

Swapnil Haresh Shah

B.A.LL.B (Hons)

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ADVOCATES

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Date: - 08/05/2017

To,

Mr. Rajeshbhai M. Shah(Madhuram Associates).

Vadodara.



Subject:-Land bearing R.S. No. 239 admeasuring 3965 Sq. Mtrs.,
T.P. Scheme No. 2 and F.P No. 70/2 Sub-Plot No.3,
admeasuring 278.80 Sq. Mtrs. in "Rama Shri
Residency"of Village Harni, Taluka & District,
Vadodara.

With reference to the above referred subject, **Mr. Rajeshbhai M. Shah(Madhuram Associates)** and others has approached me to obtain Title clearance certificate for the captioned property. I have scrutinized the following documents of the captioned property submitted to me for the title clearance certificate:

Sir,

As desired by you the records of Sub-Registrar, Vadodara, have been verified by me for the period from 1987 to 2017 for investigation of title in respect of above property. I have also verified documents mentioned in schedule. On the basis of the said documents my REPORT/CERTIFICATE is given as under:



I have thoroughly verified the following documents / papers / copies entrusted to me and my observations are as under.

- 1) Zerox copy of N.A. order No.NA/SR/32/2007-08, LAND/D/VASHI/44/2008 dtd. 7/1/2008 issued by Collector, Vadodara.
- 2) Zerox copy of Sale deed bearing Regn. No.2000 dated 10/3/2006 executed in favour of Kaushik Rambhai Patel.
- 3) Zerox copy of Village form no. 7/12, 6, 8/A respect of the above property.
- 4) I have issuing Public Notice in daily news paper Sandesh on 02/05/2017.
- 5) Zerox copy of Sale deed bearing Regn. No.7546 dated 26/6/2008 executed in favour of Kushalkumar Chandrasinh Thakore.
- 6) Zerox copy of Raja Chitthi no.Ward 2,L 160 Dt.31/03/2008 from Vadodara Mahanagar Seva Sadan.
- 7) Zerox copy of issuing Title Clearance Certificate of Advocate V.j.Shirke Dtd-21/01/2008.

Brief History of land bearing R.S. No. 239 admeasuring 3965 Sq. Mtrs., T.P. Scheme No. 2 and F.P No. 70/2, Sub-Plot No.3, admeasuring 278.80 Sq. Mtrs. in "Rama Shri Residency" of Village Harni, Taluka & District, Vadodara.



1. I have verified Village form No. 7/12, 6, & 8-A in respect of above property in which the name of Kaushikbhai Rambhai Patel is shown as owner of land bearing Revenue Survey No. 239 of Village Harni, Taluka and Dist. Vadodara.
2. It appears that land bearing R.S. No. 239 was originally belonged to Sulochanaben Shankerrao Shitole. The said mutation entry is entered at sr. no. 373 in the village records. It appears that Sulochanaben Shankerrao Shitole sold the above land to (1) Patel Maganbhai Ambalal & (2) Rambhai Fakirbhai through registered Sale-Deed on 06/07/1960. The said mutation entry is entered sr. no. 625, dated 28/07/60 in the Village Records and certified by the competent authority on 25/10/60.
3. It appears that Rambhai Fakirbhai relinquished his rights in the above land through a relinquishment deed executed in favour of Patel Maganbhai Ambalal and hence name of Patel Maganbhai Ambalal was entered as absolute owner of land bearing R.S. No. 239. The said mutation entry is entered sr. no. 1049 dated 29/07/1970 in the Village Records.
4. It appears that a family partition took place and accordingly land bearing R.S. No. 239 came to the share of Patel Dhirubhai Maganbhai. The said mutation entry is entered at Sr. No. 1253 dated 1/10/1971 in the village records and certified by the competent authority on 05/11/1971.



5. It appears that Patel Dhirubhai Maganbhai expired on 24/06/03 therefore name of Pravinaben Widow of Patel Dhirubhai Maganbhai was entered as absolute owner of land bearing R.S. No. 239. The said mutation entry is entered at sr. no. 3288 dated 23/01/04 in the Village Records and certified by the competent authority on 05/04/04.
6. It appears that Pravinaben Widow of Patel Dhirubhai Maganbhai sold the above land to Kaushik Rambhai Patel in consideration of Rs. 9,50,000/-. The said transaction is entered at Sr. No. 2000 dated 13/03/06 in the office of Sub-Registrar, Vadodara. In the above sale Deed (1) Kamlesh Fulabhai Patel & (2) Bharatbhai Ambalal Patel have signed as confirming parties as Agreement to Sale was executed in their favour prior to Sale-Deed. The said mutation entry is entered sr. no. 3588 dated 01/03/07 in the Village Records and certified by the competent authority on 10/07/07. Thus Kaushik Rambhai Patel became absolute owner of land bearing R. S. No. 239.
7. Then after Kaushik Rambhai Patel sold the above land to Kushalkumar Chandrasinh Thakor in consideration of Rs. 10,51,501/-. The said transaction is entered at Sr. No. 7546 dated 26/06/2008 in the office of Sub-Registrar, Vadodara.
8. It appears that the land owners have obtained permission to use the said land for Non-agriculture purpose vide order No.NA/SR/32/2007-08, LAND/D/VASHI/44/2008 dtd. 7/1/2008 issued by the Collector, Vadodara.



9. I have published a public notice in daily news paper "Sandesh" on 02/05/2017 inviting objections if any against issuing title clearance certificate in respect of the above property, but I have not received any objection within a prescribed time.

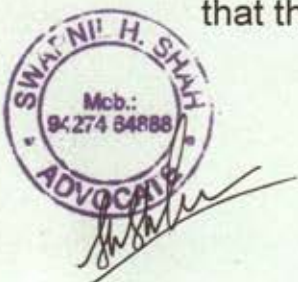
Public Notice:-

I have published a Public Notice in the two daily newspaper Sandesh dated 02 / 05 / 2017 and invited objection if any for right, title & interest in the subject title property, but till the prescribed time limit or even till today I have not received any objection, right, title, interest in the said land bearing R.S. No. 239 admeasuring 3965 Sq. Mtrs., T.P. Scheme No. 2 and F.P No. 70/2, Sub-Plot No.3, admeasuring 278.80 Sq. Mtrs. in "Rama Shri Residency" of Village Harni, Taluka & District, Vadodara.

Search Certificate Report:-

I have carried out search in the office of Sub-Registrar, Vadodara, vide Receipt No.dated -05-2017 for last 30 years from the years in respect of Land bearing land bearing R.S. No. 239 admeasuring 3965 Sq. Mtrs., T.P. Scheme No. 2 and F.P No. 70/2 Sub-Plot No.3, admeasuring 278.80 Sq. Mtrs. in "Rama Shri Residency" of Village Harni, Taluka & District, Vadodara.

As per that some of the pages are torn, not legible and/or not found indexes of recent period are not available, the Documents it is clear that there are no charges / encumbrances on the said property.



On verification of records in the office of Sub-Registrar, Vadodara in respect of the said land the records of the some years were not available and not in a position to verify, hence whatever the records was available is verified by me. Therefore this title clearance search certificate is issued subject to any quarry for non verified and not available records in respect of the said land.

SCHEDULE OF THE PROPERTY

All the piece and parcel of Land bearing R.S. No. 239 admeasuring 3965 Sq. Mtrs., T.P. Scheme No. 2 and F.P No. 70/2 Sub-Plot No.3, admeasuring 278.80 Sq. Mtrs. in "Rama Shri Residency" of Village Harni, Taluka & District, Vadodara.

OPINION

From the aforesaid observations, search, public notice, Affidavit and from the documents entrusted to me, I hereby certify and opine that title of Agriculture Land bearing Revenue Survey No. 239 admeasuring 3965 Sq. Mtrs., T.P. Scheme No. 2 and F.P No. 70/2 Sub-Plot No.3, admeasuring 278.80 Sq. Mtrs. in "Rama Shri Residency" of Village Harni, Taluka & District, Vadodara.the said land belongs to Kushalkumar Chandrasinh Thakore and title of the said property is clear, marketable and free from encumbrances.

Place: Vadodara.

Date: 08/05/2017



**Swapnil H. Shah
Aditi S. Shah**

ADVOCATES

Encl: Search Report.