

To,

Silver Line Developers

401, Tulip Complex, Vadodara.

Ref.: Investigation of a title in respect
of a land bearing Old R.S. No. 2612,
Block No. 1792 admeasuring about
8903 sq.meter of village Bhayli in
Registration District and sub district
Baroda.

TITLE CLEARANCE CERTIFICATE

Sir,

I have been requested to investigate the title of the
above aforesaid property and for that the following
documents have been supplied to me for my perusal.

Sr. No.

Particulars

1. Copy of Village Form No. 8 A
2. Copies of Village Form No. 7 and 12 from 1961-62
to 2017

3. Copies of Village Form No. 6 (All relevant enteries)
4. N.A. Permission
5. N.A. Order granted by Collector Vadodara dated : 23.2.2010 vide order no. NA / SR / 445 – 2009-2010 for 8003 sq.meter of the captioned land.
6. N.A. Order granted by Collector Vadodara dated : 5.8.2016 vide order no. NA / SR / 111 / 2016-2017 for 900 sq.meter of the captioned land.
7. Plinth Checking Certificate dated : 5.2.2011 in respect of a various plot organize upon the said captioned land issued by VUDA.
8. Consent Statement and other statements given by the some of the co owners before Talati cum Mantri in the year 1963 and 1979.
9. Building Permission granted by VUDA dated : 5.6.2010 vide No. UDA / Parvangi / Plan – 4 / 33 / 2010.

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

- (1) I found that one Sanabhai Tribhovanbhai Patel was the original owner of the captioned land and upon his death the name of his heirs namely 1. Jesangbhai Sanabhai, 2. Kalidasbhai Sanabhai, 3. Narsinhbhai Sanabhai, 4. Pragjibhai Sanabhai and 5. Surajben w/o Sanabhai was entered into a revenue record vide entry no. 4143 and 4144. I also found that, on demise of Sanabhai Tribhovanbhai Patel at the time of mutation entry itself all the properties of the Sanabhai Tribhovanbhai was partitioned between the heirs of Late Sanabhai Tribhovanbhai. It has also been noticed that, Sanabhai Tribhovanbhai Patel has two daughters namely 1. Maniben alias Manjulaben w/o Manubhai Patel, 2. Kamlaben Sanabhai who had relinquished their shares from the captioned land and other land also. I have also found that, both the daughters of Sanabhai Tribhovanbhai has given a statements before the talati cum mantri of Bhayli Village Panchayat on 28.1.1963 and 2.5.1963 and on the basis of the statement of relinquishment and the

consent given by both the daughters the name of Maniben alias Manjulaben and Kamlaben Sanabhai has been deleted and not brought on record. I also found that, the captioned land has gone to the share of Surajben w/o Sanabhai Tribhovanbhai Patel. It has also been noticed that, on demise of Surajben Sanabhai Patel the name of their heirs have been brought on record vide entry no. 5888 dated : 16.8.79. I also found that, on the same day once again partition has taken place between the heirs of Surajben Sanabhai in respect of Surajben's property or a land and the captioned land had gone to the share of Jesangbhai Sanabhai and thus a name of Jesangbhai Sanabhai has been brought on record.

- (2) I found that, Jesangbhai Sanabhai has expired on 26.5.83 and thus the name of his heirs has been brought on record vide certified entry no. 8222. It has also been noticed that, the properties of Jesangbhai Sanabhai has been partitioned between the heirs of Jesangbhai and the captioned land has
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gone to the share of Jagdishbhai Jesangbhai, Jashbhai Jesangbhai, Chunibhai Jesangbhai and Harishbhai Jesangbhai vide entry no. 8223 and thus the captioned property has gone to the share of Jagdishbhai Jesangbhai, Jashbhai Jesangbhai, Chunibhai Jesangbhai and Harishbhai Jesangbhai and hence it appears that the above referred four male children of Jesangbhai Sanabhai are the owner and the occupier of the captioned land.

- (3) I also found that, the said owner had applied for NA permission in respect of 8003 sq.meter of the captioned land and the District Collector Vadodara has granted the NA permission vide Order No. NA / SR / 445 / 2009 – 2010 dated : 23.2.2010 for about 8003 sq.meter of the land from the captioned property. I also found that, the owners have applied for the building permission and the Vadodara Urban Development Authority have granted a development permission vide their order no. VUDA / Parvangi / Plan – 4 / 33 / 2010 dated : 5.6.2010. I also found that the owners have carried out the construction up

to the plinth level for about 14 sub plots and hence the VUDA has issued a plinth checking certificate dated : 5.2.2011 vide certificate no. UDA / Parvangi / Plan – 4 / 32 / 2010. I also found that the owners have thereafter shown their willingness to sale the captioned land to silver line developers and thus I have circulated a public notice in a daily news paper Sandesh on 21.3.2017 wherein I have specifically mentioned that, any person who claim any right title or interest on the captioned land shall have to lodge their claim or protest alongwith the evidence. On the basis of the said public notice one Mr. Y.M. Shaikh who is not known to the owner has sent their objections by a RPAD notice to me without any documents. Thus Advocate Shahnawaz Pathan immediately issued a notice to the show called Y.M. Shaikh on 10.4.2017 and demanded the documentary evidence in respect of the captioned land if any, but till today he has not supplied the said documents. The owners have also filed their affidavit that they don't know any person like Y.M.

Shaikh. They have never executed any documents in favour of such person and have never agree to sale captioned property to such person i.e. Y.M. Shaikh. Thus it appears that Mr. Y.M. Shaikh appears to be a sham and bogus name and with an ulterior motive a false claim was tried to be lodge but in the absence of the documents I discard the objection as inspite of my specific demand by personal notice also no documents has been supplied to me till today.

- (4) I have also carried out the search of the sub registry record for last 30 years and I have not found any adverse entry.
- (5) Thus, I have investigated the title of captioned land, I have gone through the revenue record for a period of last more than 57 years, I have also carried out a search of sub registry office at Vadodara for a period of last 30 years and upon scrutiny of revenue record and search taken by me, I found that, Jagdishbhai Jesangbhai, Jashbhai Jesangbhai, Chunibhai Jesangbhai and Harishbhai Jesangbhai

are appears to be the owner and occupier of the
captioned land and their title appears to be clear
and marketable.

Dated : 2nd //6//2017

Place : Vadodara.

Yours Faithfully



F.M. Pathan

((Advocate))