

BHARAT N. SHAH

ADVOCATE - (Gujarat High Court)
B.A., (Hons) LL.B., D.T.P.

Office:

**1/20, Trimurti Appartment,
Haribhakti Colony, Chakli Circle,
VADODARA - 390007
Mobile : 94260 81462**

Date : 15/06/2017

REPORT ON TITLE CLEARANCE CERTIFICATE

**Ref.: Property being R. S. No. 8/2 Non
Agricultural land, admeasuring 1366
Sq. Mt. situated at Mouje Karodiya. Ta.
& Dist. Vadodara.**

To,

Manubhai Dadubhai Gadhvi

Vadodara.

**That, Mr. MANUBHAI DADUBHAI GADHVI approached to
me and place certain papers and documents of the property
mention herein caption for the opinion of TITLE CLEARANCE
CERTIFICATE of Property being R. S. No. 8/2 Non Agricultural
land, admeasuring 1366 Sq. Mt. situated at Mouje Karodiya. Ta. &
Dist. Vadodara. I have gone through the papers and documents
supplied to me and express my opinion as under:-**

- [1] That, the said land R. S. No. 8/2 originally belongs to
NATHABHAI DALPATBHAI and mutated in the name of
DESAIBHAI NATHABHAI by virtue of Entry No. 56.**
- [2] That, the said land is cultivated by FATABHAI
MADHABHAI as Protected Tenant, it reflects from Entry No.
188/25.**
- [3] That, Entry No. 344 reflects that the Sale Price is decided by
the Tenancy Mamlatdar.**

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- [4] That, Entry No. 385 reflects that the proceedings under sec. 32 (P) is conducted under Tenancy Act, and the land is again allotted to the original land lord DESAIBHAI NATHABHAI and the name of FATABHAI MADHABHAI is removed from the Revenue Records.
- [5] That, then after due to death of DESAIBHAI NATHABHAI the legal heir FATEHSINH DESAIBHAI is brought on Revenue Records which reflects from Entry No. 469.
- [6] Then after due to death of FATEHSINH DESAIBHAI his legal heirs
- (1) SHANTABEN Wd/o FATEHSINH DESAI,
 - (2) Deceased BHIKHABHAI FATEHSINH's minor heirs
 - (3) RATILAL FATEHSINH,
 - (4) KAPILABEN FATEHSINH,
 - (5) RAMESHBHAI FATEHSINH
- (6) JASHBHAI FATEHSINH are brought on Revenue Records which reflects from Entry No. 796.
- [7] That, the Entry No. 797 reflects that KAPILABEN FATEHSINH has waived her right, hence her name is deleted from Revenue Record.
- [8] Then after the Entry No. 864 reflects that in Entry No. 796 it was mentioned that Deceased BHIKHABHAI FATEHSINH's minor heirs but the name were not mentioned, hence the Rectification Entry No. 864 mutated which reflects that the name of minors (1) KIRANBHAI BHIKHABHAI, (2) DINESHBHAI BHIKHABHAI - minors

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guardian SHANTABEN FATEHSINH's name is mutated in Revenue Records.

[9] Then after the said land was sold by SHANTABEN FATEHSINH etc. to (1) ARVINDBHAI BHAILALBHAI PARMAR, (2) SURESHBHAI BHAILALBHAI PARMAR, (3) JAYANTIBHAI FULABHAI PARMAR, (4) PARSOTTAM FULABHAI PARMAR, (5) KANTIBHAI FULABHAI PARMAR, (6) CHANDABEN BHAILALBHAI PARMAR and (7) GANGABEN FULABHAI PARMAR which reflects from Entry No. 897. However, earlier entry of the sale bearing No. 865 is cancelled and the said entry is mutated.

[10] Then after, Entry No. 1073 reflects that due to partition the said land admeasuring 0-27-32 came in the share of (1) SURESHBHAI BHAILALBHAI, (2) LATABEN ARVINDBHAI & (3) CHANDABEN BHAILALBHAI.

[11] Then after, due to death of CHANDABEN BHAILALBHAI her name is deleted from the Revenue Records which reflects from Entry No. 1363.

[12] Then after, one half share i.e. 1366 Sq. Mt. of the said land is sold by LATABEN ARVINDBHAI PARMAR, RANJIT ARVINDBHAI PARMAR & SANGITABEN ARVINDBHAI PARMAR to (1) MANUBHAI DADUBHAI GADHVI & (2) ARVINDBHAI JOITARAM PATEL, by virtue of Registered Sale Deed No. 12468 dtd. 09/11/2011. However, the said entry No. 1480 is cancelled due to Non Compliance and hence again

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their names are mutated in Revenue Records by virtue of Entry No. 1491

[13] The remaining 1366 Sq. Mt. land which belongs to SURESHBHAI BHAILALBHAI PARMAR who have not sold his land and hence he has executed a Registered Consent Deed in favour of the MANUBHAI DADUBHAI GADHVI and ARVIND JOITARAM PATEL, bearing No. 53 dtd. 06/10/2012.

[14] Then after, the present owner MANU DADU GADHVI & ARVINDBHAI JOITARAM PATEL have separated their 1366 Sq. Mt. land by Survey through District Land Record Department and obtain Hissa Form No. 4.

[15] Then after the said 1366 Sq. Mt. land is converted into Non Agricultural land by virtue of Order dtd. 05/08/2016 bearing No. NA/SR/213/2016-17/Land-D/Sec. 65/Vashi 4644 to 4652/16 by Order of Hon'ble Collector, Vadodara, Which reflects from Entry No. 1779.

[16] Then after the Construction Permission is obtained from VUDA bearing No. UDA/Plan-2/Permission/278/2016 dtd. 13/04/2017.

[17] However, a Registered Banakhat No. 3056 dtd, 02/09/1994 executed in favour of SUKHLAL KALIDAS MALI and ASHWINBHIA alias SUNIL TUKARAM DEVRE which was cancelled by them by Registered Cancellation of Banakhat Deed bearing No. 264 dtd. 06/03/2013.

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[19] Thus, (1) MANUBHAI DADUBHAI GADHVI & (2) ARVIND JOITARAM PATEL are the owner occupier of the said 1366 Sq. Mt. Non Agricultural land.

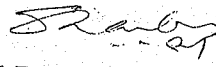
[20] The following documents are given to me for my above observation and opinion.

1. Zerox Copy of Village Form No. 7/12 from 1951-2017.
2. Zerox Copy of Village Form No. 8-A.
3. Zerox Copy of Village Form No. 6 i.e. Record of Right.
4. Zerox Copy of N. A. Order.
5. Zerox Copy of Construction Permission.
6. Zerox Copy of Hissa Form No. 4.
7. Zerox Copy of Survey Sheet.
8. Zerox Copy of Registered Sale Deed.
9. Zerox Copy of Banakhat Cancellation Deed.
10. Zerox Copy of Tenancy Order bearing No. 181/2013.
11. Zerox Copy of Paper Notice dtd. 01/03/2011 in Divya Bhaskar & Sandesh Deaily News Paper.
12. Zerox Copy of Search Report with receipt.

[21] Thus, I have gone through above mentioned documents and available torn search report of Sub-Registrar, Vadodara. I may with aforesaid observation, search opine that no entry adverse or prejudicial to the right, title and interest over the said R. S. No. 8/2 Non Agricultural land, admeasuring 1366 Sq. Mt. situated at Mouje Karodiya. Ta. & Dist. Vadodara. is found. Thus, the title of the said Property is reasonably GOOD, CLEAR, MARKETABLE & FREE FROM ANY ENCUMBRANCES, subject to usual declaration.

Place: Vadodara.

Date : 15/06/2017


(BHARAT N. SHAH)
Advocate