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**Virendra C. Patel**

**B.Com, L.L.B., D.T.P., I.R.P.M.**

ADVOCATE & NOTARY

Office : GF/3, Samrajya Complex, Nr. Rajesh Tower, Gotri Road, Vadodara-390021

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Date:14/07/18

**TITLE CLEARANCE REPORT**

**Sub.:INVESTIGATION OF TITLE in respect of Non  
Agricultural land bearing Final Plot No. 105  
admeasuring 7124.00 sq. mtr. in T. P. Scheme No. 02 of  
Mouje Bhayli, Ta. and Dist. Vadodara belonging to  
AIM OCTANE INFRASPACE Partnership Firm.**

At the request of **Mr. GHANSHYAM D. PATEL** partner of **AIM OCTANE INFRASPACE partnership firm**, I have investigated the title in respect of the captioned property and for this purpose I have conducted search in the office of Sub- Registrar at Vadodara for the period of last one year through Advocate Shri Jayantilal V. Chawda and for the purpose of investigation of the Title, I have verified the relevant documents placed before me.

During the course of investigation of title it is observed that, the captioned land bearing Final Plot No. 105 admeasuring 7124.00 sq. mtr. in T. P. Scheme No. 02 of Mouje Bhayli, Ta. and Dist. Vadodara was in possession and in the name of Vadodara Urban Development Authority (VUDA) a local authority constituted under the Gujarat Town Planning and Urban Development Act, 1976.



That Vadodara Urban Development Authority (VUDA) through its Dy. Collector Shri, Dineshchandra Z. Ganvit through authorized signatory S. A. Patel had executed registered sale deed in respect of the captioned land bearing F. P. No. 105 admeasuring 7124.00 in T. P. Scheme No. 02 of Mouje Bhayli, Ta. and Dist. Vadodara in favour of AIM OCTANE INFRASPACE Partnership Firm. Which is registered in the office of sub-registrar Vadodara -3 (Akota) at Sr. No. 18439 dated 29/11/2017 and by virtue of said registered sale-deed AIM OCTANE INFRASPACE Partnership Firm become rightful owner of the captioned property.

That Vadodara Urban Development Authority (VUDA) has issued certificate on dated 5/12/2017 vide No. TPS/Bhayli No.-2/212/2017 stating that "as per Sec. 67 (a) of The Gujarat Town Planning and Urban Development Act, 1976 scheme which is sanctioned in preliminary Town Planning Scheme by the government and accordingly plots were allotted, such plots are vest absolutely free from all encumbrances and purpose for which same is allotted, shall be utilized. Hence there is no need to get the said land to be N.A.



That Vadodara Urban Development Authority (VUDA) has issued Possession Letter in respect of the captioned land bearing F.

P. No. 105 admeasuring 7124.00 in T. P. Scheme No. 02 of Mouje Bhayli, Ta. and Dist. Vadodara to AIM OCTANE INFRASPACE Partnership Firm on dated 6/12/2017.

The Town Planner, Vadodara Urban Development Authority has approved the lay out plan and given development permission for Construction of total 323 shops in Low tower "A" Commercial building and 10 showrooms in Tower "B" Commercial building over the captioned land vide development permission No. UDA/Plan-2/permission/229/2017 dated 27/02/2018.

Thereafter as per approved lay out plan and development permission AIM OCTANE INFRASPACE Partnership Firm has start the construction of commercial project i.e. Construction of total 323 shops in Low tower "A" Commercial building and 10 showrooms in Tower "B" Commercial building over the captioned land. which is known as "SWC Hub".

Thereafter AIM OCTANE INFRASPACE Partnership Firm has mortgage said entire "SWC Hub" project i.e. Construction of total 323 shops in Low tower "A" Commercial building and 10 showrooms in Tower "B" Commercial building along with undivided proportionate share in land in project "SWC Hub" with Housing Development Finance Corporation Limited a company incorporated under the Indian Companies Act, 1956, having Registered office at Ramon House, H. T.



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Parekh Marg, 169 Backbay Reclamation, Churchgate, Mumbai-400 020, and Branch office at "HDFC House", Trident, Racecourse, Vadodara-390007 and taken loan of Rs.30,00,00,000/- (Rupees Thirty Crores only) on the said project. The Deed of Mortgage for the same is registered in the office of sub-registrar Vadodara -3 (Akota) at Sr. No. 9098 dated 31/05/2018.

Earlier I have issued Title Clearance Report in respect of the captioned land on dated 11/05/2018.

Mr. GHANSHYAM D. PATEL partner of AIM OCTANE INFRASPACE partnership firm have executed one affidavit in respect of the title of the captioned land stating that, subject to the rights of Housing Development Finance Corporation Limited of Rs.30,00,00,000/- (Rupees Thirty Crores only) by virtue of Registered Deed of Mortgage No. 9098 dated 31/05/2018 title of the captioned land is clear and marketable free from any encumbrances. The said affidavit is registered before A. T. Solanki Notary, Vadodara at Sr. No. 11265 on dated 14/07/2018.

I have conducted search in the office of sub-registrar, Vadodara for the period of last one year through Advocate Jayantilal V. Chawda.

I have verified the relevant documents produce before me.



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From the scrutiny of relevant documents placed before me and search report of Shri Jayantilal V. Chawda, Vadodara. I am of the opinion that, subject to the rights of Housing Development Finance Corporation Limited of Rs.30,00,00,000/- (Rupees Thirty Crores only) by virtue of above mentioned Registered Deed of Mortgage No. 9098 dated 31/05/2018 title of the captioned land bearing Final Plot No. 105 admeasuring 7124.00 sq. mtr. in T. P. Scheme No. 02 of Mouje Bhayli, Ta. and Dist. Vadodara belonging to AIM OCTANE INFRASPACE Partnership Firm is clear, marketable and free from any encumbrances.

Date:-14/07/18

Vadodara

*Virendra C. Patel*  
14/7/18

( Virendra C. Patel )  
Advocate and Notary



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## **Encumbrances Certificate**

This is to certify that I, the Undersigned have investigated the title of the Owner AIM OCTANE INFRASPACE Partnership Firm (Hereinafter known as owner) In respect of the below mentioned property by pursuing revenue records, title deeds relating thereto and taking necessary search from the concerned office of sub-registrar for last one year I have issue a Title Clearance Report dated 14/07/2018. In my opinion subject to the rights of Housing Development Finance Corporation Limited of Rs.30,00,00,000/- (Rupees Thirty Crores only) by virtue of Registered Deed of Mortgage No. 9098 dated 31/05/2018 mentioned in Title Clearance Report, title of the owner in respect of below mentioned property is clear, marketable and free from encumbrances and there is no loan on property till the date.

### **Schedule of Property**

**Non Agricultural land bearing Final Plot No. 105 admeasuring 7124.00 sq. mtr. in T. P. Scheme No. 02 of Mouje Bhayli, Ta. and Dist. Vadodara.**

Date:- 14/07/18

Vadodara



**( Virendra C. Patel )**

**Advocate/Notary**

14/7/18

