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SAJID U. VOHRA
(ADVOCATE) GUJ. HIGH COURT)

Office: Patel Faliya, Yakutpura, Vadodara M: 9879645905

20th January, 2019

TO
Samruddhi Builders,
Partnership Firm,
Through its partner Mr. Kiran Dalvadi,
Vadodara.

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RE: TITLE CLEARANCE CERTIFICATE in respect of an immovable property, being non-agricultural land of Block/R.S. No. 257 adm. H.ARE.PR.ARE: 0-60-70 = 6070.00 Sq. Mts. (C.S. No. 754, adm. 5717.35 Sq. Mts. as Index of Sale Deed) of Mouje Village Danteshwar, situate, lying and being in the Sub Registration District and Registration District Vadodara, belonging to your ownership.

01. I have been asked to investigate the title of the subject property and supplied documents and papers (Xerox) for investigation, as under:

- 1) Copies of Revenue Record.
- 2) Copy of NA order dated 26.08.1963.
- 3) Copy of letter dated 09.05.2017 of Addl. Police Director General and Inspector General of Jail, Ahmedabad.
- 4) My TCR dated 03.04.2018 in favour of Samruddhi Buildtech.
- 5) Copy of Sale Deed No. 2242 dated 08.05.2018 of present owner Samruddhi Builders, a partnership firm.
- 6) Search Report.

02. It reflects vide Entry No. 75 that aforesaid land was purchased by Girdharlal Joitaram Dalvadi under a Sale Deed dated 26.11.1953 from Haji Abumusha Patel, as per said entry.

03. The District Development Officer, Vadodara granted permission for non-agriculture use for residential purpose vide his order No. LND/SR/113 dated 26.08.1963 as per conditions contained in the said order.

Sajid U. Vohra
Partner
SAMRUDDHI BUILDERS

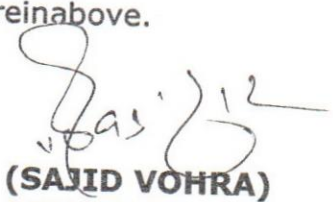
04. It reflects from Entry No. 4180 dated 21.01.2002 that the aforesaid owner Girdharlal Joitaram Dalwadi executed a Will dated 02.07.1994 bequeathing the subject land in favour of his son Laxmikant Girdharlal Dalwadi and upon death of Girdharlal J. Dalvadi on 03.01.2000, the will came into force and accordingly, name of present owner Laxmikant Girdharlal Dalvadi is mutated in the revenue record by virtue of will, as stated in the said entry. (67)
05. It reflects vide Entry No.749 dated 19.01.56 that as per order of the revenue authority the standard area of the lands covered in Danteshwar are fixed, as per details of the said entry.
06. It reflects vide Entry No.1221 dated 02.02.1963 that as per order of the revenue authority the effect of Fasal Patrak is given to subject land and others.
07. It reflects vide Entry No.2614 dated 16.10.91 that since the subject land is situated near Jail, the Mamlatdar, Vadodara vide his order No. Jamin/Vashi/3496/91 dated 30.09.1991 has ordered not to make construction without obtaining prior permission of Inspector General, Jail, as stated in the said entry.
08. In response to above entry the Addl. Police Director General and Inspector General of Jail has vide letter No. SPL-1/220/680/2017 dated 09.05.2017 that since the subject land is away by 220 Yards from the compound wall of open jail of Danteshwar, and as the construction is not falling within 220 yards of main wall of the jail and after making construction, prima facie there is no likely danger to discipline and safety of the jail, given sanction for construction as stated more in detail in the said letter.
09. I have taken Search in the Office of Sub Registrar, Vadodara, as per receipt produced and during the search I have not found any

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Sajid Vohra,
Advocate

adverse entry in respect of subject land except registered Sale Deed No. 2242 dated 08.05.2018 of aforesaid present owner. The process of mutating the name of said Partnership is under progress. (68)

10. The aforesaid owner Laxmikant Girdharlal Dalvadi executed Sale Deed registered at Sr. No.2242 dated 08.05.2018 in the office of Sub Registrar, Vadodara and sold the subject land in favour of **Samruddhi Builders**, a partnership firm through its Managing Partner Shri Kiran J. Dalwadi as reflected in the aforesaid search and EC report.
11. I had issued public notice in Divya Bhaskar, Gujarat Samachar and Sandesh daily news papers inviting objections from the public in respect of subject land at the time of issuing TCR dated 03.04.2018. Hence, public notice is waived for the present TCR as per request of the owner.
12. On perusal of the above documents as well as observations made hereinabove I am of the opinion that the title of the subject property in the hands of **Samruddhi Builders**, a partnership firm through its Managing Partner Shri Kiran J. Dalwadi is clear and marketable and free from all encumbrances, subject compliance of the observations made and discussed hereinabove.


(SAJID VOHRA)
ADVOCATE


SAMRUDDHI BUILDERS
Kiran J. Dalwadi
Partner

સાજીદ યુ. વ્હોરા (એડવોકેટ)

ઓ. પટેલ ફળીયા નં. ૨ની સામે, યાકુતપુરા, વડોદરા. મો. ૯૮૭૯૬૪૫૯૦૫

સર્ચ રિપોર્ટ

આથી અમો એડવોકેટ સાજીદ યુ. વ્હોરાનાઓએ મોજે દંતેશ્વર , તા. જી. વડોદરાના મોજે દંતેશ્વરની સીમના બ્લોક નં./સર્વે નં. ૨૫૭, ક્ષેત્રફળ ૦.૬૦.૭૦ હે. આરે. ચોમીવાળી બીનખેતીની જમીન અંગે મે. સબરજીસ્ટ્રારશ્રી વડોદરાની કચેરી નં. ૨માં અનુક્રમણીકા નં. ૨નું તા. ૧૮/૦૧/૨૦૧૯ ના રોજ ઈ.સી સાથેનું સર્ચ કરેલ જેની સફેદ પાવતી નં. ૨૦૧૯૦૧૫૦૦૧૦૩૧ છે. જેમાં નીચે મુજબની એન્ટ્રી મળી આવેલ છે.

અનુક્રમ	લેનાર/આપનાર	રજીસ્ટર્ડ નંબર/તારીખ	વ્યવહારનો પ્રકાર
૧.	લેનાર :- સમૃદ્ધિ બીલ્ડર્સ વતી કિરણ જે. દલવાડી આપનાર :- લક્ષ્મીકાંત ગીરધરલાલ દલવાડી	૨૨૪૨ ૦૮/૦૫/૨૦૧૮	વેચાણ દસ્તાવેજ

ઉપરોક્ત સર્વે નંબરના કરેલ સર્ચ દરમ્યાન ઉપરોક્ત એન્ટ્રી મળી આવેલ છે. તે સિવાય કોઈ એન્ટ્રી મળી આવેલ નથી. અને હાજર રેકર્ડ ઉપલબ્ધ થયેલ તે પુરતું સર્ચ કરેલ છે.

તા. ૧૮/૦૧/૨૦૧૯

વડોદરા.

SAMRUDDHI BUILDERS
Partner