

Mahesh M. Brahmabhatt.

B.com.LL.B.Advocate.

Guj.High court.

FF/13. Saikruti Appartment, Rajesh

Tower road, Harinagar crossing, Gotri

Road, Vadodara. Mob: 9979707620

Date: 20/05/2021.

TITLE REPORT

Ref: Investigation of title in respect of immovable property being plot no: **7,8,9,10** admeasuring 506 sq. Mtrs. situated in R.S. No. 430/1 and T.P Scheme no: 22 F.P.no:82 and C.T Survey No: 541 of village Tandlaja, Ta. Dist. Vadodara, and in which developer named Sudev Developer has launch scheme named as “**AVYAAY**” and same is own and possessed by “**SUDEV DEVELOPERS**” a partnership firm’s partner Sanjaybhai Chandubhai Patel and others.

Sir,

I have been supplied with following documents i.e. Revenue records, relevant documents and papers etc. of above said property for my perusal and observation.

1. Copy of village form no. 7/12 of R.S. No: 430/1
2. Copy of village form no.8/A.
3. Copy of village form no: 6 i.e. Revenue entries 232,323,342,448,560,795,1037,1385,1538,1673,2564,2751 and 3179
4. Copy of property card of City Survey No: 541.
5. N.A. order no. N.A./S.R./19/2003-2004. No: Land/D./Vasi / 3396 / 2003 of Collector of Vadodara dt. 9/01/2004.
6. Copy of building permission / Rajchitthi No: VMC / 22-01-2020 / 1362445/01/003184 by Vadodara Municipal Corporation .
7. Copy of sale deed of plot no: **7, 8,9,10** situated in R.S. No. 430/1 and T.P Scheme no: 22 F.P. no: 82 and C.T Survey No: 541 admeasuring 530 sq. Mtrs. of village Tandlaja, Ta. Dist. Vadodara.



8. Copies of title reports of H.Desai & Company dated :8/12/2004, Yogesh H Pandya. Advocate dated;24/04/2009 and Prayas N. Soni .Advocate dated: 23/07/2012.
9. Copy of Public Notice
10. Search Report Dated 28/01/2021 and 17/05/2021 in respect of above said four plots.
- 11p. Affidavit of Sanjaybhai Chandubhai Patel .

On perusing the above referred document, revenue record, City survey record and I have also made necessary search in the office of Sub-Registrar of Vadodara and on Any RoR site. My observation and report are as under:-

1. I have gone through and verified the revenue record from **1951 to 2021** and City Survey record of above said property/land and it is transpires that the said land i.e. R.S. No. 430/1 of village Tandalaja Ta. & Dist. Vadodara was originally own and possess by shri Rangujirao Jibava Rao and after his death by family arrangement this land came in to share of Madhavsing Rangujirao Rao and same was recorded in revenue record vide entry no:**232** dt.20/9/1954
2. I found that name of Mangalbhai Ranchhodbhai was entered in revenue record as protected tenant vide entry no:**323** and same was removed from record because he has make statement before Mamlatdar that he has left possession of said land before 1950-51 therefore his name was removed from record vide entry no:**448** dt.23/12/56 .
3. I found that due to introduction of Abolition of Misc. Dumala administration Act on 1/8/1955 the said land's status of Barkhali land was removed vide Taluka order :Vatan order no:312 dt.28/8/55 and same was recorded in record vide entry no:**342** dated 31/8/55.
4. I found that Madhavsing Rangujirao has avail bullock Tagavi of Rs.500/- on 29/7/58 and that encumbrance was recorded in record vide entry no:**560** dated 4/2/59 and same was certified on 2/1/60.



The said encumbrance of Tagavi was condoned / write off by Government vide Resolution no: Tagavi/1090/158/9 dated 16/2/90 therefore said encumbrance was removed from record vide entry no: 2751 dt.23/3/01 and same was certified on 8/5/01 by C.O.

5. I found that survey done and Hissa Register prepared by Survey Mamlatdar, Kheda in Form no:12 same was recorded by entry no: 795 dt.5/1/65 and same was certified on 8/3/66.
6. I found that Madhavsing Rangujirao Rao has sold above said land by Reg.Sale deed dated 19/2/69 to Ibrahim Valibhai @ Mahamadbhai Patel and same was recorded in record vide entry no:1037 dt.10/11/69 and same was certified by C.O. on 11/2/1970.
7. I found that Ibrahim Valibhai patel has avail loan of Rs.49,000/- from United Commercial Bank Raopura,Vadodara and said encumbrance was recorded in revenue record vide entry no:1385 dated 20/6/80 and it was certified, the said loan amount was repaid by Ibrahim Valibhai patel and said encumbrance of bank was removed vide entry no:1673 dt.2/5/86 and certified by C.O. on 29/8/1986.
8. I found that The Dy. Collector and Competent Authority has granted Agricultural exemption u/sec:20 of U.L.C.Act vide his order ULC./Dec/no:Tandalaja 1928/83 dated 14/6/83 and same was recorded in revenue record vide entry no:1538 dated 24/6/83 and certified by Dy.Mamlatdar on 2/9/83.
9. I found that Ibrahim Valibhai @ Mahamadbhai Patel has sold above said land to (1),Meenaben Chandrasinh Solanki,(2) Pannaben Ganpatsinh Solanki,(3) Savitaben Ganpatsinh Solanki (4) Kavitaben Bharatsinh Solanki (5) Ganpatsinh Bharatsinh Solanki and (6) Chandrasinh Bharatsinh Solanki by Registered sale deed dated : 1/11/1999 same was recorded in record vide entry no:2564 dt.3/11/1999 and same was certified by Dy.Mamlatdar on 17/12/1999.
10. I found that above land owner Chandrasinh Bharatsinh Solanki and others of R.S.No: 430/1 has applied to the office of collector of Vadodara for Non Agricultural use of said land, The collector has passed an order of N.A. use of said land (F.P. No: 155 as per draft T.P. Scheme no: 22) vide



N.A. order no. N.A./S.R./19/2003-2004 . No: Land/D./Vasi / 3396 / 2003 of Collector of Vadodara dt. 9/01/2004 and same was recorded in record vide entry no:3179 dated 8/2/04 and certified on 10/3/2004 and it was also recorded in City Survey record on 5/05/2006 and same was certified on 20/06/2006.

11. I found that above land owners Ganpatsinh Bharatsinh Solanki and others of R.S.No: 430/1 has applied to the office of City Survey Superintendent for consolidation of city survey no: 541,542,620,621,622,625 and 654, by order of City Survey Superintendent all city survey numbers are consolidated in city survey no: 541 vide his order no: consolidation /2011 dated 30/03/2011 and it was recorded in city survey record on 1/4/2011.
12. I found that there was family arrangement agreement amongst above land owners vide agreement no: 4043 dated 30/03/2012 and it was submitted before city survey superintendent and as per family arrangement agreement F.P.no: 81 and 82 are came into share of Ganpatsinh Bharatsinh Solanki and Pannaben Ganpatsinh Solanki and same was recorded in city survey record on 13/08/2014 and same was certified on 17/09/2014.
13. The land owner Ganpatsinh Bharatsinh Solanki and Pannaben Ganpatsinh Solanki has seek the permission before The Dy. Colletor of Vadodara (City) under Section: 5 (1) of The Gujarat Prohibition of Transfer of Immoveable Property and Provision for Protection of Tenants from Eviction from Premises in Disturbed Area and The Dy. collector has granted permission vide order no: Avit / Vashi / 4126 / 2016 dated 21/09/2016.
14. I found that land owner Ganpatsinh Bharatsinh Solanki and Pannaben Ganpatsinh Solanki has sold the above plot no: **7,8,9,10** situated in **R.S. No. 430/1 and T.P Scheme no: 22 F.P. no: 82 and C.T Survey No: 541** admeasuring 506 sq. Mtrs. of village Tandlaja, Ta. Dist. Vadodara, to Sudev Developers' partner Sanjaybhai Chandubhai Patel and others vide Reg. Sale Deed no: 12,774 dated 2/09/2016 and same was recorded in city survey record vide entry no; 19547 dated 13/02/2017 and same was certified on 19/08/2017.



15. The Vadodra Municipal Corporation has issued development permission vide Rajchitthi No: VMC / 22- 01- 2020 / 1362445/01/003184 to **SUDEV DEVELOPERS** a Partnership Firm's partner (1) Sanjaybhai Chandubhai Patel and others.
8. I have also published public notice in "SANDESH" daily news paper Dt. 22/01/2021 and invited objection from interested person but I have not received any objection from any person.
9. The land owner of caption immovable property have declare on oath before notary that they have not execute any sale deed ,mortgage , transfer deed , assignment agreement etc.

I have also verified relevant revenue record and also made necessary search in the office of Sub-Register, Vadodara from 1992 to 2002 vide receipt no: 2021014011382, 2021016015692, 2021014011383, 2021016015693, 2021014011384, 2021016015772, 2021014011385, 2021016015695 dated 17/5/21 and for the year 2002 to 2021 vide receipt no: 2021016003172, 2021016003173, 2021016003180 and 2021016003181 Dt. 28-01-2021 in respect of above said plot no: **7,8,9,10** situated in R.S. No. 430/1 and T.P Scheme no: 22 F.P. no: 82 and C.T Survey No: 541 but I have not found any entry except those mentioned in above Para.

The land owners have declare on affidavit that they have not sale, mortgage, lease and /or transfer or parted with the possession of the said property to any third party till this date.

Looking to the above facts and available documents supplied by owner and possible search made at the office of Sub-Register, Vadodara, I am of the opinion that:

The title of above said plot no: **7,8,9,10** situated in **R.S. No. 430/1** and **T.P Scheme no: 22 F.P. no: 82 and C.T Survey No: 541** admeasuring 506 sq. Mtrs. of village Tandalaja, Ta. Dist. Vadodara, and same is include in T.P. Scheme no.22 and F.P. No.82 and in which developer named Sudev Developer has launch scheme named as "**AVYAAY**" is own and possessed



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by "SUDEV DEVELOPERS" a partnership firm's partner Sanjaybhai Chandubhai and others are clear, marketable and free from all reasonable doubt and encumbrances.

Vadodara

Daate : 20/05/2021.




(M. M. BRAHMBHATT)

Advocate