

Per Reg. A.D.

Date : 24-10-2016

TITLE CLEARANCE CERTIFICATE

Reg.: Title Clearance Certificate of Non-Agricultural land bearing Block No. 662 (old Revenue Survey No. 670) admeasuring 15580 Sq. Mts. of village Sevasi, Taluka & District Vadodara. Registration District and Sub - District Vadodara.

My opinion and Certificate regarding Title of Non-Agricultural land bearing Block No. 662 (old Revenue Survey No. 670) admeasuring 15580 Sq. Mts. of village Sevasi, Taluka & District Vadodara, Registration District and Sub-District Vadodara, is asked for. For that purpose, I have been supplied with photocopies of Village Form No. 7/12 since 1951-52, all entries in Form No. 6, copies of Sale Deeds dated 14/8/1989, & 5/10/2000, Registered Relinquishment Deed dated 12/3/2015, NA Order, etc.

2) From the documents supplied to me and more particulaly from the Revenue Records, I found that name of Patel Chhotabhai Kalyanbhai was mutated in the Revenue Records vide entry no. 130. As per the said entry, name of Patel Chhotabhai Kalyanbhai was entered as the legal heir on the death of Patel Vrundavan Talshibhai. As per entry no. 458 dated 11/9/1955, Patel Chhotabhai Kalyanbhai sold this land to Patel Bhailalbhai Parshottambhai.

3) As per entry no. 920 dated 18/10/1958, the lands bearing R. S. No. 670 and R. S. No. 674 were consolidated as per the request of Patel Bhailalbhai Parshottambhai. Thus, the lands bearing R. S. No. 670 and 674 were consolidated and a

combined R. S. No. 670 was given as per the Order dated 15/10/1958.

4) As per entry no. 1901 dated 14/11/1980, a partition was effected between the family members of Patel Bhailalbhai Parshottambhai and in the said partition, this land bearing R. S. No. 670 was given to the share of Pravinaben-Wife of Bhagubhai Bhailalbhai Patel. Name of Pravinaben Bhagubhai Patel was entered and name of Patel Bhailalbhai Parshottambhai was deleted from the Revenue Records vide this entry.

5) Pravinaben Bhagubhai Patel sold this land to Dinubhai Prabhudas Patel by a registered Sale Deed dated 14/8/1989. This Sale Deed is registered with Sub Registrar Vadodara at Sr. No. 9405. Name of Dinubhai Prabhudas Patel was entered in the Revenue Records vide entry no. 2603 dated 7/11/1989.

6) Under the provisions of The Bombay Prevention of Fragmentation and Consolidation of Holdings in Lands Act, Revenue Survey Number is renumbered as Block Number and therefore, R. S. No. 670 is renumbered as Block No. 662. Entry no. 2886 dated 12/2/1993 was passed to this effect.

7) As per entry no. 2918 dated 18/6/1993, a noting regarding restrictions on transfer of this land was made in the column of other rights of the Revenue Records. This noting was made considering that this land will be acquired for a canal of Narmada Project. However, as per entry no. 3145 dated 11/9/1995, the noting made vide entry no. 2918, was bracketed. As per entry no 3145, the entry no. 2918 was wrongly passed as this land is not covered under the Acquisition of canal of Narmada Project.


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8) As per entry no. 3020 dated 18/7/1994, names of family members of Patel Dinubhai Prabhudas were entered at his request. Thus vide this entry, names of 1) Tarulataben Dineshbhai Patel, 2) Utpalbhai Dineshbhai Patel, 3) Maulikbhai Dineshbhai Patel, and 4) Sangeetaben Dineshbhai Patel were entered alongwith the name of Patel Dinubhai Prabhudas.

9) 1) Patel Dinubhai Prabhudas, 2) Patel Tarulataben Dineshbhai, 3) Patel Utpalbhai Dineshbhai, 4) Maulikbhai Dineshbhai Patel, and 5) Sangeetaben Dineshbhai Patel sold this land bearing Block No. 662 (R. S. No. 670) to Bipinchandra Babubhai Patel, Pravinkumar Babubhai Patel, Maheshkumar Babubhai Patel, and Dhirajkumar Babubhai Patel by a registered Sale Deed dated 5/10/2000. This Sale Deed is registered with Sub Registrar Vadodara-4 at Sr. No. 8123 on 6/11/2000. Names of the Purchasers have been entered in the Revenue Records vide entry no. 3637 dated 27/3/2001.

10) As per entry no. 3722 dated 1/1/2002, all the Purchasers applied for adding the names of their wives and therefore, names of 1) Sangeetaben Bipinchandra Patel, 2) Daxaben Pravinkumar Patel, 3) Sushilaben Maheshkumar Patel, and 4) Nilimaben Dhirajbhai Patel were entered in the Revenue Records.

11) One of the owners, Pravinkumar Babubhai Patel died on 18/1/2003 and therefore, names of his heirs 1) Daxaben Pravinbhai Patel, 2) Sahil Pravinbhai Patel, 3) Snehaben Pravinbhai Patel, and 4) Gaurang Pravinbhai Patel were entered in the Revenue Records vide entry no. 4702 dated 31/7/2008.

12) All the land owners thereafter obtained an Order No. NA/SR/918/2013-14 and LND-D/Sec-65/Vashi/1031 to

1038/14 dated 20/2/2014 from Collector Vadodara for using this land for Non-Agricultural purposes. Entry no. 5846 dated 28/2/2014, is passed to this effect.

13) 1) Bipinchandra Babubhai Patel, 2) Sangeetaben Bipinchandra Patel, 3) Maheshkumar Babubhai Patel, 4) Sushilaben Maheshkumar Patel, 5) Dhirajkumar Babubhai Patel, and 6) Nilimaben Dhirajkumar Patel executed a Release/Relinquishment Deed dated 12/3/2015 in favour of 1) Daxaben Pravinbhai Patel, 2) Sahil Pravinbhai Patel, 3) Snehaben Pravinbhai Patel, and 4) Gaurang Pravinbhai Patel. This Relinquishment Deed is registered with Sub Registrar Vadodara-4 at Sr. No. 2207 on 13/3/2015. By executing this Deed, all the 6 persons have released their right, title, and interest from this entire land in favour of 1) Daxaben Pravinbhai Patel, 2) Sahil Pravinbhai Patel, 3) Snehaben Pravinbhai Patel, and 4) Gaurang Pravinbhai Patel. Entry no. 6133 dated 13/4/2015 is passed to this effect. Therefore, Daxaben Pravinkumar Patel and 3 others are the sole owners of this land.

14) Public notice inviting objections regarding title of this land was published in Gujarat Samachar and Divya Bhaskar dailies dated 28/9/2016, and in response thereof, I received one objection from M Hafiz Jummadin, residing at Kadi ni Paga, Macchipith, Raopura, Vadodara, claiming that the rights have been created in his favour by the land owners by executing Agreement for Sale in his favour and the possession of the said land is with him. M Hafiz Jummadin residing at Kadi ni Paga, Macchipith, Raopura, Vadodara, is a habitual objector and he is in the habit of giving objections in response to almost all the Public Notices. However, to give him a chance to submit the documents to support his objections, I sent a letter dated 3/10/2016 by Regd. Post AD, calling upon him to furnish me the documentary evidence in support of his objections. Till date,

I have not received any response from him. The land owners have specifically submitted that they do not know this person and have not executed any Agreement for Sale of this land in favour of this person and the possession of this land is with them. Except this, I have not received any objection from anybody.

15) Search with the office of Sub Registrar, Vadodara is taken by deputing my man for the years 1985 till 1/10/2016 and as per the search report, the index registers for village Sevasi are not properly maintained and in torn off condition and therefore, from the available records, the search is taken. As per the search report, no adverse entry pertaining to the Title and encumbrance is found.

16) Looking to the above discussion and documents, I am of the opinion and I hereby certify that the title of Non-Agricultural land bearing Block No. 662 (old Revenue Survey No. 670) admeasuring 15580 Sq. Mts. of village Sevasi, Taluka & District Vadodara, Registration District and Sub-District Vadodara, is clear and/or marketable and free from encumbrances.


Niramay K. Parikh
Advocate 24.10.2016