



Snehal K. Shah

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

Advocate & Notary

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

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E-mail : advsnehal@yahoo.co.in

Title No.: TCC21037-SKS-GEN-07-007

Date :29/07/2021

TITLE CLEARANCE CERTIFICATE

To,

Courtyard Developers

Vadodara

Dear Sir,

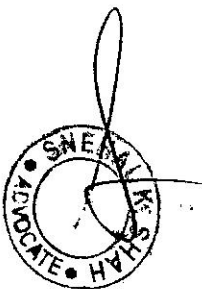
On request and desired to issue a *Title Clearance Certificate and Non-encumbrances Certificate* in respect of following detailed property, and placed relevant various document before me, whereas I have pursued the said documents and search obtain before Sub-Registrar office at Vadodara, hence I, **Snehal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

DETAILS OF THE PROPERTY

Property bearing Block no.323/Paiki 2 (Old R.S. no.354) having T.P. Scheme no.1, Final Plot no.126, as per final plot admeasuring 4607 Sq. Mtrs. non-agricultural land of mouje : Sevasi 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 2006-07
2. Revenue record i.e. abstract form no. 6 Entry no.: 242, 447/18, 567, 1675/2, 1782, 1815/4, 1930, 1986, 1987, 2718, 2862, 2886, 3021, 3185, 3753, 3754, 4110, 4412, 5643, 5710, 6491

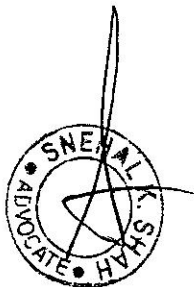




3. Revenue record i.e. abstract form no. 8A
4. Re-Distribution and Assessment Sheet
5. Zone Certificate dtd.07/01/2013
6. Title Clearance Certificate dtd.11/08/2016 given by advocate Vijay S. Goswami
7. Reg. Sale Deed no.1319 dtd.24/08/2016
8. N.A. Order dtd. 30/03/ 2019
9. Search Investigation obtain for a period of 1991 to 2021 by me before Sub-Registrar office Vadodara vide search fee Receipt no. 2021014016389, 2021017017042, 2021318002687 dtd.22/07/2021

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

1. That the owner of the land bearing R.S. no.354 of mouje: Sevasi i.e. Kalidas Lallubhai had executed Reg. Sale Deed dtd. 07/04/1942 in favour of Vyas Parshottam Mahasankar. Effect to that entry no.242 was posted and certified accordingly.
2. That in the land bearing R.S. no.354 of mouje: Sevasi, name of Chhaganbhai Vitthalbhai was entered as protected tenant. Effect to that entry no.447/18 was posted and certified accordingly.
3. That protected tenant Chhaganbhai Vitthalbhai had handed over the possession of the land bearing R.S. no.354 of mouje: Sevasi to the land owner i.e. Parshottam Mahasankar, so name of Chhaganbhai Vitthalbhai was deleted. Effect to that entry no.567 was posted on 20/12/1956, which was certified on 11/04/1957.
4. That owner of the land bearing R.S. no.354, Acer 2-7 Guntha of mouje: Sevasi i.e. Vyas Parshottam Mahasankar had orally distributed his lands between his legal heirs, so as per said distribution, land bearing R.S. no.354 was entered in the name of Vyas Gauri Sankar Purushottamdas in revenue record. Effect to that entry no.1675/2 was posted on 05/07/1977, which was certified on 23/12/1977.





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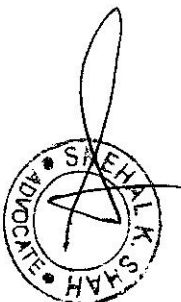
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5. That owner of the land bearing R.S. no.354 of mouje: Sevasi i.e. Gauri Sankar Purushottamdas had obtained loan of Rs.5000/- from Bank of Baroda, Bhutdi Zampa Branch, so charge was created. Effect to that entry no.1782 was posted on 20/07/1979, which was certified accordingly.
6. That Competent Authority & Addi. Collector of Vadodara had issued ULC Order u/sec. 20 (1) of 1976 of the ULC Act and given agricultural exemption vide no. ULC/ARA/2077 for R.S.no.354, admeasuring 8802 Sq. Mtrs. of mouje: Sevasi for Residential zone. Effect to that entry no.1815/4 was posted on 05/10/1979, which was certified accordingly.
7. That owner of the land bearing R.S. no.354 of mouje: Sevasi i.e. Gauri Sankar Purushottamdas had obtained loan of Rs.6000/- from Bank of Baroda, Bhutdi Zampa Branch, so charge was created. Effect to that entry no.1930 was posted on 28/08/1981, which was certified accordingly.
8. That owner of the land bearing R.S. no.354 of mouje: Sevasi i.e. Gauri Sankar Purushottamdas had paid up loan of Rs.5000/- to Bank of Baroda, Bhutdi Zampa Branch, so charge was released as per bank certificate. Effect to that entry no.1986 was posted on 24/09/1982, which was certified accordingly.
9. That owner of the land bearing R.S. no.354 of mouje: Sevasi i.e. Gauri Sankar Purushottamdas had obtained loan of Rs.6000/- from Bank of Baroda, Bhutdi Zampa Branch, so charge was created. Effect to that entry no. 1987 was posted on 24/09/1982, which was certified accordingly.
10. That owner of the land bearing R.S. no.354 of mouje: Sevasi i.e. Gauri Sankar Purushottamdas Vyas had executed Reg. Sale Deed dtd.03/01/1991 in favour of Patel Punambhai Nathabhai. Effect to that entry no. 2718 was posted on 16/03/1991, which was cancelled.

Later on Patel Punambhai Nathabhai had executed Reg. Return Sale Deed no.5215 dtd.09/11/1995 New no.260 dtd.05/03/2013 in favour of Gauri Sankar Purushottamdas Vyas. (as per search report dtd.30/07/2016 given by Jayantilal V. Chavda, advocate and Title Clearance Certificate dtd.11/08/2016 given by advocate Vijay S. Goswami)





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11. That owner of the land bearing R.S. no.354 of mouje: Sevasi i.e. Gauri Sankar Purushottamdas Vyas had paid up loan to Sevasi Vi. Vi. Ka. Sa. Mandali, so charge was released as per certificate dtd.09/10/1992. Effect to that entry no. 2862 was posted on 09/10/1992, which was certified accordingly.
12. That the land bearing R.S.no.354 of mouje: Sevasi was converted & consolidated into Block no.323 as per consolidation scheme. Effect to that entry no.2886, which was posted & certified accordingly.
13. That as per Gujarat Town Planning and Urban Development Act 1976 Vadodara Urban Development Authority have declare final T.P. Scheme no.1(Sevasi) and the land bearing Block no.323 of mouje: Sevasi is a part of said T.P. Scheme no.1(Sevasi) and as per the Re-Distribution and Assessment Sheet given under the said act as per Rule-21 and 35, Block no.323 having O.P.no.95, admeasuring 8802 Sq. Mtrs. allotted F.P.no.12, admeasuring 1559 Sq. Mtrs & F.P.no.126, admeasuring 4607 Sq. Mtrs.
14. That owner of the land bearing Block no.323 of mouje: Sevasi i.e. Gauri Sankar Purushottamdas Vyas had paid up loan to Bank of Baroda, Bhutdi Zampa Branch, so charge was released as per bank certificate. Effect to that entry no. 3021 was posted on 21/07/1994, which was certified accordingly.
15. That owner of the land bearing Block no.323 of mouje: Sevasi i.e. Parshottam Mahasankar Vyas had executed WILL dtd.03/01/1980, and he died on 07/01/1980. So as per WILL dtd.03/01/1980, name of Naranbhai Pragjibhai Patel was entered in the revenue record. Effect to that entry no.3185 was posted on 07/12/1995, which was certified on 03/02/1996.
16. That owner of the land bearing Old R.S. no.354, Block no.323 of mouje: Sevasi i.e. Patel Naranbhai Pragjibhai died on 15/02/2001, so after his death, name of his legal heirs i.e. (1) Shantaben wd/o Naranbhai Pragjibhai, (2) Mohanbhai Naranbhai Patel, (3) Jashubhai Naranbhai Patel, (4) Jyotshnaben Naranbhai Patel, (5) Upendrabhai Naranbhai Patel were jointly entered in the revenue record by heirship as per pedigree. Effect to





that entry no.3753 was posted on 14/03/2002, which was certified on 15/04/2002.

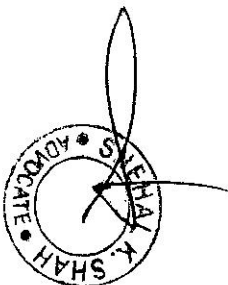
17. That, co-owners of the land bearing Old R.S. no.354, Block no.323 of mouje: Sevasi i.e. Legal heirs of late Naranbhai Pragjibhai i.e. (1) Shantaben Naranbhai Patel, (2) Mohanbhai Naranbhai Patel, (3) Jashvantbhai Naranbhai Patel, (4) Jyotshnaben Naranbhai Patel have executed consent agreement dtd.16/04/2001 and relinquish their right in favour of Upendrabhai Naranbhai Patel, so their names were deleted. Effect to that entry no.3754 was posted on 14/03/2002, which was certified on 15/04/2002.

18. That owner of the land bearing Block no.323, total admeasuring Hq.0-88-02 Are. Sq. Mtrs. of mouje: Sevasi i.e. Upendrabhai Naranbhai Patel had executed Reg. Sale Deed no.8129 dtd.14/10/2002 for the land bearing Block no.323 paiki Hq.0-61-66 Are. Sq. Mtrs. in favour of (1) Jagdishbhai Raychandbhai Thakkar, (2) Hasmukhbhai Bhailalbhai Amin. Effect to that entry no.4110 was posted on 18/08/2005, which was certified accordingly.

Later on they have executed Reg. Rectification Deed no.4473 dtd.22/05/2007, to add land admeasuring Hq.0-26-36 Are. Sq. Mtrs., so now total land admeasuring is Hq.0-88-02 Are. Sq. Mtrs. Effect to that entry no.4412 was posted on 19/06/2007, which was certified accordingly.

19. That VUDA had issued Zone Certificate for Residential Zone R-1 vide no. UDA/Zone Certi/21830/2013 dtd.07/01/2013 for F.P. no.126 of mouje : Sevasi.

20. That owners of the land bearing Block no.323 paiki, having T.P. Scheme no.1, Final Plot no.126, as per final plot admeasuring 4607 Sq. Mtrs. of mouje: Sevasi i.e. (1) Jagdishbhai Raychandbhai Thakkar, (2) Amin Hasmukhbhai Bhailalbhai have executed Reg. Sale Deed no.259 dtd.05/03/2013 in favour of (1) Kanjibhai Arjan Mokariya, (2) Ajay Rambhai Mokariya, (3) Maulik Rambhai Mokariya, (4) Nehaben Rajeshkumar Poriya. Effect to that entry no.5643 was posted on 07/03/2013, which was certified on 27/06/2013.





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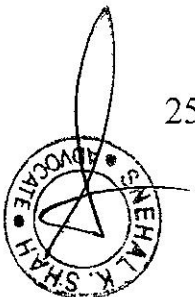
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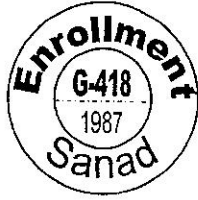
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That for the land bearing Block no.323 paiki, having T.P. Scheme no.1, Final Plot no.126, as per final plot admeasuring 4607 Sq. Mtrs. of mouje: Sevasi Shardaben wd/o Gauri Sankar Purushottamdas Vyas & Othes and Punambhai Nathabhai Patel have preferred R.T.S. Takrari Case no.56/2013 before Mamlatdar Vadodara Gramya against Entry no.5643 dtd.07/03/2013. And Mamlatdar Vadodara Gramya have confirmed the said entry vide order dtd.27/06/2013

21. That as per Gujarat Town Planning and Urban Development Act 1976 Vadodara Urban Development Authority have declare final T.P. Scheme no.1(Sevasi) and as per the Re-Distribution and Assessment Sheet given under the said act, Block no.323 having O.P.no.95, admeasuring 8802 Sq. Mtrs. allotted F.P.no.126, admeasuring 4607 Sq. Mtrs. was owned and possessed by (1) Kanjibhai Arjan Mokariya, (2) Ajay Rambhai Mokariya, (3) Maulik Rambhai Mokariya, (4) Nehaben Rajeshkumar Poriya. Effect to that entry no.5710 was posted on 05/07/2013, which was certified on 06/08/2013.
22. That, Title Clearance Certificate dtd.11/08/2016 given by advocate Vijay S. Goswami.
23. That owners of the land bearing Block no.323 paiki 2, having T.P. Scheme no.1, Final Plot no.126, as per final plot admeasuring 4607 Sq. Mtrs. of mouje: Sevasi i.e. (1) Mokariya Kanjibhai Arjan, (2) Mokariya Ajay Rambhai, (3) Mokariya Maulik Rambhai, (4) Poriya Nehaben Rajeshkumar have executed Reg. Sale Deed no.1319 dtd.24/08/2016 in favour of Mandakiniben Vijaykumar Upadhyay. Effect to that entry no.6491 was posted on 24/08/2016, which was certified on 28/09/2016.
24. That the Collector of Vadodara had issued N. A. Order vide no.CB/NA/VADODARA/Sevasi/323/Paiki2/1002343/2019 dtd. 30/03/2019 for Block no.323 paiki 2, having T.P. Scheme no.1, Final Plot no.126, as per final plot admeasuring 4607 Sq. Mtrs. of mouje: Sevasi.
25. For the Title Clearance for the above detail property I have given public notice dated 20/07/2021 in the "Gujarat Samachar & Divya Bhaskar"





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News Papers and no person has claimed and objected the Title of the property.

26. Also for the above detail property I have made a search before Sub Registrar office at Vadodara for a period of 1991 to 2021 vide search fee Receipt no. 2021014016389, 2021017017042, 2021318002687 dtd.22/07/2021 annexed here with and I have not found any objectionable entries for above detail property.

Legal Opinion :-

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 property bearing is in the name and ownership of Mandakiniben Vijaykumar Upadhyay by virtue of Reg. Sale Deed no.1319 dtd.24/08/2016. And there is no encumbrance on the said land.

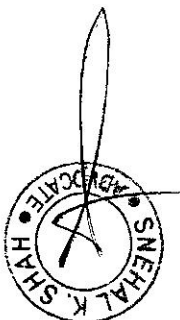
CERTIFICATE :-

THIS IS TO CERTIFY that, Mandakiniben Vijaykumar Upadhyay is the owner of the Property bearing Block no.323/Paiki 2 (Old R.S. no.354) having T.P. Scheme no.1, Final Plot no.126, as per final plot admeasuring 4607 Sq. Mtrs. non-agricultural land of mouje : Sevasi in the Registration District Vadodara and Sub District Vadodara. And title of the said property is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES.

Date : 29/07/2021

Place : VADODARA

SNEHAL K. SHAH
(ADVOCATE & NOTARY)





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**Public notice dated.20/07/2021 in the "Gujarat Samachar" &
"Divya Bhaskar" News Papers**

જાહેર નોટીસ

આથી જાહેર જનતાને જાહેર કરીએ છીએ કે, રજીસ્ટ્રેશન ડીપ્ટીકટ વડોદરા સબ ડીપ્ટીકટ વડોદરાના મોજે સેવાસી, તા. જી. વડોદરાના બ્લોક નં. ૩૨૩ / પૈકી ૨ (જુના સર્વે નં. ૩૫૪) જેનો સમાવેશ ટી.પી. સ્કીમ નં. ૧ માં થતા ફાયનલ પ્લોટ નં. ૧૨૬ ફાળવવામાં આવેલ છે. ફાયનલ પ્લોટ મુજબનું સેક્ટરફળ ૪૬૦૭ ચો.મી. વાળી મિલકતના માલિક મંદાકીનીબેન વિજયકુમાર ઉપાધ્યાયનાએ સદરહું મિલકત તેઓની સ્વતંત્ર માલિકીની હોવાનું જણાવી અમારા અસીલને વેચાણ આપવાનું નક્કી કરેલ છે. આથી અમારા અસીલે અમારી પાસે ટાઈટલ કલીયરન્સ સર્ટીફિકેટની માંગણી કરેલ છે. આથી સદરહું મિલકત અંગે કોઈપણ વ્યક્તિ, સંસ્થા, બેન્ક કે ફાઈનાન્સીયલ ઇન્સ્ટીટ્યુશનનો કોઈપણ જાતનો ભાગ, ભાગ, હક્ક, હિત, સંબંધ કે દાવો અલાખો કે લીયન હોય તેઓએ આ નોટીસ પ્રસિદ્ધ થયે દિન-૭ માં નીચેના સરનામે લેખીત વાંધા પુરાવા સહીત રજુ કરવા, મુદત: અંદર કોઈનો પણ વાંધો આવશે નહીંતો સદરહું મિલકત ચોખ્ખા ટાઈટલવાળી કલીયર અને માર્કેટેબલ 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 : લેખિત પુરાવા વગરનો વાંધો વંચાણે લેવામાં આવશે નહીં અને ગ્રાહ્ય પણ રાખવામાં આવશે નહીં.

તા. : ૧૯/૦૭/૨૦૨૧

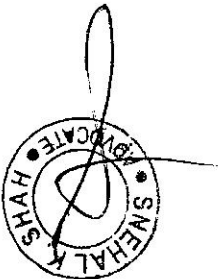
સ્થળ : વડોદરા

અસીલની સુચના અને કરમાશથી

સ્નેહલ કનુભાઈ શાહ

(એડવોકેટ એન્ડ નોટરી)

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





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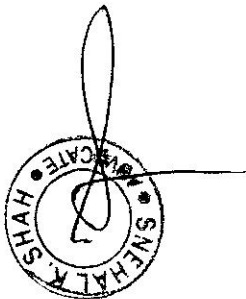
-: TO WHOM SO EVER IT MAY CONCERN :-

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 30 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 : 29/07/2021
Place : VADODARA

SNEHAL K. SHAH
(ADVOCATE & NOTARY)





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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 **Mandakiniben Vijaykumar Upadhyay** (Hereinafter known as owner) & the Developer _____ (Hereinafter known as Developer), and project/scheme name of "_____".

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 20/07/2021. I have issue a Title Clearance Certificate dated 29/07/2021. 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 Block no.323/Paiki 2 (Old R.S. no.354) having T.P. Scheme no.1, Final Plot no.126, as per final plot admeasuring 4607 Sq. Mtrs. non-agricultural land of mouje : Sevasi Ta.Vadodara in the Registration District Vadodara and Sub District Vadodara.

Date : 29/07/2021
Place : VADODARA

SNEHAL K. SHAH
(ADVOCATE & NOTARY)

