

Ravi R. Acharya

B. Com. LL.B. ADVOCATE
GUJARAT HIGH COURT



Office : 16 - J. K. Complex, F.F.,
Near Tower, Main Road,
Surendranagar -363001
Mobile No.98252 85396

Residence : 2, Dev Park, B/h Janyug Press, New Junction Road, Surendranagar.

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Date : 22-08-2018

TO,

Whom Concern

Sub :- Title Clearance Certificate for N.A. land bearing Wadhwan R.S.No.2008/2, A.3-27 G. paiki Plot No.19, 20 & 21 total Sq.Mt.1066.00 i.e. Sq.Yd.1274.90 i.e. Surendranagar T.P. Scheme No.2, F.P. No.29 paiki situated lying and being at near New S. P. School, Surendranagar, Tal. Wadhwan, Dist. Surendranagar belonging to Ma Infrastructures (Partnership Firm) at Shop No.356, Mega Mall, Milan Cinema Road, Surendranagar.

- [1] The above mentioned party has ask for Title Clear Certificate of N.A. land bearing Wadhwan R.S.No.2008/2, A.3-27 G. paiki Plot No.19, 20 & 21 total Sq.Mt.1066.00 i.e. Sq.Yd.1274.90 i.e. Surendranagar T.P. Scheme No.2, F.P. No.29 paiki situated lying and being at near New S. P. School, Surendranagar, Tal. Wadhwan, Dist. Surendranagar more particularly described in schedule here under written. I have examine the revenue record and title deeds of above mentioned property at present standing in the name of Ma Infrastructures (Partnership Firm) at Shop No.356, Mega Mall, Milan Cinema Road, Surendranagar and our opinion is as under,

- [2] Brief particulars regarding chain of title to be mentioned here :-

Ma Infrastructures (Partnership Firm) possesses only three Plots at Surendranagar vide N.A. land bearing Wadhwan R.S.No.2008/2, A.3-27 G. paiki Plot No.19, 20 & 21 total Sq.Mt.1066.00 i.e. Sq.Yd.1274.90 i.e. Surendranagar T.P. Scheme No.2, F.P. No.29 paiki situated lying and being at near New S. P. School, Surendranagar, Tal. Wadhwan, Dist. Surendranagar.

- [3] N.A. land bearing Wadhwan R.S.No.2008/2, A.3-27 G. paiki Plot No.19, 20 & 21 total Sq.Mt.1066.00 i.e. Sq.Yd.1274.90 i.e. Surendranagar T.P. Scheme No.2, F.P. No.29 paiki situated lying and being at near New S. P. School, Surendranagar, Tal. Wadhwan, Dist. Surendranagar



Originally Wadhwan R.S.No.2008/2, A.3-27 G. was agri land and it was possessed by Shri Markandrai Maneklal Pancholi. After that Hariprasad Cahkubhai Shukla had purchased agri. land R.S.No.2008/2, A.3-27 G. from Markandrai Maneklal Pancholi by Reg. Sale Deed No.1479, dt.20/11/1961. After that he had apply to Collector Surendranagar above Agri. land is converted in to N.A. land for residential purpose after inquiry Collector, Surendranagar has passed the order and above agri land is converted in to N.A. land for residential purpose vide order No.Land-2-5-1-89, dt.18/09/1962 and D.D.O. has also passed the order and above agri. land paiki A.0.12 G. is converted in N.A. land for residential purpose vide order No.G.A.D.-Land-N.A.-174, dt.05/01/1966 and D.D.O. has sanction the revise lay out plan vide order No.G.A.D.-Land-346, dt.18/03/1966. After that Lilavatiben Jamnashankar had purchased N.A. land bearing Wadhwan R.S.No.2008/2, A.3-27 G. paiki Plot No.19, 20 & 21 total Sq.Mt.1066.00 i.e. Sq.Yd.1274.90 from Hariprasad Chakubhai Shukla by Reg. Sale Deed No.2210, dt.22/12/1967. After that Subhadraaben Manilal Sanghvi had purchased N.A. land bearing Wadhwan R.S.No.2008/2, A.3-27 G. paiki Plot No.19, 20 & 21 total Sq.Mt.1066.00 i.e. Sq.Yd.1274.90 i.e. Surendranagar T.P. Scheme No.2, F.P. No.29 paiki from Lilavatiben Jamnashankar by Reg. Sale Deed No.3148, dt.10/12/1996. After that Dineshkumar Vadilal Shah H.U.F. karta Dineshkumar Vadilal Shah had purchased N.A. land bearing Wadhwan R.S.No.2008/2, A.3-27 G. paiki Plot No.19, 20 & 21 total Sq.Mt.1066.00 i.e. Sq.Yd.1274.90 i.e. Surendranagar T.P. Scheme No.2, F.P. No.29 paiki from Subhadraaben Manilal Sanghvi by Reg. Sale Deed No.4254, dt.28/11/1997. After that Rasiklal Jivanlal Patel had purchased N.A. land bearing Wadhwan R.S.No.2008/2, A.3-27 G. paiki Plot No.19, 20 & 21 total Sq.Mt.1066.00 i.e. Sq.Yd.1274.90 i.e. Surendranagar T.P. Scheme No.2, F.P. No.29 paiki from Dineshkumar Vadilal Shah H.U.F. karta Dineshkumar Vadilal Shah by Reg. Sale Deed No.1996, dt.17/06/2004. After that Ma Infrastructures partners [1] Jaydevsinh Kishorsinh Zala [2] Vishal Maheshkumar Dave has purchased N.A. land bearing Wadhwan R.S.No.2008/2, A.3-27 G. paiki Plot No.19, 20 & 21 total Sq.Mt.1066.00 i.e. Sq.Yd.1274.90 i.e. Surendranagar T.P. Scheme No.2, F.P. No.29 paiki from Rasiklal Jivanlal Patel by Reg. sale deed No.578, dt.09/02/2018 and there named entered in revenue record also.

And therefore N.A. land bearing Wadhwan R.S.No.2008/2, A.3-27 G. paiki Plot No.19, 20 & 21 total Sq.Mt.1066.00 i.e. Sq.Yd.1274.90 i.e. Surendranagar T.P. Scheme No.2, F.P. No.29 paiki situated lying and being at near New S. P. School, Surendranagar, Tal. Wadhwan, Dist. Surendranagar is standing in the name of **Ma Infrastructures (Partnership Firm)** in the revenue record of village Wadhwan, Taluka : Wadhwan, Dist. Surendranagar.

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- [4] The borrower has produced following documents :-
- [1] Photocopy of Shop act license (Form-C)
 - [2] Photocopy of Partnership Deed of Ma Infrastructures
 - [3] Photocopy of Reg. Sale Deed No.578, dt.09/02/2018
 - [4] Village form No.2 in the name borrower.
 - [5] Photocopy of Village form No.2 in the name of Rasiklal Jivanlal Patel
 - [6] Photocopy of Reg. Sale Deed No.1996, dt.17/06/2004
 - [7] Photocopy of N.A. Order, dt.05/11/1966 & Lay Out Plan.
 - [8] Photocopy of Reg. Sale Deed No.4254, dt.28/11/1997
 - [9] Photocopy of Reg. Sale Deed No.3148, dt.10/12/1996
 - [10] Photocopy of T.P. Scheme Form-F.
 - [11] Photocopy of Village form No.6 entry No.5894.
- [5] I have carried out search from 1998 to 2018 in the office of the Sub-Registrar, Wadhwan from Index register and we have not found any mortgage, Charges or other encumbrances subsisting at and the property is free from any encumbrances.
- [6] We further certify that the title of the borrowers to the captioned property is clear and free from any reasonable doubt and marketable.
- [7] We are returning herewith all the documents pertaining to the captioned property as per list attached herewith.

Schedule Above Referred to :-

City	R.S. No.	T.P.S.	Plot No.	Sq.Mt.
Surendranagar	Wadhwan R.S.No.2008/2	S'nagar T.P.S.No.2 F.P. No.29 paiki	19, 20 & 21	1066.00

Boundaries of above mention Plots No.19, 20 & 21. :-

- North ::- Property of F.P. No.31
South ::- 7.50 Mt. wide Road.
East ::- Property of F.P. No.28
West ::- Property of F.P. No.30

Place : Surendranagar
Date : 22/08/2018

Signature of the Advocate


(Ravi A. Acharya)

Advocate

Ravi R. Acharya
Advocate,
SURENDRANAGAR
M.-99784 65900