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Illegal transfer of our property into third party's name in the property tax of Shop Census No - 09-02-265-659-067-021 (Shop No FF-25, Siddheshwar Plaza.

kia I <kgvsl.2018@gmail.com>

Thu, Jan 18, 2024 at 10:51 AM

To: "commissioner@vmc.gov.in" <commissioner@vmc.gov.in>, "dymc_g@vmc.gov.in" <dymc_g@vmc.gov.in>, "dymceast@vmc.gov.in" <dymceast@vmc.gov.in>, "chiefauditor@vmc.gov.in" <chiefauditor@vmc.gov.in>
Cc: "wardofficer.w6@vmc.gov.in" <wardofficer.w6@vmc.gov.in>

Respects Sirs/Madam,

We, K G Vora Securities Limited, The company has purchased nine shops from Build SP Infra. The location is Siddheshwar Plaza, FP-300, New VIP Road, Near Sakar Complex, Vadodara. The said property falls into ward no 6 area.

All nine shops have been purchased by us through Registered Dale Deeds. We have paid 100% payments to builder SP Infra before registering the sale deed in our name. The REGISTRATION executed on 18/04/2019. Out of these nine shops, one shop i.e. shop no FF-25 is part of these said nine shops for which we have raised our concern thru RTI. **Registered Sale Deed of shop no FF-25 is annexed herewith as Annx-1.**

The Builder Sp Infra is not giving us the physical possession of our nine shops to us even after GujRERA ordered vide order no CMP/Vadodara/200917/000237 dated 22/01/2021. **The copy of GujRERAR order is annexed as Annx-2.**

Recently we came to know that one Mr. Nayneshkumar J Shah is having physical possession of the said shop and offering the said shop on rent/lease. They are having their name in the said property in Vadodara Municipal Corporation and also paying property tax from the last three years. **Photograph of Shutter of the said shop is annexed as Annx-3 and Property Tax Receipt of Shop No FF-25 is annexed as Annx-4.**

There is a dispute of physical possession with the builder SP Infra for the said nine shops even after having GujRERA order in our favour. vide order dated 22/01/2022 annexed herewith for your ready reference as Annx-2.

We have asked for documents which have been provided by Mr. Nayneshkumar J Shah for transferring the said shop in their name thru RTI Act, 2005 but unfortunately your concerned office has not provided to us by saying the illegal physical owner and Builder Sp Infra denial for the same. I have strong objections to the reply because we are the legal and lawful owners of the said shop because we are having registration from 18/04/2019 to till date and the same fact is accepted by Builder Sp Infra in GujRERA and even in their bogus FIR also. **Copy of our RTI copy & reply annexed herewith as Annx-5.**

As per Vadodara Municipal Corporation rules and regulations, the name can only be changed on the submission of Registered Sale Deed or name appears in Index-II. In the said shop no FF-25, Registered Sale Deed as well as Index-II are in our name from 18/04/2019 to till date then how the transfer took place and the fact is Mr. Nayneshkumar J Shah is not having Registered Sale Deed or Index-II in their name.

My concern & questions are as follows:

How did the name change from Builder SP Infra to Mr. Nayneshkumar J Shah without Registered Sale Deed or Index-II?

We Want name & designation of the officer to execute name changed process in favour of Mr. Nayneshkumar J Shah.

What procedure followed by the concerned officer?

When was the name change process done by the officer?

What action can I expect against the concerned officer from your office?

What action can I expect against the Builder SP Infra from your office?

This is nothing but gross violation of law by your concerned office and we want quick and right action against Builder Sp Infra, Mr. Nayneshkumar J Shah & the concerned officer of your team who acted above the law at earliest or else we have to bell the door of Court of Law for the sack of justice.

We hope you understand our situation and you will help us to provide said documents and facts as earliest.






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THANKS & REGARDS,

TUSHAR A JOSHI

DIRECTOR,
K.G.VORA SECURITIES LIMITED,
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5 attachments

-  **Annx-3 - Photograph of Shop No FF-25.pdf**
37K
-  **Annx-4 - Property Tax Receipt - SP Infra- Shop No - FF-25 - FY-2023-24.pdf**
126K
-  **Annx-5 - SP Infra - VMC - RTI Answer - 17.01.2024.pdf**
517K
-  **Annx-2 - SP Infra - RERA order - 000237 - 22.01.2020.pdf**
1657K
-  **Annx-1 - Shop No - FF-25.pdf**
6834K