

Schedule of property

An immovable property being a non agriculture land bearing Block No. 92 (Old Survey No. 112) T.P. Scheme No. 3 Final Plot No. 6/2 admeasuring about 2339 sq.meter situated in the sim of village Sevasi in the registration district and sub district Vadodara, which is at present runs and registered in the name of Mitulkumar Mahadevbhai Patel, which is bounded as under :

East : 18 MT WIDE T P ROAD
West : BLOCK # 91 , F.P. # 5/2
North : 7.50 MT WIDE T.P. ROAD
South : BLOCK # 96 & 97, F.P. # 10/11

Dated: 9 //05//2022

Place: Vadodara.

Yours Faithfully



F.M. Pathan

((Advocate))

To,

Silver Line Buildcon

401, Tulip Complex,

Race Course Circle,

Vadodara.

Ref.: Investigation of title in respect of all that peace and parcel of land bearing R.S. No. / Block No. 92 (Old Survey No. 112) T.P. Scheme No. 3, F.P. No. 6/2 admeasuring about 2339 sq.meter of village Sevasi, in registration district sub district Vadodara.

Sir,

The following document has been supplied to me for my perusal.

1. Copy of Village form No. 8/A
2. Copies of village form No. 7 and 12 from 1951 to 2021
3. Copy of village form no. 6 (all relevant entries)
4. Copy of declaration form
5. Copy of order of ULT Tribunal.

6. Copy of NA Order issued by District Collector Vadodara.
7. Copy of B Form
8. Copy of Zone Certificate
9. Copy of site plan issued by VUDA

Upon the scrutiny of the above referred documents, my observations are as under :-

- (1) I found that, Bhailalbhai Bawabhai was the original owner of the captioned land. He has expired on 15.12.1952 and therefore the name of his heir Mahadevbhai Bhailalbhai was brought on record vide entry no. 84 which was certified on 31.8.1953.
- (2) I also found that, in 1996 during the life time of the Mahadevbhai Bhailalbhai Patel the heirs of Mahadevbhai namely Urmilaben w/o Mahadevbhai Bhailalbhai, Jatinbhai Mahadevbhai, Parulben Mahadevbhai, Shilpaben Mahadevbhai and Mitulbhai Mahadevbhai was brought on record vide entry no. 3291 as a co owner the said entry was certified on 30.6.1997.

- (3) I also found that, a partition took place between all the co owners and the heirs of Mahadevbhai Bhailalbhai wherein the captioned land i.e. Block No. 92 has gone to the share of Patel Mitulkumar Mahadevbhai and entry no. 4464 appears to be posted in revenue record on 18.10.2007 and the same is certified also.
- (4) I also found that entry no. 4863 is also posted for the said partition during the life time of Mahadevbhai.
- (5) I also found that, the sevasi village is included in Vadodara Municipal Corporation and therefore entry no. 7950 was posted in revenue record.
- (6) I also found that, the owner has filed a declaration form under the Urban Land ceiling act and the entire land of block no. 92 was declared as an excess land. Against which the owner has filed an appeal before the ULT tribunal being ULC no. 179/1983, the hon'ble tribunal has passed an order on 21.9.1983 and directed to ULC authority not to proceed further i.e. beyond section 10 (3) and

above of the ULC Act. Thereafter the hon'ble ULT tribunal has passed final order on 20.4.1988 and since the captioned land is in agricultural zone, the ULC authority has given an exemption to the captioned land till the agricultural activity is carrying on in the captioned land and thereafter the owner has carried out and agricultural activity only till the ULC act is repealed. Thus, the captioned land remains with the owner.

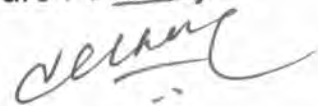
- (7) I also found that, the district collector has passed an order for Non Agriculture on 9/9/2021 vide its order No. 993/19/02/032/2021. Thus it appears that the land is converted in to a non agricultural land.
- (8) I also found that T.P. Scheme No. 3 is introduced and captioned land is included in the T.P. Scheme No. 3 and Final Plot No. 6/2 has allotted to the captioned land under the Town Planning Act.
- (9) I have circulated a public notice in the daily news paper Sandesh on 31.10.2021 and invited an objection if any, but no body has raised any objection against the title of the captioned land.

- (10) I have also carried out the search of the sub registry record Vadodara, for last 30 years and I have not found any adverse entry.
- (11) Thus, Upon scrutiny of the revenue record and search taken by me I found that the title of Mitulkumar Mahadevbhai Patel appears to be Clear and Marketable. And Mitulkumar Mahadevbhai appears to be the owner and occupier of the captioned land.

Dated: 23 //12//2021

Place: Vadodara.

Yours Faithfully


F.M. Pathan

((Advocate))

E. No. G/483/1985

To,

Silver Line Buildcon

401, Tulip Complex,

Race Course Circle,

Vadodara.

Title Clearance Certificate

Sir,

Upon scrutiny of the all the documents and the details history as discussed in the investigation report I am of the opinion that, the title of the block no. 92 (Old Survey No. 112) T.P. Scheme No. 3 F.P. No. 6/2 admeasuring about 2339 sq.meter are clear and marketable and the Mitulkumar M. Patel is the owner and occupier of the captioned land.

Dated: 9 //05//2022

Place: Vadodara.

Yours Faithfully



F.M. Pathan

((Advocate))