

C.N.BHATT & ASSOCIATES

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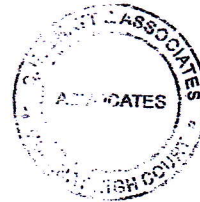
NIRAV C. BHATT
(B.COM., LL.B., D.L.P.)
ADVOCATE
97277 19563

Date :- 25/06/2016

To,
Shree Ganesh Corporation,
Partners - (1) Nisharg Nileshbhai Sheth
(2) Hiren Pareshbhai Shah
Finix Avenue, Sama Savli Rd.,
Vadodara.

Sub: TITLE INVESTIGATION REPORT & OPINION in respect of the
Non-agricultural land, Old R.S.no.410 to 415, 364 & 372, bearing Block
no.364/1, Final Plot no.80, T.P.Scheme No.2, Total Area admeasuring 6156
sqr.mtrs paikar Owners Plot land 1531-03 Sqr.Mtrs. (16480 Sqr.Fts), which is
situated in the sim of Village Sama, Tal. & Dist., Vadodara, Sub-District and
Registration District Vadodara Belonging to Shri. Rajeshbhai Vithhalbhai
Patel.


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(23) We have given Public Notice in respect of above referred land in Daily New Paper Gujarat Samachar on 14-05-16, and invited objection from public at large if any but up till now we have not received any objection from anybody against issuance of Title Clearance Certificate.

Opinion

Looking to the above referred documents and discussion, we are of the opinion that the Title of Block no.364/1, Final Plot no.80, T.P.Scheme no.2 paikar owners reserved land area 1531-03 sq.mtrs land is clean clear and marketable beyond reasonable doubts subject to.....

● The rights of Shri Ganesh Corporation – a partnership firm.

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And to that effect **M.E.No.8707**, dtd-28-07-2006, which was certified by revenue authority on 30-08-2006. And thus Rajeshbhai Vithalbhai Patel has become the absolute owner and occupant of above referred land.

- (17) There after the land owner Rajeshbhai Vithalbhai Patel applied before Mamlatdar City Vadodara to consolidate above referred survey numbers. So the Mamlatdar passed an order and consolidated above referred survey number in 364/1 by their order bearing number **RTS/VASI/96/2007**, dtd-12-01-2007 with certain terms as mentioned therein and to that effect **M.E.No.8803** dtd-03-02-2007 which was certified by revenue authority on 14-03-2007.
- (18) That as per **M.E.No.6359** dtd-02-02-96 shows that tenancy case no.907/89 dtd-06-08-92 was ordered to remand by Depty. Collector Jamin Sudharna, Vadodara and thereafter Mamlatdar and Krushi Panch, Vadodara tried the said case again and decided under enquiry u/s-84-C that there is no breach of section 2(6) and 63 of Bombay Tenancy Act.
- (19) That Village Form no.6 being **M.E.No.1680** dtd-17-11-73 shows that the restriction was imposed by the Government, not to issue **N.A. Permission** of above referred land due to National Highway. But as per the order of acquisition officer bearing no.**M72-4/1369/12586/NA** dtd-01-01-72 the said restriction was withdrawn as the line of National Highway was not passing from the said land in question.
- (20) That above referred land was converted for **N.A. use for commercial** by collector of Vadodara vide their order bearing no.**NA/SR/22/08-09/Land-D/Section65/Vasi/4692/2008**, dtd-05-12-2008 with certain terms as mentioned therein and to that effect **M.E.No9206** dtd-30-12-2008 was posted but not certified. And thereafter **N.A.Revise Permission** for residential purpose was granted by the same authority by their order bearing no.**NA/SR/37/2013-14/Land-D/Section.67/Vasi/688/2014**, Dtd-17-11-14 with certain terms as mentioned therein.
- (21) That revised **Building Permission** bearing no.262/2013 dtd-03-10-2013 was granted by **VUDA Authority**. I have verify approved building lay-out plan of above referred land and found that owners plot area admeasuring 1531-03 sqr.mtr is kept reserved for the owners.
- (22) That the present land owner Rajeshbhai Vithalbhai Patel executed POA in favour of his son Virbhai Rajeshbhai Patel and the said POA holder executed Regd.Banakhat dtd-16-06-2016 under Regd.no.3240 in favour of **SHRI GANESH CORPORATION** – a partnership firm in respect of above referred land paikee owners plot area at measuring 1513.03 sqr mtrs (16480 sqr fts)

(23) We have given Public Notice in respect of above referred land in Daily New Paper Gujarat Samachar on 14-05-16, and invited objection from public at large if any but up till now we have not received any objection from anybody against issuance of Title Clearance Certificate.

Opinion

Looking to the above referred documents and discussion, we are of the opinion that the Title of Block no.364/1, Final Plot no.80, T.P.Scheme no.2 paikar owners reserved land area 1531-03 sq.mtrs land is clean clear and marketable beyond reasonable doubts subject to.....

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