019


K. H. Pathak
Advocate

Kishorkant H. Pathak
ADVOCATE (Guj. High Court)

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To,
SMT. LATABEN BAKULESHBHAI GUPTA
SHRI SARGAM BAKULESHBHAI GUPTA
SMT. SAPNABEN BAKULESHBHAI GUPTA
Trident, Second Floor,
Nr. Race Course Circle,
Vadodara.

Dear Sir,

**Re : Third Supplementary Title Clearance and, non -
encumbrance Certificate in the matter of non agriculture
land bearing Revenue Survey Nos. 32 & 33 admeasuring
7993 Sq. Mts. bearing T. P. Scheme No. 60, Final Plot No.
13, City Survey No. 2785/1 admeasuring 5234 Sq. Mts. paiki
remaining Land admeasuring 1522.48 Sq. Mts. of Mouje :
GOTRI, in registration District & Sub District Vadodara
owned jointly by Smt. Lataben Bakuleshbhai Gupta, Shri
Sargam Bakuleshbhai Gupta & Sapnaben Bakuleshbhai
Gupta, on which residential / commercial project known as
“RAAMA ELINA / RAAMA ESQUIRE”, put up by M/s. Raama
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Further to my Title Clearance Certificate dated 04/02/2017 and thereafter First Supplementary Title Clearance Certificate given on 07/12/2017 and thereafter Second Supplementary Title Clearance Certificate given on 17/07/2018, I have been requested to take further Search in the office of Sub Registrar, Vadodara and give latest Title Clearance Certificate and Non Encumbrance Certificate.

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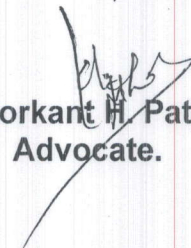
firm started construction of Residential Cum Commercial project known as "RAAMA ELINA / RAAMA ESQUIRE".

During the Search taken it is observed that the said landowners and M/s. Raama Realcon, a partnership firm as Developer & Confirming Party executed Agreements to sell in favour of concerned buyers, as per the details given below, duly registered in the office of Sub Registrar, Vadodara – 4 (Gorwa).

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20.	Vivek B. Dave & or.	FF - 26	27/03/2019	3579
21.	Atul Shah & Or	FF - 17	27/03/2019	3578

I am therefore of the opinion that Smt. Lataben Bakuleshbhai Gupta, Shri Sargam Bakuleshbhai Gupta & Sapnaben Bakuleshbhai Gupta have Clear and Marketable title in respect of land under reference subject to the Agreements to sell executed by landowners and Developer as Confirming party in favour of concerned purchasers in respect of Unit bearing Nos. A - 502, A - 401, A - 301, A - 104, A - 503 & A - 504, A - 603, B - 502, B - 302, B - 504, B - 402, B - 101, B - 203, GF - 7, GF - 8. A 101, A - 203, B - 202, B - 602, B - 603, FF - 26 & FF - 17.


Kishorkant H. Pathak
Advocate.

અરજી પહોંચ

મિલકત નું વર્ણન : રે સ નં-32,33, tp-60, fp-13, સી સ નં-2785/1 માપ-1522.48 એન એ લેન્ડ

Search in : ગોત્રી /GOTRI

પહોંચ નંબર	201801010234	અરજી નંબર	૬૩૪૬	અરજી વર્ષ	2018
તારીખ	૨૮	માહે	માર્ચ	સને	2018

રજુ કરનારનું નામ કિશોર પાઠક

નીચે પ્રમાણે ફી પહોંચી

૩. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 2018 2019
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૨૦.૦૦

કુલ એકદરે રૂ.	૨૦.૦૦
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અંકે રૂપીયા વીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

R U Rathava
સબ રજીસ્ટ્રાર
BRA - 4 - GRV

Kishorkant H. Pathak

Advocate

B. Com., LLM (Gold Medalist)

A-65, Geetgunjan Society,
Harni Ring Road,

Baroda – 390 022

Phone :- (O/R.) 0265-2488825

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Date : 01/04/2019


K. H. Pathak
Advocate

Kishorkant H. Pathak
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B. Com., LLM (Gold Medalist)

A-65, Geetgunjan Society,
Harni Ring Road,
Baroda – 390 022
Phone :- (O/R.) 0265-2488825

TO WHOM SO EVER IT MAY CONCERN

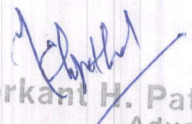
I, Kishorkant H. Pathak, Advocate, solemnly declare that I have experience of more than 10 years in land related matters, in which land title, Search Report issuing of "No Encumbrance Certificate" on the bearing land R. S. Nos. 11/34, 32/33, F. P. No. 12, 13, T. P. Scheme No. 60, Remaining land admeasuring about 5901.3 Sq. Mts. in Village : GOTRI, District : Vadodara, Taluka : Vadodara, including right, title and interest or name of any party in or over land, my experience of 17 years in land related matters accordance to GUJ RERA Rules.

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

Date : 25/04/2019
Place : VADODARA


Advocate Sign.

Advocate Name : Kishorkant H. Pathak


Kishorkant H. Pathak
Advocate
A/65, Geetgunjan Society,
Harni Ring Road,
VADODARA - 390 022.