

Jayantilal V. Chawda

B. Sc., L.L.B., D. L. P.

Advocate (Gujarat High Court)

Office :

Ground Floor, Ranade Villa,

Anastu Tekari, Kothi Char Rasta.

Vadodara.

સર્ચ રીપોર્ટ

ઇન્ડેક્સ : -૨

તા.૧૭/૦૭/૨૦૧૮

પ્રતિ શ્રી,

એ.પી.ઠાકરાણી, એડવોકેટ

ફાઇલ :

અરજદાર/માલીક :

મોજે ભાયલી, તા. જી. વડોદરા

બ્લોક નં-૨૪૨, રે.સ.નં-૨૯૪, ટી.પી.નં-૩,

ફા.પ્લોટ નં-૮૪/૧, ખેતીની જમીન.

સને ૧૯૮૯ થી ૨૦૧૮, ૩૦ વર્ષનું સર્ચ કરેલ છે.માવતી સામેલ છે.

- વડોદરા સબ મેજિસ્ટ્રેટ કચેરીના તમામ ઝોનની ઇન્ડેક્સ-૨ ના રજીસ્ટરો ઘણા ફાટેલી/અધુરી છે. જેથી ફક્ત સર્ચના આધારે કોઈપણ જાતની તબદીલી કરવી નહીં. આ રીપોર્ટ ફક્ત વકીલની બ્રાણ માટે છે તેનો ઉપયોગ કોઈ પણ વ્યક્તી/બેંક/સંસ્થાએ કરવો નહીં. સર્ચ રીપોર્ટ થી થયેલ નુકસાની ભરપાઈ કરવાની જવાબદારી રહેશે નહીં. સદર રીપોર્ટના ખરાપણાની જવાબદારી રહેશે નહીં.
- ઉપરોક્ત સર્ચ સબ મેજિસ્ટ્રેટ કચેરી વડોદરાના જે તે હાલતમાં ઉપલબ્ધ રેકર્ડ મુજબ સર્ચ કરેલ છે.
- સને ૮૯ અને ૧૯૯૦ થી ૨૦૦૪ નો રેકર્ડ તદ્દન ફાટેલ હોવાથી જોવા મળેલ નથી.
- ૨૦૧૪ થી ૨૦૧૮ નો રેકર્ડ ઉપલબ્ધ નથી.
- ૨૦૧૩ ના પહેલા છ મહિનાનો રેકર્ડ ઉપલબ્ધ છે.
- ૨૦૦૫ થી ૨૦૧૧ ના ઉપલબ્ધ છુટા પાના વાળા રેકર્ડનું સર્ચ કરેલ છે.
- ૨૦૧૨ ના છુટા પાના જોવા મળેલ છે.
- સબ પ્લોટની એકપણ એન્ટ્રી લીધેલ નથી.
- ઇ.સી.રીપોર્ટ સામેલ છે.

શ્રી શિવાય સંતપાત પંડરીતમ

અરજી પહોંચ

મેલકતનું વર્ણન બ્લોક નં 242 રેસ નં 284 માપ 0-69-62 ચોમી

Search in : BHAYLI/BHAYLI..

પહોંચ નંબર 20920970220964517

અરજી નંબર 18382

અરજી વર્ષ 2012

તારીખ 10

માર્ગે જુલૈય

સને 2012

રજીસ્ટ્રારનું નામ એ પી 618સાલી
નીચે પ્રમાણે કી પહોંચી

કે. પેસા

રજીસ્ટ્રેશન કી.....
નકલ કરવા ની કી સાર્વજ / કોલીયો.....
થોરોની નકલ કરવા માટે કી.....
ઠપાલ ખર્ચ.....
નકલો અથવા પાટીઓ (કલમ ૬૪ થી ૬૭)
શોમ અગર નપાસલી..... Year: 1001
દેડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-11.9).....
નકલ કી કોલીયો.....
ઈન્ડેક્સ-૨ કી.....
આ સિવાયની બાબતોની કી.....

કલ એકદરે કે.

૪૦

અંકે રૂપિયા ચાલીસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ઠપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ઠપાલથી નીચેના સરનામે મોકલશે.

(Sonalben Narsinhbhai Kharsan)

સબ રજીસ્ટ્રાર

વડોદરા - 1

IGR-NIC

-8209766270220964517

10/9/2012

3:40:05 pm

અરજી પ્રતિપત્ર

મેલકતનું વર્ણન બ્લોક નં. 242, રેમનં. 294, 0.68.62 ચોમી.
Search in : બાઘલી/BHAYLI.

પરોચ નંબર 2016392002040

અરજી નંબર

11113

અરજી વર્ષ

2016

તા. 13

પાકે જુલાઈ

સને 2016

રજુ કરનારનું નામ એ પી ભક્તરાણી

નારે પ્રમાણે શ્રી પતેશી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાર્વજીક / કોલેખી.....

કોરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલી અથવા પાટીઓ (ફલમ ૧૪ થી ૬૭).....

શીપ અગર તપાસ ફી.....

Year :

2016

2016

૧૪૫

ફી ફલમ-૨૫.....

ફલમ-૩૪ (ફલમ-૧૭).....

નકલ ફી કોલેખી.....

ઈન્ડેક્સ-૧ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકદે રૂ.

૧૪૫

અંકે રૂપિયા એકરો પીસ્તાલીસ પુરા.

કસ્ટોમર

ના રિતમે તૈયાર થશે અને

નકલ

રજીસ્ટ્રેશન રજીસ્ટર દપાલદી નીચેના સરનામે મોકલશે.

તે રજીસ્ટર દપાલદી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં



(N. S. DAMOR)

સબ રજીસ્ટ્રાર

વડોદરા - 8 ગઝલ

IGR-NIC

7011280008430062155

13/07/2016

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અરજી પહોંચ

મેલકતનું વર્ણન બ્લોક નં. 242 રે.નં. 298 માપ 0-69-62 ચોમી

Search in ભાયલી/BHAYALI

પહોંચ નંબર 20140150-1102 અરજી નંબર 11121 અરજી વર્ષ 2012

મા: 13 માર્કે જુલાઈ સને: 2012

રજ કરનારનું નામ એ પી ઠાકરાણી

નીચે પ્રમાણે કી પહોંચી

રજીસ્ટ્રેશન કી.....
નકલ કરવા ની કી સાઈડ / કોલોર.....
સેરીની નકલ કરવા માટે કી.....
રપાલ ભવે.....
નકલો અથવા ચાટીઓ (કલમ 24 થી 26).....
શ્રોત અને તપાસની Year: 2012, 2013
કેડ કલમનંદ પા.....
કલમનંદ પા (કલમનંદ પા).....
નકલ કી કોલોરિયા.....
કિન્દશ-2 કી.....
આ સિવાયની બાબતોની કી.....



કુલ એકેડરે 2. 100

અંકે દર્શાવેલ એકમો મુજબ

દરતાલેજ ના દિવસે તૈયાર થશે અને તે રજીસ્ટર દપાલથી મોકલવામાં આવશે.
નકલ કચેરીમાં આપવામાં આવશે.
દરતાલેજ રજીસ્ટર દપાલથી નીચેના સરનામે મોકલશે.

(RAJIV. P. SACHDEV)
મુખ્ય રજીસ્ટર
Akola

IGR-NIC

8723338484712403201

13/3/2012

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Jayantilal V. Chawda
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Vadodara.

સર્વ સીપોર્ટ
ઈન્ડેક્સ : -૨

તા.૧૭/૦૭/૨૦૧૮

પ્રતિ શ્રી,
એ.પી.કાકરાણી, એડવોકેટ
ફાઈલ :
અરજદાર/માલીક :
મોજે ભાયલી, તા. જી. વડોદરા

બ્લોક નં-૨૪૨, રે.સ.નં-૨૯૪, ટી.પી.નં-૩,
ફા.પ્લોટ નં-૮૪/૧, ખેતીની જમીન.

સને ૧૯૮૯ થી ૨૦૧૮, ૩૦ વર્ષનું સર્વ કરેલ છે. પાવતી સામેલ છે.

- ✓ વડોદરા સબ રજીસ્ટ્રાર કચેરીના તમામ ઝોનની ઈન્ડેક્સ-૨ ના રજીસ્ટરો ઘણા ફાટેલી/અધૂરી છે. જેથી ફક્ત સર્વના આધારે કોઈપણ ખાતની તપાસી કરવી નહીં. આ સીપોર્ટ ફક્ત વકીલની બાજુ માટે છે તેનો ઉપયોગ કોઈ પણ બ્યક્તી/બેંક/સંસ્થાએ કરવો નહીં. સર્વ સીપોર્ટ થી કયેલ નુકસાની ભરપાઈ કરવાની જવાબદારી રહેશે નહીં. સદર સીપોર્ટના અરખાણની જવાબદારી રહેશે નહીં.
- ✓ ઉપરોક્ત સર્વ સબ રજીસ્ટ્રાર કચેરી વડોદરાના જેતે હાલતમાં ઉપલબ્ધ રેકૉર્ડ મુજબ સર્વ કરેલ છે.
- ✓ સને ૮૯ અને ૧૯૯૦ થી ૨૦૦૪ નો રેકૉર્ડ તદ્દન ફાટેલ હોવાથી જોવા મળેલ નથી.
- ✓ ૨૦૧૪ થી ૨૦૧૮ નો રેકૉર્ડ ઉપલબ્ધ નથી.
- ✓ ૨૦૧૩ ના પહેલા ઇ મહિનાનો રેકૉર્ડ ઉપલબ્ધ છે.
- ✓ ૨૦૦૫ થી ૨૦૧૧ ના ઉપલબ્ધ છુટા પાના વાળા રેકૉર્ડનું સર્વ કરેલ છે.
- ✓ ૨૦૧૨ ના છુટા પાના જોવા મળેલ છે.
- ✓ સબ પ્લોટની એકપણ એન્ટ્રી લીધેલ નથી.
- ✓ ઈ.સી.સીપોર્ટ સામેલ છે.

૧) માલીકીફેરખત/વેચાણ જુનો રેસ નં. ૨૪૨
૩.૨૪૨૦૦૦૦૦ બ્લોક નં. ૨૦૪
ટીપી નં. ૨
નવો ફાન. ૫૫
જુનો ફાન. ૭૯
આશરે ૪૩૨૦ચોમી
બીનખેતીની જમીન

૧. કનુભાઈ છોટાભાઈ પટેલ પાર્ક રીયલ્ટીસ એ નામની
૨. પુષ્પાબેન કનુભાઈ પટેલ ભાગીદરી પેટી તરફ
૩. વિપુલભાઈ કનુભાઈ પટેલ વહીવટકર્તા ભાગીદાર ૧
૪. વિભાબેન કનુભાઈ પટેલ રાજેન્દ્રભાઈ બલદેવદાસ શાહ
૧. સુરજભાઈ ભરતભાઈ શેઠ ૨. કિશોરભાઈ મુકુંદલાલ
૨. રોશનભાઈ એન તળેકર શાહ
૩. અજયભાઈ વાસ્તુપાલભાઈ
શાહ.
૨૩/૦૩/૨૦૧૨
૨૩/૦૩/૨૦૧૨
૩૪૯૨

૨. બાનાખત ૨૬
૩. ૦

રે.સ.નં. ૨૪૨
બ્લોક નં. ૨૦૪
ટીપી નં. ૨
નવો ફાન. ૫૫
જુનો ફાન. ૭૯
આશરે ૪૩૨૦ચોમી
બીનખેતીની જમીન

ભરતભાઈ નવનીતલાલ ભરતભાઈ નવનીતલાલ
પરીખ તે નં. ૧ થી ૪ ના પરીખ
કુ.મુ. ૨. સુરજભાઈ ભરતભાઈ શેઠ
૧. કનુભાઈ છોટાભાઈ પટેલ ૩. રોશનભાઈ એન તળેકર
૨. પુષ્પાબેન કનુભાઈ પટેલ ૨૮/૦૨/૨૦૧૨
૩. વિપુલભાઈ કનુભાઈ પટેલ ૨૮/૦૨/૨૦૧૨
૪. વિભાબેન કનુભાઈ પટેલ ૨૨૬૭
ના કુ.મુ....

૩. બાનાખત (કનજાવગર)

રે.સ.નં. ૨૪૨
બ્લોક નં. ૨૦૪
ટીપી નં. ૨
નવો ફાન. ૫૫
જુનો ફાન. ૭૯
આશરે ૪૩૨૦ચોમી
બીનખેતીની જમીન.

૧. કનુભાઈ છોટાભાઈ પટેલ ભરતભાઈ નવનીતલાલ
૨. પુષ્પાબેન કનુભાઈ પટેલ પરીખ
૩. વિપુલભાઈ કનુભાઈ પટેલ ૨. સુરજભાઈ ભરતભાઈ શેઠ
૪. વિભાબેન કનુભાઈ પટેલ ૩. રોશનભાઈ એન તળેકર
૧૭/૦૪/૧૦
૧૭/૦૪/૧૦
૫૧૧૯

૨૧/૦૪/૧૦

૨૧/૦૪/૧૦

THAKRANI ASSOCIATES ADVOCATES & NOTARY

Amrutlal P. Thakrani
B. Com., LL. B. (Special) Gold Medalist

Dhansukhlal P. Thakrani
B. Com., LL. B. (Special), D. L. P.

Maganlal P. Thakrani
B. Com., LL. B. (Special)

Smt. Revantiben A. Thakrani
B. Sc., LL. B. (Special), D. L. P.

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Date: 08-08-2018

To
Whomsoever It May Concern

Subject : TITLE CLEARANCE CERTIFICATE

Property : Agricultural land admeasuring 4290 Sq. Mtrs. bearing Block No. 242 (Old Survey No. 294), VUDA T.P. Scheme No. 3 (Bhayli No.3), Final Plot No. 84/1 situated in Village Bhayli, Taluka & District Vadodara.

Owner : Amin Ashitbhai Chandubhai

It may be noted that M/s. Krishna Inc. a partnership firm represented through its managing partner Shri Krunal Nikunjibhai Mehta has requested us to issue Title Clearance Certificate in respect of the above property, and have produced before us the relevant documentary evidences pertaining to the title of the said property for our investigation. We have scrutinized and examined the necessary documentary evidences pertaining to the title of the said property. We now, therefore, issue this title clearance report cum certificate in respect of the said property as follows :

Part-I : DESCRIPTION OF PROPERTY :

The real estate under our consideration is agricultural land admeasuring 0-69-62 Hectare-Are-Sq. Mtrs. as per Village Form No. 7/12 bearing Block No. 242 (Old Survey No. 294), which has been covered in VUDA T.P.



Scheme No. 3 (Bhayli No.3) and allotted Final Plot No. 84/1 admeasuring 4290 Sq.Mtrs. situated in Village Bhayli, Taluka and District Vadodara. The Revenue Account No. of the said land is 1821 and Revenue Assessment is Rs. 9.03 paise. The said land is bounded by as under :

On the East	:	18 Mtrs wide T.P. Road.
On the West	:	Final Plot No. 83.
On the North	:	24 Mtrs. wide T.P. Road.
On the South	:	Final Plot No. 85.

Part-II : HISTORY OF LEGAL EVENTS :

1. We have gone through the photocopies of the certified abstracts of Village Form No. 7 & 12, Form No. 6 and Form No. 8-A of the said land. We have found the following entries relevant for the present purpose.
 - 1.1 Entry No. 310/1 dated nil : It relates to Survey No. 823. Hence not relevant for the land under our reference.
 - 1.2 Entry No. 723 dated nil : It shows that Mithabhai Jorbhai had died and the name of Patel Becharbhai Mithabhai was entered in revenue records by way of succession.
 - 1.3 Entry No. 2246 dated 24-7-1957 : It shows that Patel Becharbhai Mithabhai had taken a loan of Rs. 1000/- from Baroda District Co-operative Agricultural Marketing Society Ltd. and encumbrance was registered in revenue records.
 - 1.4 Entry No. 2949/39 dated 28-5-1960 : It shows that Patel Becharbhai Mithabhai had taken a tagavi loan of Rs. 70/- and encumbrance was registered in revenue records.
 - 1.5 Entry No. 2949/47 dated 28-5-1960 : It shows that Patel Becharbhai Mithabhai had taken a tagavi loan of Rs. 500/- for bullock and encumbrance was registered in revenue records.
 - 1.6 Entry No. 4019/1 dated 20-2-1962 : It shows that Solanki Motibhai Sardarbhai had purchased the said land from Patel Becharbhai Mithabhai on 20-1-1962 and hence name of purchaser was entered in revenue records.
 - 1.7 Entry No. 4261 dated 06-02-1964: It shows that as per order of revenue department bearing no. 1559 dated 30-03-1960, revenue assessment of lands was changed.
 - 1.8 Entry No. 4781 dated 24-11-1995 : It shows that loan taken by Patel Becharbhai Mithabhai from the Baroda District Co-operative Agricultural Marketing Society Ltd. was repaid and on the basis of certificate of bank dated 22-11-1965, the encumbrance was removed from revenue records.
 - 1.9 Entry No. 5349 dated 5-8-1971 : It show that Chandubhai Gordhanbhai Amin and Sumanben Chandubhai Amin had purchased the said land from Motibhai Sardarbhai by sale deed dated 22-7-1971 and the name of purchaser was entered in revenue records.



- 1.10 Entry No. 8283 dated 5-1-1985 : It shows that name of Ashitbhai Chandubhai was entered in revenue records as joint holder during the life time of his parents with consent of parents.
- 1.11 Entry No. 8286 dated 5-1-1985 : It does not relate to the land under our reference, hence not discussed.
- 1.12 Entry No. 8328 dated 15-10-1985 : It does not relate to the land under our reference, hence not discussed.
- 1.13 Entry No. 9885 dated 1-2-2001 : It shows that Chandubhai Gordhanbhai Amin had died on 29-12-1994 and the names of his legal heirs (1) Ashitbhai Chandubhai Amin, (2) Sumanben Chandubhai Amin, (3) Sonalben Chandubhai Amin and (4) Amitaben Chandubhai Amin were entered in revenue records by way of succession.
- 1.14 Entry No. 9886 dated 10-2-2001 : It shows that Sonalben Chandubhai Amin and Amitaben Chandubhai Amin had released their rights from the said land in favour of their brother Ashitbhai Chandubhai and hence their names were deleted from revenue records.
- 1.15 Entry No. 11402 dated 19-8-2008 : It shows that the Mamlatdar, Vadodara (Rural) had passed promulgation order bearing No. E.dhara/WS/2100/08 dated 18-8-2008 for correction of errors in revenue records. As per this order Entry No. 8286 was deleted and Entry No. 4019/1 was entered and Entry No. 9885, 310/1, 2949/39, 2949/47, 4261 were entered in village Form No. 7.
- 1.16 Entry No. 13828 dated 14-06-2014: It shows that name of Sumanben Chandubhai Amin was standing in village Form No. 7 and 12 since 1971-72 to 2003-04. But in process of data entry from manual village form no. 7/12 her name was not entered in computerized form no. 7/12 due to mistake. Hence, Mamlatdar, Vadodara (Rural) had passed order bearing no. Record/WS/1627/2014 dated 13-06-2014 for correction of mistake and hence her name was entered in computerized form no. 7/12
- 1.17 Entry No.14086 dated 03-01-2015: It shows that the Collector of Vadodara had given permission for non agricultural use for residential purpose for 2042 Sq. Mtrs. of land of final plot no. 84/2 vide his order bearing no. NA/SR/701/2014-15 and No. Land-D/Sec.65/WS/99572 to 63/14 dated 05-12-2014.
- 1.18 Entry No. 14499 dated 16-9-2015 : It shows that partition had taken place between Amin Ashitbhai Chandubhai and Amin Sumanben Chandubhai by notarised partition agreement made on Rs. 100/- stamp paper. As per this partition, land bearing Block No. 242, T.P. Scheme No. 3, Final Plot No. 84/1 admeasuring 4290 Sq.mtrs. had come into the share of Amin Ashitbhai Chandubhai and land bearing Block No. 242, T.P. Scheme No. 3, Final Plot No. 84/2 admeasuring 2042 Sq.mtrs. had come into the share of Amin Sumanben Chandubhai.
- 1.19 Entry No. 14516 dated 1-10-2015 : It shows that the Collector of Vadodara had vide his order bearing No. NA/Sharat Bhang/SR/31/2015-16 and No. NA/Sec. 67/WS/1038/2015 dated 11-



9-2015 granted revised permission of non-agricultural use for commercial purpose for land bearing Survey No. 294, Plot No. 242, T.P. Scheme No. 3, Final Plot No. 84/2 admeasuring 2042 Sq.mtrs. of land.

1.20 Entry No. 15152 dated 2-12-2016 : It shows that Deputy Collector, Land Reforms & Appeals, Vadodara had passed order in Tenancy / Appeal / Delay / 27/2015 dated 28-7-2016 and had rejected / dismissed the appeal.

2. Order of Deputy Collector : We have gone through copy of order passed by Deputy Collector, Vadodara (Rural) in RTS / Appeal / 57/2015 dated 30-5-2017. It show that legal heirs of late Motibhai Sardarbhai Solanki had filed this appeal to challenge the Mutation Entry No. 5349 dated 5-8-1971 and Mutation Entry No. 8283 dated 5-1-1985. The Deputy Collector has rejected this appeal on the ground of bar of limitation.
3. Order of Special Secretary (Appeals) : We have gone through copy of order passed by Joint Secretary, Revenue Department (Appeals), Ahmedabad in Revision No. MVV/BKP/VDD/2/2015 dated 14-6-2018. It shows that the legal heirs of late Motilal Sardarbhai Solanki had filed this Revision Application to challenge the NA order of Collector of Vadodara bearing No. NA/SR/701/2014-15 and No. Land / D / Sec.65/WS/9957 to 63/14 dated 5-12-2014. The Special Secretary (Appeals) has rejected this Revision Application and has confirmed the order of Collector, Vadodara dated 5-12-2014. The Special Secretart (Appeals) has also clarified in this order that the final decision of pending Regular Civil Suit No. 1076/2014 shall be binding to all concerned parties.
4. Regular Civil Suit No. 1076/2014 : We have gone through copy of plaint of Regular Civil Suit No. 1076/2014 filed by legal heirs of Motibahi Sardarbhai Solanki against legal heirs of Chandubhai Gordhanbhai Amin in the court of Hon'ble Sr. Civil Judge of Vadodara. It appears that the plaintiffs have prayed for relief of cancellation of sale deed dated 12-07-1971 executed by Motibhai Sardarbhai Solanki in favour of Chandubhai Gordhanbhai Amin and Sumanben Chandurbai Amin. It appears that this suit has been filed after more than 42 years since date of the said sale deed. The defendants have filed written statement (reply) and Counter Claim. The defendants have also filed an application under order Order-7, Rule-11 of Code of Civil Procedure for rejection of this suit on ground of bar of limitation. It appears that the plaintiffs (i.e. legal heirs of Late Motibhai Sardarbhai Solanki) have less chances to succeed in this suit. However, the Hon'ble Civil Court is the appropriate authority to decide the disputes / issues raised by the plaintiffs in this suit.
5. Order of Mamlatdar and Agricultural Land Tribunal : We have gone through photostat copy of order passed by Mamlatdar and Agricultural Land Tribunal, Vadodara in Tenancy Case No. 871/89 on 02-09-1989. He has held that the transfer under mutation entry no. 5349 does not amount to breach of Sec. 63 or Sec.2 (6) of the Tenancy Act. and hence he had withdrawn the notice issued under Sec. 84 (c) of the said Act.



6. Order of Deputy Collector (Land Reforms) : We have gone through copy of order passed by Deputy Collector (Land Reforms), Vadodara in Tenancy / Appeal / Delay / 27/2015 dated 28-7-2016. It shows that legal heirs of late Motibhai Sardarbhai Solanki had filed this appeal to challenge the order of Mamlatdar and Agricultural Land Tribunal, Vadodara bearing No. Tenancy Case No. 871/89 dated 2-9-1989. The Deputy Collector (Land Reforms) has rejected this appeal on the ground of bar of limitation.
7. Death Certificate of Chandubhai : We have gone through photostat copy of death certificate of Chandubhai Gordhanbhai Amin issued by Baroda Municipal Corporation dated 13-01-1995. It shows that he had died on 29-12-1994 and his death was registered vide Sr. No. 678/1995.
8. Pedhinama of late Chandubhai Gordhanbhai Amin : We have gone through photostat copy of pedhinama (Pedigree) of Late Shri Chandubhai Gordhanbhai Amin, issued by Talati, Jetalpur dated 05-06-2014. It shows that Chandubhai Gordhanbhai Amin died on 29-12-1994 and there are 4 legal heirs namely (1) Wife-Sumanben, (2) Daughter- Amitaben, (3) Son-Ashitbhai and (4) Daughter- Sonalben.
9. Declaration of Amita Patel : We have gone through photostat copy of declaration made by Amita Manoj Patel daughter of Chandubhai G. Amin on 15-05-1997 before Arvind M. Patel, Solicitor and Admin. Of Oaths in London. It appears that she has released her rights from the said property in favour of her mother and her brother and had given her consent for transfer of the said property in the name of her mother and brother.
10. Declaration of Sonal Patel : We have gone through photostat copy of declaration made by Sonal Anit Patel daughter of Chandubhai G. Amin on 30-04-1997 in California, USA before M. Andre Cuff, Notary Public of California. It appears that she has released her rights from the said property in favour of her mother and her brother and had given her consent for transfer of the said property in the name of her mother and brother.
11. Partition Agreement dated 19-01-2015: We have gone through photostat copy of partition agreement made by and between Amin Sumanbhai Chandubhai and Amin Ashitbhai Chandubhai on 19-01-2015 which has been notarized before Shri R.H. Parmar, Notary vide Register Sr. No. 241 dated 19-01-2015. It shows that as per this partition, land admeasuring 4290 Sq.mtrs. bearing Final Plot No. 84/1, T.P. Scheme No. 3, Block No. 242 paiki had come into the share of Amin Ashitbhai Chandubhai and land admeasuring 2042 Sq.mtrs. bearing Final Plot No. 84/2, T.P. Scheme No. 3, Block No. 242 paiki had come into the share of Amin Sumanben Chandubhai.
12. Sale Deed dated 20-01-1962: We have gone through the photostat copy of sale deed executed by Patel Becharbhai Mithabhai in favour of Motibhai Sardarbhai Solanki for sale of the said land. This sale deed was executed on 20-01-1962 and it was registered vide document Registration No.208 dated 20-01-1962 with the office of Sub-Registrar, Vadodara.
13. Sale Deed dated 12-07-1971: We have gone through the photostat copy of sale deed executed by Motibhai Sardarbhai Solanki in favour of Chandubhai



Gordhanbhai Amin and Sumanben Chandubhai Amin for sale of the said land. This sale deed was executed on 12-07-1971 and it was registered vide document Registration No.3805 dated 12-07-1971 with the office of Sub-Registrar, Vadodara.

14. Index : We have gone through photostat copy of Index No. 2 Sale Deed No. 3805 issued by Sub-Registrar, Vadodara on 19-09-1971. It shows that above sale deed of Chandubhai Gordhanbhai Amin and Sumanben Chandubhai Amin has been registered vide document no. 3805 on 12-07-1971.
15. Zone Certificate : We have gone through photostat copy of zone certificate bearing No. UDA/Zone Certi./44604/2015 dated 5-6-2015 issued by Vadodara Urban Development Authority. It shows that as per the approved second revised development plan (effective from 18-1-2012), the said land is situated in Residence Zone R-1 and it has been covered in T.P. Scheme No. 3 (Bhayli).
16. Site Plan : We have gone through photostat copy of site plan of Final Plot No. 84/1 bearing No. UDA/Dev./46982/15 dated 3-6-2015 issued by Vadodara Urban Development Authority. It shows that the land bearing Final Plot No. 84/1 is admeasuring 4290 Sq.mtrs.
17. Re-distribution Statement : We have gone through photostat copy of redistribution statement issued by Junior Town Planner, Vadodara Urban Development Authority. It shows that the land bearing Block No. 242 admeasuring 9004 Sq.Mtrs. as per village Form No. 7/12 has been covered in T.P. Scheme No. 3 (Bhayli No.3) of VUDA and it has been allotted original Plot No. 91 and Final Plot No. 84/1 admeasuring 4290 Sq. Mtrs. and Final Plot No. 84/2 admeasuring 2042 Sq. Mtrs. thereby totally admeasuring 6332 Sq. Mtrs.
18. Affidavit of land owner : We have gone through affidavit of land owner Ashitbhai Chandubhai Amin dated 07-08-2018. He has declared that he is owner of the said land and that said land is in his actual possession. He has further stated that legal heirs of Late Motibhai Sardarbhai Solanki have filed Regular Civil Suit No. 1076/2009 in the Hon'ble Civil Court against the him and his mother Sumanben for cancellation of sale deed no. 3805 dated 12-07-1971. This suit has been filed after 42 years of the date of sale deed. The Hon'ble court has not granted any injunction in this suit. This suit is pending. He has further stated that no other suit or legal proceeding are pending in respect of the said land. There is no charge or encumbrance or outstanding dues or Government, Bank or Society. He has further stated that he has not executed any agreement to sell, sale deed or any other agreement with third party nor has created third party rights on the said land. He has further stated that his sister Amita Chandubhai Amin and Sonal Chandubhai Amin have voluntarily released their rights from the said land. He has further stated that the said land has been covered in VUDA T.P. Scheme no. 3 and has been allotted two different final plots. Final Plot No. 84/1 admeasuring 4290 Sq. Mtrs. has come into his share in the partition and final plot no. 84/2 admeasuring 2042 Sq. Mtrs. has come into the share of his mother in the partition. He has further stated that both the final plots have



different village form no. 7/12 in revenue record. He has further stated that the documents produced by him to Thakrani Associates Advocates for title clearance purpose are true and genuine documents. He has further stated that title of the said land is clear and marketable. However, if any objection is received for any defect is found in the title in the said land then he will remove the same at his responsibility. We have relied upon this affidavit.

PART-III: PUBLIC NOTICE :

19. PUBLIC NOTICE: We had issued a public notice in Gujarat Samachar and Sandesh daily newspapers of Vadodara edition on 17-7-2017 for inviting objections from the public against the issuance of title clearance certificate in respect of the said property. We had given 10 days time for raising objections, if any. We have not received any objections in response to this public notice, till date.

PART-IV: SEARCH

20. SEARCH FOR LAST 30 YEARS : We have conducted through Shri Jayantilal V. Chavda Advocate, search for the last 30 years (i.e. from 1989 to 2018) of the relevant records available with the office of the Sub-Registrar, Vadodara. Shri Jayantilal V. Chavda Advocate has given his Search Report on 17-7-2018. We have not found anything adverse to the title of the said land in the search report. We have relied upon this report. The search was conducted by paying requisite fees vide following receipts.

Receipt No.	Application NO.	Date	Amt Rs.	SRO
2018014021212	14342	17-7-2018	40	SRO-1, Vadodara
2018318002750	1513	17-7-2018	145	SRO-8, Vadodara
2018016024102	11491	17-7-2018	100	SRO-3, Vadodara

PART-V : ENCUMBRANCES, IF ANY.

21. ENCUMBRANCES: The Regular Civil Suit No. 1076/2014 is pending in respect of the said land. It appears that the plaintiffs (i.e. legal heirs of Late Motibhai Sardarbhai Solanki) have filed this suit after more than 42 years from the date of sale deed dated 12-07-1971. It further appears that the plaintiffs have less chances to succeed in this suit. However, the Hon'ble Civil Court is the appropriate authority to decide the disputes / issues raised



by the plaintiffs in this suit. Therefore, this title clearance certificate is issued subject to the final outcome of the said Regular Civil Suit No.1076/2014. Except this, we have not found any other encumbrances on the said land.

PART-VI : CERTIFICATE

22. CERTIFICATE : In view of the above discussion of the factual and legal aspects, we now hereby certify that, in our opinion, Shri Amin Ashitbhai Chandubhai is the lawful owner of the said agricultural land admeasuring 4290 Sq.Mtrs. bearing Block No. 242, Final Plot No. 84/1 of VUDA T.P. Scheme No. 3 (Bhayli No. 3) situated in Village Bhayli, Taluka and District Vadodara; and that the title of the said land is clear and marketable subject to the final outcome of pending Regular Civil Suit No. 1076/2014 as mentioned hereinabove.

Place: Vadodara

Date: 08-08-2018

For Thakrani Associates

Ar Thakrani

Amrutlal Parbatbhai Thakrani

Advocate & Notary

