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To,

Maruti Developers

Vadodara.

Ref.: Investigation of a title in respect of all that piece
and parcel of land bearing R.S. No. 72 admeasuring
about 11382 sq.meter of village Karodiya in
Registration District Sub District Baroda.

TITLE CLEARANCE CERTIFICATE

Sir,

I have been supplied the following documents;

Sr. No.

Particulars

1. Copy of Village Form No. 8 A
2. Copies of Village Form No. 7 and 12 from 1951-52
to 2012-13
3. Copies of Village Form No. 6 (All relevant enteries)
4. Copy N.A. Permission granted by Collector,
Vadodara.

5. Copy of Building Permission
6. Copy of Approved Layout Plan

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

(1) I found that one Mr. Pujabhai Raghabhai was the original owner of survey no. 72 and 73. On expiry of said Pujabhai, the name of his heirs Bakorbhai Pujabhai was mutated in the revenue record vide entry no. 86 dated : 11.5.1954. It has also been noticed that said Bakorbhai Pujabhai has also been expired and thus the name of 1. Chhotabhai Bakorbhai, 2. Motibhai Bakorbhai and 3. Mangalbhai Bakorbhai has been inserted in revenue record vide entry no. 477 and the same has been certified on 26.12.1969.

(2) It also found that on demise of Chhotabhai Bakorbhai, the names of his heirs namely 1. Dalsukhbhai Chhotabhai, 2. Raijibhai Chhotabhai, 3. Bhailalbhai Chhotabhai, 4. Ganpatbhai Chhotabhai have been entered in revenue record vide certified entry no. 512. It has also

been noticed that Motibhai Bakorbhai has also passed away and thus the name of his heirs namely 1. widow Diwaliben Motibhai, 2. Mansukhbhai Motibhai, 3. Chimanbhai Motibhai, 4. Raysingbhai Motibhai, 5. Gordhanbhai Motibhai, 6. Zaverben Motibhai, 7. Nandanben Motibhai and 8. Bairajben Motibhai have been brought on record vide certified entry no. 691. I also found that on demise of Mangalbhai Bakorbhai, the names of his heirs namely 1. Jamnaben Mangalbhai, 2. Shankarbhai Mangalbhai, 3. Ambalal Mangalbhai, 4. Babarbhai Mangalbhai, 5. Pujiben Mangalbhai, 6. Fatehsinh Mangalbhai have been entered in the revenue record vide certified entry no. 856. I also found that Parmar Mansukhbhai Motibhai has expired on 6.3.99 and thus the name of his heirs namely 1. Nandaben Mansukhbhai, 2. Laxmiben Mansukhbhai, 3. Harkhaben Mansukhbhai, 4. Rameshbhai Mansukhbhai, 5. Sureshbhai Mansukhbhai, 6. Hansaben Mansukhbhai, 7. Dineshbhai Mansukhbhai and 8. Jashodaben Mansukhbhai have been inserted in

revenue record vide entry no. 1004 and the same is certified.

(3) It has also been noticed that Dalsukhbhai Chhotabhai has expired on 12.11.96 and hence name of his heirs Somabhai Dalsukhbhai has been entered in revenue record vide entry no. 1133 dated : 23.7.2007 certified on 24.9.2003. I also found that the co-owner Chimanbhai Motibhai has expired on 14.10.95 and hence his heirs namely 1. Parmar Revaben Chimanbhai, 2. Parmar Takhatben Chimanbhai, 3. Parmar Shakuben Chimanbhai, 4. Parmar Amrutbhai Chimanbhai, 5. Parmar Chandrasinh Chimanbhai, 6. Parmar Bhupatbhai Chimanbhai, 7. Parmar Pushpaben Chimanbhai, 8. Parmar Ramabhai Chimanbhai and 9. Parmar Laxmanbhai Chimanbhai have been brought on record vide certified entry no. 1182. Similarly on demise of Parmar Shankarbhai Mangalbhai his heirs namely 1. Parmar Narsinhbhai Shankarbhai, 2. Parmar Kantaben Shankarbhai, 3. Parmar Sonalben Shankarbhai, 4. Parmar Kapilaben Shankarbhai

and 5. Parmar Govindbhai Shankarbhai have been mutated in revenue record vide entry no. 1186.

(4) I also found that Parmar Babarbhai Mangalbhai has also expired and thus name of 1. Parmar Padmaben Babarbhai, 2. Parmar Rohitbhai Babarbhai have been entered in revenue record as an heirs vide certified entry no. 1187. It has also been noticed that Parmar Ambalal Mangalbhai has expired and hence name of his heirs namely 1. Parmar Savitaben Ambalal widow, 2. Parmar Yashiben Ambalal, 3. Parmar Arunaben Ambalal, 4. Parmar Kokilaben Ambalal, 5. Parmar Ushaben Ambalal, 6. Parmar Dharmishthaben Ambalal has been inserted in revenue record by an entry no. 1188. I also found that Parmar Diwaliben Rayjibhai has expired and thus the name of her heirs namely 1. Parmar Kamlaben Rayjibhai, 2. Parmar Kanubhai Rayjibhai, 3. Parmar Ranjitbhai Rayjibhai, 4. Parmar Champaben Rayjibhai, 5. Parmar Pushpaben Rayjibhai, 6. Parmar Kanchanbhai Rayjibhai, 7. Parmar Ghanshyambhai Rayjibhai has been mutated in the revenue record vide entry no. 1191. I also found that the

names of female members namely 1. Parmar Diwaliben w/o Motibhai Bakorbhai, 2. Parmar Nandaben Mansukhbhai, 3. Parmar Zaverben Motibhai, 4. Parmar Bairajben Motibhai, 5. Parmar Nandaben Motibhai, 6. Parmar Jamnaben Mangalbhai, 7. Parmar Punjiben Mangalbhai, 8. Parmar Laxmiben Mansukhbhai, 9. Parmar Harkhaben Mansukhbhai, 10. Parmar Hansaben Mansukhbhai, 11. Parmar Jashodaben Mansukhbhai, 12. Parmar Takhatben Chimanbhai, 13. Parmar Shakuben Chimanbhai, 14. Parmar Pushpaben Chimanbhai, 15. Parmar Kantaben Shankarbhai, 16. Parmar Kapilaben Shankarbhai, 17. Parmar Padamben Babarbhai, 18. Parmar Yashiben Ambalal, 19. Parmar Arunaben Ambalal, 20. Parmar Kokilaben Ambalal, 21. Parmar Ushaben Ambalal, 22. Parmar Dharmishthaben Ambalal, 23. Parmar Kamlaben Rayjibhai, 24. Parmar Champaben Rayjibhai have been deleted vide entry no. 1455.

(5) I also found that there was a family partition and effect of the same has been given in revenue record vide certified entry no. 1464.

(6) Thus, at present, Parmar Fatehsinh Mangalbai and others 23 are the owners of the captioned land that is for Hissa No. 2, 3 & 4. It has also been noticed that a partition has been taken place between the co-owners and the land admeasuring about 1,22,495 sq.ft. i.e. 11,382 sq.meters land has gone to the share of Fatehsinh Mangalbai Parmar and others 23 and the same has been shown in the revenue record. I also found that the said Fatehsinh Mangalbai Parmar and others have applied for NA permission to the collector, Vadodara because there was a breach of condition as the developers have started constructions before granting a permission. I also found that ultimately a regularization proceedings u/s 65, 66 and 67 of Bombay Land Revenue Code have been initiated and ultimately the Collector of Vadodara has passed an order No. B-5/N.A./S.R./98/2012-13 and No. NA/Sec.66/5507/2013 dated : 14.5.2013 and regularized the construction already carried out and also granted an NA permission vide above referred orders.

(7) I also found that the said Mangalsinh Fatehsinh and others 23 have executed a Registered Banakhat having different Index No. 10198 and Index No. 9856 in favour of Raju Bhagwandas Agrawal and Mohammed Junaid Firozkhan Pathan as a partners of Maruti Developers. I also found that the owners have also executed, a development agreement in favour of Maruti Developers.

(8) I have given earlier a title clearance certificate on 8.7.2013 and relying upon the same I have further carried out a search of the sub registry office, I found that the developers i.e. The Maruti Developers has developed the said property and has sold a various plots the details of which are as under :

Plot No.	Admeasuring
A-7	1780
A-10/1	765
A/12/2	1390
A-15/2	775
A-16/1	775

A-18	1670
A-19	1470
D-26	2086
C-27	1605
C-35	1220
C-335	1328
E-37	912
E-38	1106
E-39	1219
E-40	1220
E-41	1220
E-42	1220
E-43	1220
E-44	1183
E-45	1220
E-46	1428
E-47	1323
E-48	1346
E-49	1338

E-50	1451
E-51	1415
E-52	1507
E-53	1334
E-54	1378
E-55	1422
E-56	1478
E-57	1540
E-58	1890
E-59	1643
E-60	1599
E-61	1552
E-62	1508
E-63	1463
E-64	1800
B-70	1682
B-71	2132

Thus, looking to the sale deed, the developers has sold a total 52579 sq.feet plotted land to the various purchasers,

whereas the remaining plots belongs to the developers on the basis of a banakhat executed by the owner. Thus the original owner remains the owners of remaining unsold plot subject to the rights of the developer under a banakhat.

(9) I have also caused the search of sub registry office of Vadodara and nothing has been found against the title of owners. I have also circulated a Public Notice in a daily news paper Gujarat Samachar and the divorced wife of Narsinhbhai Parmar has raised an objection through their lawyer and ultimately a compromise has been arrived at and the divorcee Rewaben and her daughter Pushpaben have also executed a Vechan karar in favour of Maruti Developers vide Notarized agreement no. 315 dated : 26.1.2013. Thus at present 1. Parmar Fatehsinh Mangalbhai, 2. Parmar Savitaben Ambalal, 3. Parmar Govindbhai Shanker, 4. Parmar Narsinhbhai Shankarbhai, 5. Parmar Sonaben Shankarbhai, 6. Parmar Rohitbhai Babarbhai, 7. Parmar Kanubhai Raijibhai, 8. Parmar Ranjitbhai Raijibhai, 9. Parmar kanchanbhai Raijibhai, 10. Parmar Ghanshyambhai Raijibhai, 11. Parmar Pushpaben

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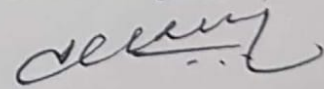
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Raijibhai, 12. Parmar Savitaben Babarbai, 13. Parmar Gordhanbai Motibhai, 14. Parmar Raisingbai Motibhai, 15. Parmar Rameshbhai Mansukhbhai, 16. Parmar Sureshbhai Mansukhbhai, 17. Parmar Dineshbhai Mansukhbhai, 18. Parmar Amrutbai Chimanbai, 19. Parmar Bhupendra Chimanbai, 20. Parmar Laxmanbai Chimanbai, 21. Parmar Ramabhai Chimanbai, 22. Parmar Revabhai Chimanbai appears to be the owners of the remaining unsold plots and common land subject to the rights of Maruti Developers.

Dated : / 11/8/2018

Place : Vadodara.

Yours Faithfully



F.M. Pathan

((Advocate))