

Surendrasinh N. Rathod

B.com.LL.B

Advocate

M. : 98795 50693

RESI : A/11, Tarang Park,

B/S, Nathiba Nagar

Harni Road

BARODA-390 022.

TO WHOM SO EVER IT MAY CONCERN

I have investigated the title of the Non-Agricultural land bearing R.S.No. 79, T.P.S. No. 1, F.P. No. 127 admeasuring 1346 sq.mtrs of village: Harni Ta & Dist. Vadodara, registration district sub-district vadodara and issued title clearance certificate only on the basis of Search report. Looking only to the search report I have come to the conclusion that the Non-agricultural land bearing R.S.No. 79, T.P.S. No. 1, F.P. No. 127, admeasuring 1346 Sq. Mtrs. of village: Harni Tal. & Dist. Vadodara registration district sub-district Vadodara is free from encumbrances.

Date : 1-10-2018

Place : Vadodara


Advocate
Surendrasinh N. Rathod



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I, hereby solemnly declare that I have experience of more than ten year in land related matters, in which land title search report, issuing of 'no encumbrance certificate" on the land including right, title, interest or name of any party in or over land, and I have experience of 22 years in land related matters in accordance to GUJ RERA RULES.

The contents of above are true and correct. And nothing material has been concealed by me therefrom.

Date : 1-10-2018

Place : Vadodara


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TITLE CLEARANCE CERTIFICATE
TO WHOM SO EVER IT MAY CONCERN

INVESTIGATION OF TITLE in respect Non-Agricultural land situated at R.S.No. 79, T.P.S. No. 1, F.P. No. 127 admeasuring 1346 sq.mtrs. of village: Harni Tal. & Dist. Vadodara registration district sub-district vadodara.

I have investigated the title of the above referred Non-Agricultural land bearing R.S.No. 79, T.P.S. No. 1, F.P. No. 127 admeasuring 1346 sq.mtrs of village: Harni Ta & Dist. Vadodara, registration district sub-district vadodara, I am of the opinion that the title of above referred Non-agricultural land bearing R.S.No. 79, T.P.S. No. 1, F.P. No. 127, admeasuring 1346 Sq. Mtrs. of village: Harni Tal. & Dist. Vadodara registration district sub-district Vadodara is clear, marketable and free from all encumbrances and vest at present in Ramanbhai Mangalbhai Patel (2) Vitthalbhai Mangalbhai Patel (3) Kantibhai Mangalbhai Patel (4) Rakeshbhai Naranbhai Patel.

Place: Vadodara

Date: 30-7-2018


(S.N. RATHOD)
Advocate



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REPORT ON TITLE
TO WHOM SO EVER IT MAY CONCERN

INVESTIGATION OF TITLE in respect Non-Agricultural land situated at R.S.No. 79, T.P.S. No. 1, F.P. No. 127 admeasuring 1346 sq.mtrs. of village: Harni Tal. & Dist. Vadodara registration district sub-district vadodara.

1. Originally above referred land-bearing R.S.No. 79 was belonged to Raghunath Dadabhai.
2. Thereafter, on the death of Raghunath Dadabhai, the above referred land mutated in the name of his daughters (1) Ganga D/o Raghunath Dadabhai (2) Amba D/o Raghunath Dadabhai. The effect of the same is given in revenue record on 12-9-1954 vide entry No. 73 and the same is certified.
3. The name of Tenant Hira Bhula was entered as protected tenant vide entry no. 418/53 and same is certified 14-5-55.
4. The provision of Fragmentation Act applied to the land of R.S.No. 79 and effect of the same is given in revenue record vide entry No. 457 dated 13-1-56 and the same is certified.
5. As per the purchased certificate issued by the tenancy Authority, the name of Hira Bhula was entered as protected tenant in the revenue record of land bearing R.S.No. 79 belonging to (1) Ganga D/o Raghunath Dadabhai (2) Amba D/o Raghunath Dadabhai vide entry no. 694 dated 5-12-62. The same is certified on 16-4-63.
6. The effect of New Permanent Khardo is given in revenue record vide entry no. 736 dated 17-5-63 and the same is certified on date illegible.
7. Thereafter, the partition was effected amongst the heirs of Hirabhai Bhulabhai namely (1) Mangalbai Hirabhai (2) Ravijibhai Hirabhai (3) Jashbhai Hirabhai. The land bearing R.S.No. 79 came to the share of Mangalbai Hirabhai. The effect of the same is also given in revenue record vide entry no. 839 dated 4-5-65. The same is certified on 18-10-65.
8. Thereafter, on the death of Mangalbai Hirabhai on 14-9-1979, the name of his heirs (1) Ramanbai Mangalbai Patel (2) Naranbai Mangalbai Patel (3) Vitthalbai Mangalbai Patel (4) Kantibhai Mangalbai Patel (5) Zaverben W/o Mangalbai Patel entered into revenue record vide entry no. 1728 dated 25-12-79. The same is certified on 9-2-80.
9. Thereafter, on the death of Zaverben W/o Mangalbai Patel on 21-7-1987 her name deleted from the revenue record vide entry no. 2473 dated 23-6-92. The same is certified on 24-8-92.
10. Thereafter, on the death of Naranbai Mangalbai Patel on 25-11-93, the name of his heirs (1) Patel Champabeh Widow of Naranbai Mangalbai (2) Patel Minaben Naranbai (3) Patel Ushaben Naranbai (4) Patel Rakeshbhai Naranbai (5) Patel Dipikaben Naranbai entered into revenue record vide entry no. 2705 dated 11-8-1995. The same is certified on 30-9-95.
11. The entry no. 3818 dated 4-7-2008 was in respect of promulgation order and was cancelled on 18-8-2008.
12. The entry no. 3870 dated 21-7-2008 is in respect of promulgation order and is certified on 29-9-2008.



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2.

13. The collector vadodara has vide his order no. Tenancy/A/SR/264-15/2016 dated 29-1-2016 issued permission to release the land of R.S.No. 79, T.P.S. No. 1, F.P.No. 127 admeasuring 1346 sq.mtrs from the restriction of new tenure. The effect of the same is given in revenue record vide entry no. 5320 dated 8-2-16 and the same is certified on 18-3-16
14. The collector vadodara has issued permission to use the land of R.S.No. 79, T.P.S. No. 1, F.P.No. 127 admeasuring 1346 sq.mtrs. for Non-Agricultural purpose vide his order no. Tatkal/NA/SR/130/2015-16, No. Land/D/Sec-65/Vashi/1947 to 1955/16 dated 5-4-16. The effect of the same is given in revenue record vide entry no. 5349 dated 12-5-216 and the same is certified on 13-6-2016.
15. Thereafter, (1) Patel Champabeh W/o of Naranbhai Mangalbhai (2) Patel Minaben Naranbhai (3) Patel Ushaben Naranbhai (4) Patel Dipikaben Naranbhai have relinquished their rights in favour of remaining owners vide registered release deed no. 5369 dated 16-4-18. The effect of the same is given in revenue record vide entry no. 5607 dated 25-4-18 and the same is certified on 4-7-18.
16. I have also made available search in the office of the sub-registrar through J.V.Chavda vide receipt No. 2018014019968, 2018016022753, 2018315017422 dated : 5-7-18 Vadodara for the last 30 years i.e. from 1989 to 2018. I have found a registered release deed dated 16-4-2018 as mentioned in para-15.
17. I have verified zerox copies of following documents.
 1. Village form No. 7/12, 8/A and 6
 2. N.A. order no. Tatkal/NA/SR/130/2015-16 No. Land/D/Sec-65/Vashi/1974 to 1955/16 dated 5-4-16.

This certificate is issued only on the basis of revenue record available to me.

Looking to the above revenue record/documents available to me and possible search at the office of the sub-registrar, I am of the opinion that the title of above referred Non-agricultural land bearing R.S.No. 79, T.P.S. No. 1, F.P. No. 127, admeasuring 1346 Sq. Mtrs. of village: Harni Tal. & Dist. Vadodara registration district sub-district Vadodara is clear, marketable and free from all encumbrances and vest at present in Ramanbhai Mangalbhai Patel (2) Vitthalbhai Mangalbhai Patel (3) Kantibhai Mangalbhai Patel (4) Rakeshbhai Naranbhai Patel.

Place: Vadodara

Date: 30-7-2018


(S.N. RATHOD)
Advocate

