

Ref .No.2-Sep.21

Date: 27th September 2021

To
Vahora Salimahmed Umergani
Padra, Vadodara.

Investigation of title in respect of Non Agriculture Land bearing Block / Survey No.1007 and T.P.Scheme No.2 & F.P.No.29 ad-measuring 5608 Sq.Mtrs. of Village Padra (Kasba), Ta. Padra, Dist.Vadodara. In registration Dist. Baroda & Sub-dist. Padra.

TITLE CLEARANCE CERTIFICATE

In response to the request of Mr. Vahora Salimahmed Umergani, I have investigated the title of the captioned land. I have gone through the revenue record of since 1950-51.

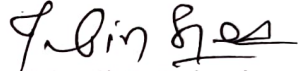
I have also carried out a necessary search in the Sub-Registry Office, Padra for a period of last 13 Years. But, I did not found any adverse entry during my search.

On perusal of the revenue record and other relevant documents and information furnished to me. I found that title of Vahora Salimahmed Umergani in respect of above referred land is **CLEAR,**

MUBINALI G.SAIYED
Advocate

MARKETABLE & FREE FROM ALL ENCUMBRANCES and
reasonable doubts.

Date: 27th September 2021
Place: Vadodara


Mubinali G.Saiyed
Advocate

MUBINALI G. SAIYED
ADVOCATE
Enrollment No. G/3347/2005

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Investigation of title in respect of Non Agriculture
Land bearing Block / Survey No.1007 and
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Sq.Mtrs. of Village Padra (Kasba), Ta. Padra,
Dist.Vadodara. In registration Dist. Baroda & Sub-
dist. Padra.

REPORT ON TITLE

Sir,

In respect to your request, I have investigated the title of the captioned land. I have gone through the revenue record of since 1950-51. I have been supplied with the following documents:-

<u>Sr. No.</u>	<u>Particulars of Documents</u>
01.	Copy of Village Form No. 8-A
02.	Copy of Village Form No.7/12
03.	Copies of Village Form No.6 (All relevant entries)
04.	Copy of Zone Certificate issued by VUDA
05.	Copy of N.A.Order dated 30.11.2015
06.	Copy of Title Clear Certificate issued by advocate Mr.Rashesh J.Shah dated 5.01.2016.
07.	Copy of Sale Deed and Index No.134 dated 18.01.2016

- 08. Copy of Search Report last 13 years on 10.07.2021
- 09. Copy of Affidavit of land owner

On perusal of the above referred documents, my observations are as under:-

Report:

1. I found that, the Agriculture Land being situated at Village Padra (Kasba) Ta. Padra & Dist. Vadodara land bearing Block / Survey No.1007 & Others were jointly owned and occupied by Keshavlal Chotalal Parikh, Chaganlal Chotalal Parikh, Nanalal Chotalal Parikh and Chimanlal Chotalal Parikh. That they had made family partition and accordingly subject land came to the entitlement of Chimanlal Chotalal Parikh right entry no.224 take note of the same.
2. That on account of partition subject land came to the entitlement of Dipaklal Chimanlal Parkih & other right entry no.457 take note of the same.
3. That Hasambhai Jinabbhai was a protected tenant cultivator. That he had moved Tenancy Mamlatdar for necessary proceedings under section 43 and in such proceedings the Tenancy Court ordered sale of land in favor

of tenant cultivator. Necessary entry to that effect is taken on records that land was ordered to be sold as a restricted tenure under section 43 under order no.348 dated 25.02.1962. That tenant cultivator had paid entire price and accordingly Hasambhai Jinabhai became owner occupier of the land right entry no.2642 confirmed on 17.01.1967 takes note of the same.

4. It is on records that Hasambhai Jinabhai had died on 29.07.1967 leaving behind him his legal heirs namely Dilsadbibi, Imambhai, Rasulbhai, Rasidaben, Mohamadbhai, Saminaben, Abdulbhai through their karta of family Imambhai Hasambhai who were allowed jointly to succeed the land right entry no.3108 confirmed on 19.06.1972 is taken on records after drawing family tree and statements of the witnesses.
5. It is on records that the karta of family Imambhai Hasambhai had died on 15.02.1994 leaving behind him his legal heirs namely Rasulbhai Hasambhai, Mohamadbhai Hasambhai, Abdulbhai Hasambhai, Hasinabibi Hasambhai, Sabinabibi Hasambhai, Aminabibi widow of Imambhai, Ahmedbhai Imambhai, Ibrahimbhai Imambhai, Mansurbhai Imambhai, Sabirbhai Imambhai, Hanifabibi Imambhai,

Zubedabibi Imambhai who were allowed jointly to succeed the land right entry under no.8655 is taken on records after drawing family tree and statements of the witnesses.

6. It is on records that the Sabirbhai Imambhai Malek had died on 19.04.2004 leaving behind him his legal heirs namely Sultanbibi widow of Sabirbhai Imambhai Malek, Sahidbhai Malek, Sabnambanu Malek, Sartajbanu Malek & Sakilbhai Malek who were allowed jointly to succeed the land right entry no.11214 is taken on records after drawing family tree and statements of the witnesses.
7. It is on records that the landowner Rasulbhai Hasambhai Malek & Abdulbhai Hasambhai Malek had waived their rights hence their name was removed from revenue records right entry no.11771 confirmed on 23.11.2007 take note of the same.
8. That right entry no.12159 is administrative entry taking note of change of revenue in respect of all survey numbers in the village accordingly name of Rasulbhai Kasambhai, Abdulbhai Kasambhai & Hanifaben Imambhai was entered instead of Malek Ahmed Imam.
9. It is on record that the landowner Malek Aminabibi widow of Imambhai had died on 3.08.2007 and Malek Hasinabibi

Hasambhai Malek, Sakinabibi Hasambhai Malek, Rasulbhai Hasambhai & Malek Abdulbhai Hasambhai had waived their rights hence their name was removed from revenue records right entry no.12346 confirmed on 28.05.2009 take note of the same.

10. It is on records that landowner Sakirbhai (Sahidbhai) Sabirbhai Malek had died on 20.07.2008 hence his name was removed from revenue records right entry no.12889 confirmed on 23.03.2010 take note of the same.

11. It is on record that the Ibrahimbhai Imambahi Malek had died on 20.06.2007 leaving behind him his legal heirs namely Rehanabanu Ibrahimbhai Malek, Imranbhai Ibrahimbhai Malek, Maksudbhai Ibrahimbhai Malek and Ashmabanu Ibrahimbhai Malek who were allowed jointly to succeed the land right entry under no.12890 confirmed on 23.03.2010 is taken on records after drawing family tree and statements of the witnesses.

12. It is on records that the landowner Sakirbhai Sabirbhai Malek, Sabnambanu Sabirbhai Malek, Sartajbanu Sabirbhai Malek, Sultanbanu Sabirbhai Malek, Ashmabanu Ibrahimbhai Malek, Imranbhai Ibrahimbhai Malek, Ahmedbhai Imambhai Malek, Maksudbhai Ibrahimbhai

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Advocate

Malek, Mansurbhai Imambhai Malek, Rehanabanu Ibrahimbhai Malek, Zubedabibi Imambhai Malek & Hanifabibi Imambhai Malek had waived their rights hence their name was removed from revenue records right entry no.13099 confirmed on 15.07.2010 take note of the same.

13. It is on records that the landowner Ahmadbhai Imambhai Malek had waived his rights hence his name was removed from revenue records right entry no.13183 confirmed on 8.09.2010 take note of the same.

14. It is on records that the landowner Mohamadbhai Hasambhai Malek had obtained necessary conversion permission under order no.Tanancy/A/SR/19-13/2015 dated 21.05.2015 right entry no.16182 confirmed on 7.08.2015 take note of the same.

15. It is on records that the landowner Mohamadbhai Hasambhai Malek had applied to inducting his sons namely Aarifbhai Mohamadbhai Malek, Mustakbhia Mohamadbhai Malek and Altafbhai Mohamadbhai Malek however subsequently on 20.11.2015 said landowner and his legal heirs had deny for the same right entry no.16505 was rejected take note of the same.

16. It is on record that the landowner Mohamadbhai Hasambhai Malek had also obtained necessary Non Agriculture Permission under order no.NA / SR / 83 / 2015-16 no.land / D / Sec.65 / Vashi / 8609 to 8616/15 dated 30.11.2015 right entry no.16546 is not yet confirmed.
17. It also appears that the said land has been covered under the Town Planning Scheme No. 2 and Final Plot No.29 admeasuring 5608 Sq. Mts. of Village Padra (Kasba) Ta.Padra & Dist. Vadodara.
18. Thereafter, said Mohamadbhai Hasambhai Malek being the owner of the said land sold the land i.e. Block / Revenue Survey No.1007 and T.P.Scheme No.2 & F.P.No.29 admeasuring 5608 Sq.Mtrs. of Village Padra (Kasba), Ta. Padra, Dist.Vadodara to Vahora Salimahmed Umergani vide registered sale deed dated 18.01.2016 Registered no.134. Thus, on the basis of the same he become owner of the said N.A.land and their name is mutated in revenue record vide Entry no.16560 dated 4.02.2016 which was certified by revenue officer on 10.03.2016.
19. Thus, as per Revenue record said land Block / Revenue Survey No.1007 and T.P.Scheme No.2 & F.P.No.29 admeasuring 5608 Sq.Mtrs. of Village Padra (Kasba), Ta. Padra,

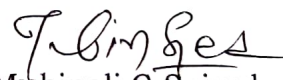
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Dist.Vadodara on the name of Vahora Salimahmed Umergani as a sole owner. It is reflected that the above said name as a sole owner in the said land Village form No.7 & 12 in year 2019-20.

20.I have also carried out necessary search in Sub-Registry office, at Padra, Dist.Vadodara for a period of last 13 years. But, I did not found any adverse entry during my search (Search dt.10.07.2021)

In view of what is stated above and on careful scrutiny and perusal of the above referred documents and relying upon the information furnished by the said land owner to me. I am of the opinion that the titles of said owner i.e. **Vahora Salimahmed Umergani** as a sole owner in respect of the said land bearing Block / Revenue Survey No.1007 and T.P.Scheme No.2 & F.P.No.29 ad-measuring 5608 Sq.Mtrs. of Village Padra (Kasba) Ta. Padra, Dist.Vadodara is **CLEAR, MARKETABLE**, and free from all **ENCUMBRANCES**.

Date: 27th September 2021
Place: Vadodara


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