

Mo. 98250 35261

Enrollment No. G/390/1985

ABU K. VAHORA

Advocate (Guj. High Court)

Office/Resin: - Vahorwad Bazaar, Near Civil Court, Padra, Ta. Padra, Dist. Vadodara.
PINCODE - 391440

Date: - 15/09/2020

To,

MahammadIrfan Ahemadbhai Malek

Resin :- House No. 7 Hasan Park Soc.

Jashpur Road, Padra-391440



Re. Title Opinion for the immovable property on the land of R.S.No. 1027/2, Area adm 0-74-52, of Moje Padra (kasba) In the Sub Registration District Padra and Registration District Vadodara Belonging to Mr. MahammadIrfan Ahemadbhai Malek

With reference of your request on the basis of the Original title Deeds forwarded to me pertaining to the said immovable property and the other information submitted by you have conducted a detailed search and investigation and submit my report as under:

1. Name (s) and address (es) of the mortgagor (s) / Title Holder(s)

Title Holder(s) Mr. MahammadIrfan Ahemadbhai Malek

2. Description of Immovable Property

Revenue Location / Sub District And District	Area of Land	Assessment	Nature of Right
1027/2 Moje Padra (Kasba)	0-74-52	9.40	Non Agriculture

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3. Search in Sub Registrar's Office

Period of Search from 1989 to 2020 vide Receipt No. 2020113003929 Dated 15 of September 2020

4. Search And Investigation

1. It appear vide Entry No. 1/278 in the revenue record that the land R.S. No. 1027/2 was belonged to Narsinhbbhi Madhavbhai The Land was transterred in favour of Chhaganbhai Garbadbhai by the land owner Narsinhbbhai Madhavbhai on Sale agreement .
2. Thereafter vide Entry No. 1509 in the revenue record that the land R.S. No. 1027 for Matter of changing area of said land as per measurement by on the basis of possession.
3. Thereafter vide Entry No. 1892 in the revenue record that the land R.S. No. 1027 /2 for Correction Jashodaben Chhaganbhai name was entered on the basis of land area and possession.
4. Thereafter vide Entry No. 2199 in the revenue record that the land R.S. No. 1027/2 was belonged to Jashbhai Chaturbhai The Land was transferred in favour of Jashbhai Chaturbhai by the land owner Jashodaben Chhaganbhai on Sale deed on dated 07/08/1963 As such they become owner and occupier and their name entered in to record
5. Thereafter vide Entry No. 3177 in the revenue record that the land R.S. No. 1027/2 was on basis of family partition dated on 11/05/1972 as such they become owner Mr. Shanabhai Chaturbhai of the said land.
6. Thereafter vide Entry No. 2199 in the revenue record that the land R.S. No. 1027/2 of Land acquisition award of said land acquire adm. 1348 sq. mtr by the award no. / case no. 27/98 award / SR /705/2002 award passed by land acquisition officer.
7. Thereafter the land owners Mr. Sanabhai Chaturbhai sold land adm. 8805 sq.mtr of their ownership in favour of 1. Mr. Laxmanbhai Prabhudas Patel, 2. Mr. Abhishek Dhawarkadas Patel, and 3. Mr. Dhawarkadas Punjabhai Patel by way of sale deed No. 720 dated 26/03/2008. As Such they become owner and occupier and their name entered in to record vide entry no. 12023 dated 06/05/2008 Entry is certified on 08/07/2008.

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8. Thereafter vide Entry No. 12223 in the revenue record that the land R.S. No. 1027/2 of Land acquisition by Gujarat State Petro net LTD. At Gandhinagar award of said land acquire adm. 64 sq. mtr of the award no.38 and entered said detail in the other rights of said land for Gas Line Usage Right for serial date 07/07/2006 to 30/08/2006 Gazette no. GU-2006-67-GPC-11-2006-2387-E And GU-2006-79-GPC-11-2006-3125-I
9. Thereafter the land owners 1. Mr. Laxmanbhai Prabhudas Patel, 2. Mr. Abhishek Dhawarkadas Patel, and 3. Mr. Dhawarkadas Punjabhai Patel sold land adm. 8805 sq.mtr of their ownership in favour of Mr. Mohammadirfan Ahmedbhai Malek by way of sale deed No.1354 /2019 dated 21/05/2019. As Such they become owner and occupier and their name entered in to record vide entry no. 17384 dated 21/05/2019 Entry is certified on 03/07/2019
10. The Collector Vadodara granted permission for making non-agriculture use of land vide order No. 1274/19/10/083/2019 as stated there in entered in to record vide entry no. 17491 dated 16/10/2019
11. Vadodara Urban Development Authority has issued Construction permission (Rajachiththi) for making construction over the aforesaid land vide no. VUDA / 20-08-2020 / 1376159/ 01/ 001858 Dated 20/08/2020 by approving layout and construction plan as stated therein
12. Vadodara Urban Development Authority has Plot validation aforesaid land vide no. UDA / Plan-4 /21/2020 to 2992-79 sq.mtr. entered in to record vide entry no. 17604 dated 19/03/2020 Entry is certified on 23/05/2020

Encumbrance Certificate:

I Hereby certify that I have caused search and verified the information furnished in this report and have compared the title deeds given to me with a copy of it, in the office of the sub registrar and has found both tallying with each other the statement and other information given in the report are correct and true I certified that schedule of the property which is owned by Mr. Mohammadirfan Ahmedbhai Malek He develops a Residential scheme called Al-Kabir residency on this land have got a valid clear, absolute and marketable title over the property shown above free of any encumbrances till the date of this Certificate, subject to right created.

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Schedule of the Property:

All the pieces and parcel of the N.A. land along with the construction situated on the land bearing R.S.No. 1027/2 of Village Padra (Kasba) Ta. Padra, Dist. Vadodara. Which has been given F.P. No. -- admeasuring about 7452 sq. mtr. Of T.P. scheme no. -- in the city of Padra and that land had constructed by M/s. Al-Kabir Developers in various residential purpose under name and style Al-Kabir Residency .

Attachments:

1. All entry and records of the said land.
2. Copy of N.A. Order, construction Permission.
3. Affidavit of owners of the said land.

Place: - Padra




Abu K. Vahora
(Advocate)