

::શ્રીગણેશ::

BHASKAR H. PATHAK

Advocate

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TSR/105-16/8/19

Date-05/04/2019

TO, WHOM IT MAY CONCERN

Sub : Title Clearance Certificate of N.A. Land of R.S.No. 1245 & 1473, F.P. No.81, admeasuring total 6261 sq.mtrs., situated at : Village : Dabhoi, Ta. Dabhoi, Dist. Vadodara owned by Pallaviben Kantibhai Patel

Documents received by the undersigned from the landlord & scrutinized

1. Village form No. 8/A
2. Village form No. 7/12 - 1951-52 ^{FROM}
3. Concerned Village form No. 6
4. Copy of Change of tenure for residential N.A order dtd. 29/12/2016 vide Ten/Sr/117-14/16
5. Copy of N.A. order dtd 21/04/2017 vide NA/SR/142/2016-17 Collector
6. Rajachitti No. DBA/DA/06/03/19/ issued by Dabhoi Nagpalika dtd. 19/3/2019
7. Money Receipt & Extract of Encumbrance Register dtd. 03/04/2019

Description of Property

An open N.A. land for residential purpose bearing F.P.No. 81 (R.S.No. 1245, 1473) measuring 6162 sq.mtrs., T.P. Scheme No. 1, Situated in District Vadodara Sub District Dabhoi.

On pesual, a search was made in the office of Sub-Registrar for the last 30 years and also revenue record. After going through the record and after verifications of the papers submitted to me. The following observation are made :

1. The agriculture land bearing R.S.No. 1245 & 1473 was cultivated by Prabhudas Lallubhai Patel since 1955 as protected tenant as per mutation entry No. 875/145 dtd. 3/3/55
2. Thereafter as per Ten. Case No. 517/75 the land bearing R.S.No. 1245 was sold to Prabhudas Lallubhai Patel subject to pay the sale price to M.J. Joshi Admin of Swaminarayan Temple and entry No. 3924 dtd. 11/12/75 was posted to that effect which was granted.
3. That the land bearing R.S.No. 1473 was originally owned by Savitaben wd/o Madhusudan Chandulal Pandya as per the settlement deed dtd. 31/12/42 made



(Signature)

- by Shankerlal Chandulal and entry No. 42 dtd 17/1/53 was posted to effect which was certified.
4. Thereafter the name of Prabhudas Lallubhai Patel entered as protected tenant in the lands of Pandya Shankerlal Chandulal vide Prant Appeal No. 222/51 and entry No. 67 dtd. 19/01/53 was posted to that effect which was certified.
 5. Thereafter the charge of BOB/Dabhoi created by occupant Prabhudas Lallubhai Patel was removed as per the certi. Of Manager and entry No. 6487 dtd. 24/2/89 was posted to that effect which was dismissed but vide entry No. 6546 dtd. 2/6/89 it was granted.
 6. That in the revenue record the entries regarding fragmentation was posted in past but for Dabhoi Municipal boundries it was exempted and that entry was dismissed vide entry No. 2646 dtd. Illegible.
 7. That vide entry No. 4055 dtd 18/9/76 the name of Prabhudas Patel was entered as landlord subject to New tenure as per the certi. No.342 dtd 11/6/76 for fully payment of all installments to landlord.
 8. Thereafter as per the will executed by Prabhudas Lallubhai Patel on 01/11/1982 the land bearing R.S.No. 1245 & 1473 was entered in the name of Pallaviben Kantibhai Patel after death of Prabhudas Lallubhai Patel on 05/09/1991 and entry no. 6992 dtd 21/9/1991 was posted to that effect which was granted by Mamlatdar.
 9. Thereafter both the land was converted in to old tenure from Restricted & New tenure vide order No. Ten/A/SR/117-14/2016 dtd. 29/12/2016 of Collector, Vadodara and entry No. 13583 dtd 16/2/17 was posted to that effect which was certified.
 10. Thereafter Patel Pallaviben Kantibhai obtained the certificate for the above said land that the said land is Residential zone as per Development plan and it is issued by Dabhoi Nagarpalika dtd. 02/02/2017.
 11. That before that Patel Pallaviben Kantibhai obtained N.A. permission for Residential purpose in the land R.S.No 1245, 1473, F.P. No. 81 & total 6261 sq.mts land and sustained the restriction of New Tenure vide order dtd. 29/12/2016.
 12. Thereafter N.A permission for residential use subject to obtain permission from Nagarpalika was granted by Collector, Vadodara vide N.A/S.R/142/16-17 Jamin/D/Sec.65/Vashi/2349 to 2359/17 dtd. 21/04/2017.
 13. That I have also verified that the notice for violation of Sec. 43-63 by Dabhoi Ten. Mamlatdar was withdrawn by the authority and entry No. 13162 was posted to that effect which was certified.
 14. That I have been supplied with the copy of Rajachitthi (permission for construction) issued by Dabhoi Nagarpalika subject to follow the conditions therein dtd 19/9/19 vide No. DBADA/06-06-19 120200/04/000032.



15. That I have made necessary search for made than last thirt years in the office of Sub-Registrar Dabhoi but I have not found any encumbrances over the said land and no any charge created by the landlord over the said land.
16. I hereby certify that there is no minor's interest involved in the subject immovable property.

Final Certificate

Looking to the above facts and documents scrutinized by me which establish the ownership and possessary Rights of Pallaviben Kantibhai Patel and the titles of the same is/are clear, marketable and there exist no other subsisting charge, lien or encumbrances of any nature whatsoever noted on the public records mentioned by Talati Cum Mantari, Dabhoi Nagarpakia Dabhoi, and the Sub-Registrar officer Dabhoi.

Thanking you.



Place : Dabhoi.

Date : 05/04/2019



Signature of Advocate.

(Bhaskar H. Pathak)

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.1245, 1473, એફ.પી.નં.81

Search in : DABHOI.. /DABHOI..

પહોંચ નંબર ૨૦૧૯૧૦૭૦૦૧૪૫૮ અરજી નંબર
તારીખ ૩ માહે

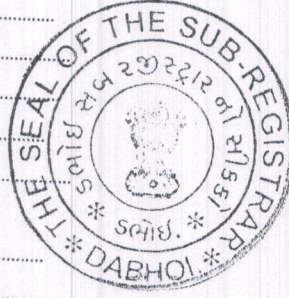
કલ્પ અરજી વર્ષ ૨૦૧૯
એપ્રિલ સને ૨૦૧૯

રજુ કરનારનું નામ ભાસ્કર એચ પાઠક એડવોકેટ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 1988 2019
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૨૭૦.૦૦

અંકે રૂપીયા બે સો સીત્તેર પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

કુલ એકદરે રૂ. ૨૭૦.૦૦

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

D D Rathava
સબ રજીસ્ટ્રાર
ડભોઈ