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Date.15/04/2015

To,
M/s Ashirwad Developers
Partner, Mohanbhai Patel
Vemali FP 38 Paiki
Baroda.

Subject: Title Clearance Certificate

Reference: Property being Non-Agricultural Land situated at Mouje Vemali bearing Revenue Survey Nos. 51 & 52, Block No. 38, T P Scheme No. 2 (Dumad-Vemali-Sama), Final Plot No. 207/1 Paiki, admeasuring 2651 Sq. Mts. towards the Southern Part in Registration District Baroda Sub District Baroda.

This is to certify that I have verified the Revenue Records, copy of Sale Deed, NA Order and Development Permission and I have caused a Search to be made with the Sub Registrar at Baroda for last thirty years and my opinion is as under.

That land bearing Revenue Survey No. 51 & 52 of Mouje Vemali was owned by Chandubhai Ambalal Thakkar. Ranchhodbhai Sanabhai was an Agricultural Tenant of the said land and by virtue of the Order in Tenancy Case No. 132/56 dated 14/01/1963, the name of Shanabhai Ranchhodbhai was deleted and the land was mutated in the name of Chandubhai Ambalal Thakkar vide Mutation Entry no 426 dated 13/01/1965

Subsequently, the heirs of Shanabhai Ranchhodbhai i.e. Gordhanbhai Shanabhai and others had filed Tenancy Appeal No. 10/85 which was settled by compromise and by virtue of the Order passed in the said Appeal on 21/08/1985, the name of



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Chandubhai Ambalal Thakkar was mutated in the revenue records vide Mutation Entry No. 749 dated 14/09/1985, which was duly certified on 12/12/1985.

The said land was amalgamated and consolidated into Block No. 38 by virtue of the Order of Consolidation vide Mutation Entry No. 918 dated 16/09/1991.

Chandulal Ambalal Thakkar has sold and conveyed lands admeasuring H. 1-06-30 RA to Kanubhai Ratanlal Parikh, Kaushik Ratanlal Parikh, Rajesh Ratanlal Parikh, Ratanlal Manilal Sheth, Prakash Ratanlal Sheth, and Nilesh Ratanlal Sheth by registered Sale Deed dated 02/11/1993 registered at Serial No. 17754 with the Sub Registrar of Baroda respectively. Thus, they became the joint owners of the said land and their names are mutated in the Revenue Records vide Mutation Entry No. 1025 dated 05/11/1993.

Kaushik Ratanlal Parikh expired on 11/11/1999 and on his death, names of his legal heirs i.e. Nilimaben (Wd), Kruti, Maitri and Harshal are mutated in the Revenue Records vide Mutation Entry No. 1299 dated 11/04/2000.

Chandulal Ambalal Thakkar has sold and conveyed lands admeasuring H. 0-38-28 RA to Kanubhai Ratanlal Parikh, Nilima Kaushik Parikh, Kruti Kaushik Parikh, Maitri Kaushik Parikh, Harshal Kaushik Parikh, Rajesh Ratanlal Parikh, Ratanlal Manilal Sheth, Prakash Ratanlal Sheth, and Nilesh Ratanlal Sheth by registered Sale Deed dated 16/10/2000 registered at Serial No. 4749 with the Sub Registrar at Baroda, Thus, they became the joint owners of the said land and their names are mutated in the Revenue Records vide Mutation Entry No. 1327 dated 17/10/2000.

Gordhanbhai Shanabhai Parmar had filed RTS Disputed Case No. 4/93 and in the said case, the Mamlatdar, Vadodara Rural vide his Order dated 20/02/1996, has rejected the objections and has held that the physical possession of the land is with



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Gordhanbhai Shanabhai Bariya and Shivabhai Ranchhodbhai Bariya had filed RTS Appeal No. 15/86 before the Deputy Collector Vadodara which was dismissed vide Order dated 30/01/1987 and even Revision no. RTS-RA 36/87 preferred against the Order of Deputy Collector was rejected by Collector Vadodara vide Order dated 08/01/1988. Thus, in view of the Orders passed by the Tenancy Mamlatdar, Collector Vadodara and the Non-Agricultural Use permission issued by Collector Vadodara, No Right, Title, & Interest is established in favour of the heirs of Shanabhai Ranchhodbhai and Gordhanbhai Shanabhai.

I have issued a Public Notice in Gujarat Samachar on 07/04/2015 inviting objections against issuance of the Title Clearance Certificate However; I have not received any objections or claims in response to the Public Notice.

I have caused a search to be made with the Sub Registrar at Baroda for last thirty years and I could not find any Charge or Encumbrance having been registered with the Sub Registrar at Baroda.

From the documents referred to above and a search with the Sub Registrar at Baroda I am of the opinion that the Title of the Land Property being Non-Agricultural Land situated at Mouje Vemali bearing Revenue Survey Nos. 51 & 52, Block No. 38, T P Scheme No. 2 (Dumad-Vemali-Sama), F.P. No. 207/1 Paiki, admeasuring 2651 Sq. Mts. towards the Southern Part in Registration District Baroda Sub District Baroda is clear, marketable and free from encumbrances.

Place: Vadodara

Date: 15/04/2015



(MUKESH B. SHAH)

ADVOCATE



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Chandulal Ambalal Thakkar. Mutation Entry No. 1103 dated 01/03/1996 is passed in the Revenue Records giving effect to the said Order.

Ratanlal Manilal Sheth and other joint owners of the land have sold and conveyed the said land bearing Revenue Survey No. 51 & 52 Block No. 38 admeasuring H.1-36-58 RA to Anilbhai Bholabhai Patel, Devanand Balkrishna Shah and Nimesh Ramanlal Shah by registered Sale Deed dated 23/07/2003 registered at Serial No. 6662 with the Sub Registrar at Vadodara. Thus they became the joint owners of the said land and their names are mutated in the Revenue Records vide Mutation Entry No. 1425 dated 06/08/2003, certified on 08/09/2003.

The District Development Officer, Vadodara has issued the Permission for Non Agriculture uses of the land vide his Order dated 13/06/2005 bearing no. Jamin/C-2/Sec-66/Vashi/512./2005.

The VUDA has issued Development Permission No. VUDA/Permission/Plan/5/91/2003 dated 25/11/2003.

The said land is included in T P Scheme No. 2 (Dumad-Vemali-Sama) and has been allotted Final Plot No. 207 admeasuring 5619 Sq. Mts. and 207/1 admeasuring 5307 Sq. Mts.

The heirs of Shanabhai Ranchhodbhai and Gordhanbhai Shanabhai i.e. Kantaben Gordhanbhai & others have filed RCS No. 96/15 in the Court of Civil Judge (Senior Division) Vadodara, which is a declaratory Suit. However no injunction has been granted in the said Suit. They have claimed Tenancy rights in the said land. However, as stated about the possession of the land is already held to be of the landlord Chandubhai Ambalal Thakkar in the tenancy proceedings. Thereafter,

