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TO WHOM SO EVER IT MAY CONCERN

TITLE INVESTIGATION REPORT AND TITLE CLEARANCE CERTIFICATE IN RESPECT
OF THE NON-AGRICULTURAL LAND ADMEASURING 2630=00 SQ.MTR.,
SITUATED AT OLD.R.S.NO.477,BLOCK NO.312,T.P.NO.42,F.P.NO.231 (AS PER
F.P.NUMBER LAND ADMEAURING 1578=00 SQ.MTR.,) OF VILLAGE KAPURAI,
REGISTERED SUB-DISTRICT VADODARA, DISTRICT VADODARA.

Dear Sir,

M/S.MADHAV INFRA a Partnership Firm is the owner of the nonagricultural land admeasuring 2630=00 Sq.Mtr, situated at Old R.S.No.477, Block No.312 & T.P.No.42, F.P.No.231 (As per F.P.Number land admeasuring 1578=00 Sq.Mtr,) of Village Kapurai, Registered Sub-District Vadodara District Vadodara. M/S.MADHAV INFRA a Partnership Firm had approached me along with the title of paper and requested me to issue the title clearance certificate in respect of the nonagricultural land admeasuring 2630=00 Sq.Mtr, situated at Old R.S.No.477, Block No.312 & T.P.No.42, F.P.No.231 (As per F.P.Number land admeasuring 1578=00 Sq.Mtr,) of Village Kapurai, Registered Sub-District Vadodara District Vadodara. After making due search my investigation report is as under.



From the paper submitted before me and from my search, I found that the as per the entry No.448,the name of Shri Khushalbhair Ranchhodbhai was shown as protected tenant & in possession of the land situated at Old R.S.No.477, Block No.312 & T.P.No.42, F.P.No.231 (As per F.P.Number land admeasuring 1578=00 Sq.Mtr,) of Village Kapurai, Registered Sub-District Vadodara District Vadodara. Shri Maneklal Garbadbhai Padhiyar is the owner of the said Restricted land situated at Old R.S.No.477, Block No.312 & T.P.No.42, F.P.No.231 (As per F.P.Number land admeasuring 1578=00 Sq.Mtr,) of Village Kapurai, Registered Sub-District Vadodara District Vadodara land & Shri Khushalbhair Ranchhodbhai applied U/S 43 of the Land Tenure Act & A.L.T.Court vide Resolution No.Kapurai 23,dtd.02/12/1960 granted permission to purchase the said Restricted land with

the name of Shri Maneklal Garbaddbhai Padhiyar was deleted from the revenue record & entry to this effect was mutated in the revenue record vide entry No.1084 dtd.09/02/1966. The land owners Shri Khushalbhai Ranchhodbhai Vankar died on dtd.22/01/2002 & the name of Zaverben Wd/O Khushalbhai Ranchhodbhai & others were mutated in the revenue record vide entry No. 2779 dtd.20/01/2007 but the said land owners not produced the Death Certificate & Family trees of Shri Khushalbhai Ranchhodbhai & the Competent Authority rejected the said entry on dtd.16/04/2007. And said entry was mutated in the revenue record vide entry No. 2791 dtd.19/02/2007 but the notice U/S.135-D was not served & the Competent Authority rejected the said entry on dtd.11/06/2007. The legal heirs again applied to mutated their name & entry to this effect was mutated in the revenue record vide entry No. 2849 dtd.02/11/2007 & legal heirs Not produced the Divorce Deed of the Zaverben & the Competent Authority rejected the said entry on dtd.12/03/2008. Lastly, the legal heirs Dhaniben Khushalbhai Parmar & others applied to enter their name & entry to this effect was mutated in the revenue record vide entry No. 4476 dtd.03/03/2016 & same was certified on dtd.20/06/2016. As per the Resolution Passed by A.L.T.Court vide No.Kapurai-23, dtd.02/12/1960, Lezer No.59, Issued New No Due Certificate on dtd. 18/03/2016, & Mamlatdar & Krushipanch, Vadodara as per format No.9, as per Sale Certificate Rs.255 dtd.23/02/2016, deposited the said money in safe custody & entry to this effect was mutated in the revenue record vide entry No. 4488 dtd.22/03/2016 & same was certified on dtd.02/05/2016.



The legal heirs of Late Shri Khushalbhai Ranchhodbhai Vankar & others executed an agreement for sale in respect of land admeasuring 2630=00 Sq.Mtr, situated at Old R.S.No.477, Block No.312 & T.P.No.42, F.P.No.231 of Village Kapurai, Registered Sub-District Vadodara District Vadodara & in favour of Shri Kanubhai Laxmanbhai Rabari & said agreement for sale registered with the Sub-Registrar, Vadodara vide Reg.No. 1830 dtd.23/02/2011.

The legal heirs of Late Shri Khushalbhai Ranchhodbhai Vankar & others sold the land admeasuring 2630=00 Sq.Mtr, situated at Old R.S.No.477, Block No.312 & T.P.No.42, F.P.No.231 of Village Kapurai, Registered Sub-District Vadodara District Vadodara & in favour of Shri Kanubhai Laxmanbhai Rabari & said agreement for sale registered with the Sub-Registrar, Vadodara vide Reg.No. 1830 dtd.23/02/2011.

T.P.No.42, F.P.No.231 of Village Kapurai, Registered Sub-District Vadodara District Vadodara to Shri Bimal Vasantlal Shah vide sale-deed No.1942 dtd.21/12/2016 & Shri Kanubhai Laxmanbhai Rabari signed the said sale-deed as confirming party & entry to this effect was mutated in the revenue record vide entry No.4625 dtd.21/12/2016 & same was certified on dtd.08/02/2017.

The land owners Shri Dahyabhai Khushalbhai Parmar & others filed an application U/S.43 & Rule 25© to convert the restricted land into Nonagricultural land & the Collector office, Vadodara vide order No. Tenancy/A/SR/361-15/2016 dtd.27/10/2016 granted permission for land admeasuring 2630=00 Sq.Mtr, situated at Old R.S.No.477, Block No.312 & T.P.No.42, F.P.No.231 (As per F.P.Number land admeasuring 1578=00 Sq.Mtr,) of Village Kapurai, Registered Sub-District Vadodara District Vadodara & entry to this effect was mutated in the revenue record vide entry No. 4605 dtd.24/11/2016 & same was certified on dtd.01/02/2017.



The Collector, Vadodara vide its order No. N.A/S.R//45/2016-2017, No.Land-D/Section-65/Vashi/4224 to 4232/2017 dtd.08/08/2017 granted permission to use the land admeasuring 2630=00 Sq.Mtr, situated at Old R.S.No.477, Block No.312 & T.P.No.42, F.P.No.231 (As per F.P.Number land admeasuring 1578=00 Sq.Mtr,) of Village Kapurai, Registered Sub-District Vadodara District Vadodara for residential purpose & entry to this effect was mutated in the revenue record vide entry No. 4756 dtd.22/08/2017 & same was certified on dtd. 24/10/2017.

As per entry No.4861 dtd.06/04/2018, the Hon'ble Court grant a permission for temporary injunction in the R.C.S.No.620/2002 & same entry was certified on dtd.22/05/2018. And said suit was disposed of on dtd.25/04/2018 (As per Online Status) & entry to this effect was mutated in the revenue record vide entry No. 4934 dtd.24/08/2018 & same was certified on dtd.08/10/2018.

As per entry No.4924 dtd.25/07/2018, the R.C.S.No.726/2016 was compromised between the parties & said order was mutated & same was certified on dtd.17/09/2018.

As per entry No.4949 dtd.15/09/2018, the Hon'ble Court grant a permission for

dtd.19/10/2018.And said suit was disposed of on dtd.14/09/2019 (As per Online Status).

Shri Bimal Vasantlal Shah sold the nonagricultural land admeasuring 2630=00 Sq.Mtr, situated at Old R.S.No.477, Block No.312 & T.P.No.42, F.P.No.231 (As per F.P.Number land admeasuring 1578=00 Sq.Mtr,) of Village Kapurai, Registered Sub-District Vadodara District Vadodara to M/S.MADHAV INFRA a Partnership Firm vide sale-deed No. 2863 dtd.29/02/2020.The search in the Sub-Registrar, Baroda is carried on & as per the records available in Sub-Registrar, Vadodara for the year 1990 to 11/03/2020 in respect of the nonagricultural land admeasuring 2630=00 Sq.Mtr, situated at Old R.S.No.477, Block No.312 & T.P.No.42, F.P.No.231 (As per F.P.Number land admeasuring 1578=00 Sq.Mtr,) of Village Kapurai, Registered Sub-District Vadodara District Vadodara. On verification of records in the office of Sub-Registrar, Vadodara in respect of the said property 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 certificate is issued subject to any quarry for non verified and not available records in respect of the said property.



I have verified the following documents.

- (1) Zerox Copy of Village Form No.7/12 of Old R.S.No.477 & Block No.312 of Village Kapurai.
- (2) Zerox Copy of Village Form No.6 of Old R.S.No.477 & Block No.312 of Village Kapurai.
- (3) Zerox Copy of Village Form No.8A of Old R.S.No.477 & Block No.312 of Village Kapurai.
- (4) Zerox Copy of Sale-Certificate (Draft No.9) dtd.18/03/2016.
- (5) Zerox Copy of Tenancy order dtd.06/08/2016.
- (6) Zerox Copy of Tenancy order dtd.27/09/2016.
- (7) Zerox Copy of an agreement for sale registered with the Sub-Registrar, Vaodara vide Reg.No. 1830 dtd.23/02/2011.
- (8) Zerox Copy of R.R.Receipt.

- (9) Zerox Copy of Sale-Deed registered with the Sub-Registrar, Vaodara vide Reg.No.1942 dtd.21/12/2016.
- (10) Zerox Copy of R.R.Receipt.
- (11) Zerox Copy of Index-II.
- (12) Search Report of Sub-Registrar, Waghodiya Vide Receipt No.4946 Dtd.11/03/2020 for the Year 1990 to 1993.
- (13) Search Report of Sub-Registrar, Waghodiya Vide Receipt No.2873 Dtd.11/03/2020 for the Year 1994 to 2012.
- (14) Search Report of Sub-Registrar, Waghodiya Vide Receipt No.2910 Dtd.11/03/2020 for the Year 2012 to dtd.11/03/2020.

From the aforesaid documents I am of the opinion that the title of the nonagricultural land admeasuring 2630=00 Sq.Mtr, situated at Old R.S.No.477, Block No.312 & T.P.No.42, F.P.No.231 (As per F.P.Number land admeasuring 1578=00 Sq.Mtr,) of Village Kapurai, Registered Sub-District Vadodara District Vadodara is free from all encumbrances. The title of the nonagricultural land admeasuring 2630=00 Sq.Mtr, situated at Old R.S.No.477, Block No.312 & T.P.No.42, F.P.No.231 (As per F.P.Number land admeasuring 1578=00 Sq.Mtr,) of Village Kapurai, Registered Sub-District Vadodara District Vadodara is Clear, Marketable and free from all encumbrances.



Date:11/03/2020.
Vadodara.

S.S. Patel
(Santosh S. Patel)
Advocate
(G/1595/2000)

CERTIFICATE

This is to certify that from the documents available to me. I am of the opinion that M/S.MADHAV INFRA a Partnership Firm is the owner of nonagricultural land admeasuring 2630=00 Sq.Mtr, situated at Old R.S.No.477, Block No.312 & T.P.No.42, F.P.No.231 (As per F.P.Number land admeasuring 1578=00 Sq.Mtr,) of Village Kapurai, Registered Sub-District Vadodara District Vadodara. And they have not transferred the nonagricultural land admeasuring 2630=00 Sq.Mtr, situated at Old R.S.No.477, Block No.312 & T.P.No.42, F.P.No.231 (As per

land admeasuring 1578=00 Sq.Mtr,) of Village Kapurai, Registered



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Sub-District Vadodara District Vadodara either by way of Sale, Lease, Gift, and Mortgage or otherwise and as such the title of the said land is Clean, Marketable and Free from all encumbrances.

Date:11/03/2020.
Vadodara.

S.S. Patel
(Santosh S. Patel)
Advocate.
(G/1595/2000)

NOTE: - *This title Clearance Certificate is issued only on the basic of Zerox Copy of documents available to me & Revenue record & Search carried out in sub-registrar, Vadodara.*

