

Ref. No.:

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TO WHOM SO EVER IT MAY CONCERN

I, hereby solemnly declare that, I have experience of more than Ten Years in Land related matters, in which Land Title, Search Report issuing of "No Encumbrance Certificate" on the land including right, titles, interest or name of any party in or over land, and my experience 38 years in land related matters accordance to GUJ RERA Rules.

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

Place : Vadodara.

Date : 26/12/2017

Advocate's Sign

Advocate's Name : Yunus Khan M. Pathan

Ref. No.:

Date : ૨૧-૩-૨૦૧૭

To,
Mr. Viral D. Patel
Manjalpur,
Vadodara.

Ref.: Investigation of title in respect of land bearing Block No. 113 - A (R. S. No. 165 & 166) admeasuring H-0=RA-26=Sq.Mt.-64 and Block No. 114 - A & 114 - B (R. S. No. 163, 167, 168, 169 & 170) admeasuring H-0=RA-01=Sq.Mt.-44 and H-01=RA-92=Sq.Mt.-91 respectively of Village Chikhodra. Ta. Vadodara., in Registration District & Sub-District Vadodara.

TITLE CLEAR CERTIFICATE

Sir,

In response to your request, I have investigated the title of the captioned land. I have gone through the Revenue Records from 1951-52 to 2015-16. I have also caused a necessary search in the Sub-Registry Office at Vadodara for a period of last 31 Years. I have issued a Public Notice in "Divya Bhaskar" Daily dtd.

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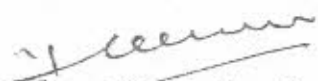
28/02/2017 and invited objections if anyone had, but I have not received any objection.

On perusal and scrutiny of the Revenue Record and search taken by me, I found that title of (1) VIRALBHAI DILIPBHAI PATEL & (2) VIPUL JAYANTIBHAI PATEL, in respect of above referred land is CLEAR, MARKETABLE & FREE FROM ALL ENCUMBRANCES, subject to the final result of SP. C.S. No. 571/2011 filed by BINITA MANISHBHAI PATEL.

Place: Vadodara.

Date : 27/03/2017

Yours faithfully


(Yunus Khan M. Pathan)
Advocate

Ref. No.:

Date : 27-3-2017

To,
Mr. Viral D. Patel
Manjalpur,
Vadodara.

Ref.: Investigation of title in respect of land bearing Block No. 113 - A (R. S. No. 165 & 166) admeasuring H-0=RA-26=Sq.Mt.-64 and Block No. 114 - A & 114 - B (R. S. No. 163, 167, 168, 169 & 170) admeasuring H-0=RA-01=Sq.Mt.-44 and H-01=RA-92=Sq.Mt.-91 respectively of Village Chikhodra. Ta. Vadodara., in Registration District & Sub-District Vadodara.

REPORT ON TITLE

Sir,

I have been supplied with the following documents :-

Sr. No.	Particulars of Documents	Date
1.	Copies of the Village Form No. 8-A	--
2.	Copies of the Village Form No. 7-12 Of R. S. No. 163 From 1951-52 to 1990-91.	--
3.	Copies of the Village Form No. 7-12 Of R. S. No. 165 From 1951-52 to 1990-91.	--

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- | | | |
|-----|---|------------|
| 4. | Copies of the Village Form No. 7-12
Of R. S. No. 166 From 1951-52 to 1990-91. | -- |
| 5. | Copies of the Village Form No. 7-12
Of R. S. No. 167 From 1951-52 to 1990-91. | -- |
| 6. | Copies of the Village Form No. 7-12
Of R. S. No. 168 From 1951-52 to 1990-91. | -- |
| 7. | Copies of the Village Form No. 7-12
Of R. S. No. 169 From 1951-52 to 1990-91. | -- |
| 8. | Copies of the Village Form No. 7-12
Of R. S. No. 170 From 1951-52 to 1990-91. | -- |
| 9. | Copies of the Village Form No. 7-12 of
Block No. 114 (114-A & 114-B) from
1991-92 to 2016-17. | -- |
| 10. | Copies of the Village Form No. 7-12 of
Block No. 113 (113-A) from 1991-92 to 2016-17. | -- |
| 11. | Copies of Village Form No. 6,
All concerned entries. | -- |
| 12. | Copy of the Order of Collector, Vadodara. | 11/05/2015 |

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

- [1] I found that CHHAGANBHAI MATHURBHAI was the owner of a land bearing R. S. No. 163, he has sold the said land to MOTIBHAI DEVJIBHAI by a Regd. Sale Deed dtd. 26/06/1944, hence it has been mutated in the name of MOTIBHAI DEVJIBHAI vide Mutation Entry No. 191.

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- [2] I found that VALLABHBHAI MADHAVBHAI was the owner of land bearing R. S. No. 167, he has sold the said land to MOTIBHAI DEVJIBHAI by a Reg. Sale Deed dtd. 06/07/1943. The said land was mutated in the name of MOTIBHAI DEVJIBHAI vide Entry No. 189 which was certified on 13/11/1956.
- [3] I have noticed that MOTIBHAI DEVJIBHAI has purchased the land bearing R. S. No. 167, 168 and 170 in auction, hence the said land has been entered in his name vide Entry No. 190.
- [4] I have noticed that the name of CHHOTABHAI JINABHAI has been entered as Protected Tenant in respect of land bearing R. S. No. 163, the name of CHANDU MANGAL has been entered as Protected Tenant in respect of land bearing R. S. No. 167 and 168 and the name of KARSAN JETHABHAI has been entered as Protected Tenant in respect of land bearing R. S. No. 169 and 170 vide Entry No. 284/18, 284/50 and 284/9 respectively.
- [5] Later on name of CHANCHALBEN D/o MOTIBHAI DEVJIBHAI has been entered in respect of land bearing R. S. No. 169 and 170 and the name of KARSANBHAI

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JETHABHAI was deleted as per the Order passed in T. C.
No. 7/55, vide Entry No. 318.

- [6] It has been noticed that name of CHANDU/
SADUMANGAL has been deleted from Records of Right-
column vide Entry No. 397 as he was not cultivating the
land bearing R. S. No. 167 and 168 since 1955-56.
- [7] I have noticed that MOTIBHAI DEVJIBHAI has sold the
land bearing R. S. No. 163, 167, 168, 169 & 170 to
NAGARBHAI LALLUBHAI by a Regd. Sale Deed dtd.
18/04/1969, hence the above said land has been mutated in
the name of NAGARBHAI LALLUBHAI vide Entry No.
690, which was certified on 13/08/1969.
- [8] Later on as per the Family Arrangement the said land has
been mutated in the name of VANMALIDAS
NAGARBHAI as per the Oral Partition, made by
NAGARBHAI LALLUBHAI vide Entry No. 712.
- [9] I found that the Power of Attorney holder of
VANMALIDAS NAGARBHAI has sold the said land &
other lands to RAVJIBHAI MULJIBHAI PATEL by a Regd.
Sale Deed dtd. 15/02/1979, hence said land and other lands

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have been entered in the name of **RAVJIBHAI MULJIBHAI PATEL** vide Mutation Entry No. 960, which was certified on 23/07/1979.

- [10] I found that the Consolidation Scheme was made applicable at Village CHIKHODRA., and on finalization of the scheme Block No. 114 was allotted in lieu of R. S. No. 163, 167, 168, 169 and 170 as per Entry No. 1350.
- [11] I found that names of PRAVINBHAI RAVJIBHAI, GIRISHBHAI RAVJIBHAI & GOPALBHAI RAVJIBHAI has been entered as per the consent of RAVJIBHAI MULJIBHAI PATEL vide Entry No. 1295.
- [12] I found that PATHAK VITHALBHAI GANATRAO was the owner of land bearing R. S. No. 165. The said land was "Sarkari Dharmada", hence ordered to be confiscated, hence entered as "Sarkari Padtar" as per the Resolution No. 5, dtd. 12/06/1952 vide Entry No. 28. CHAUHAN FATESING ABHESING has preferred a revision application against the above said Order. The said Revision Application was allowed and Resolution No. 5 dtd. 12/06/1952 was quashed, hence the name of CHAUHAN FATESING ABHESING has been entered as

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Occupier vide Entry No. 50. Again it was entered in the name of FATESING ABHESING vide Entry No. 143.

- [13] I found that the Tarsali Multipurpose Co. Op. Society has advanced a loan of Rs.1200/-, hence charge of the society is created over land bearing R.S. No. 165 and others, as per Entry No.556. Later on the loan amount was repaid, hence the charge of the society is deleted vide Entry No. 1007.
- [14] Later on the said land has been mutuated in the name of SAKINABEN FATESING & others upon the death of FATESING ABHESING vide Entry No. 1084 being heirs of the deceased.
- [15] I found that SAKINABEN FATESING & others have sold this land to RAVJIBHAI MULJIBHAI PATEL by a Regd. Sale Deed dtd. 05/02/1982, hence it was mutuated in the name of the said purchaser vide Entry No. 1102.
- [16] I found that land bearing R. S. No. 164 and 166 has been purchased by CHHITU.BHAI ABHESANG by a Regd. Sale Deed dtd. 06/11/1947, hence it was mutuated in his name vide Entry No. 65 dtd. 14/09/1950.

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- [17] I found that Tarsali Multipurpose Co. Op. Society has advanced a loan of Rs.550/-, hence the charge of the society is created and noted over R.S. No. 164 & 166 vide Entry No. 591. The amount of said loan is repaid, hence charge of the society is deleted vide Entry No. 1006.
- [18] Later on upon the death of CHHITUBHAI ABHESANG, the said land has been entered in the names of AKBARBHAI CHHITUBHAI & HUSENBHAI CHHITUBHAI being heirs of the deceased vide Entry No. 715.
- [19] I have noticed that by virtue of Deed of Exchange the land bearing R. S. No. 166 has been entered & mutuited in the name of RAVJIBHAI MULJIBHAI vide Entry No. 1103.
- [20] I have noticed that there was a Family Arrangement between the heirs of BHAILALBHAI MULJIBHAI PATEL & RAVJIBHAI MULJIBHAI PATEL & Others, as per the said Family Arrangement land bearing Block No. 113-A, 113-B, 114-A, 114-B and 117 & 166 was allotted to the share of VIJAY BHAILALBHAI PATEL, HARISH BHAILALBHAI PATEL & MANJULABEN W/o BHAILALBHAI MULJBHAI PATEL, hence it was

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mutuated in their names vide Mutuation Entry No. 1424,
which was certified on 28/05/2001.

- [21] I found that Gujarat State Land Development Bank has advanced a loan of Rs.12,000/-, hence the charge of the Bank is created vide Entry No. 1012. The charge of the Bank is deleted vide Entry No. 1384 as the amount of loan is repaid.
- [22] I found that Dena Bank - R. V. Desai Road Branch, Vadodara, has advanced a loan of Rs.2,00,000/-, hence the charge of the Bank is created vide Entry No. 1359. The loan amount is paid, hence the charge is deleted vide Entry No. 1996.
- [23] I found that MANJULABEN BHAILALBHAI PATEL and others have sold the land bearing R. S. No. 113-B, 114-A and 114-B in consideration of Rs.1.5 Crores and have executed Registered Sale Deed in favour of VIRAL DILIPBHAI PATEL & VIPUL JAYANTIBHAI PATEL on 02/05/2011, hence the said land has been entered in the names of VIRALBHAI DILIPBHAI PATEL & VIPUL JAYANTIBHAI PATEL vide Entry No. 1877, against the said Entry BINITABEN M. PATEL has raised the objection,

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mutuated in their names vide Mutuation Entry No. 1424,
which was certified on 28/05/2001.

- [21] I found that Gujarat State Land Development Bank has advanced a loan of Rs.12,000/-, hence the charge of the Bank is created vide Entry No. 1012. The charge of the Bank is deleted vide Entry No. 1384 as the amount of loan is repaid.
- [22] I found that Dena Bank - R. V. Desai Road Branch, Vadodara, has advanced a loan of Rs.2,00,000/-, hence the charge of the Bank is created vide Entry No. 1359. The loan amount is paid, hence the charge is deleted vide Entry No. 1996.
- [23] I found that MANJULABEN BHAILALBHAI PATEL and others have sold the land bearing R. S. No. 113-B, 114-A and 114-B in consideration of Rs.1.5 Crores and have executed Registered Sale Deed in favour of VIRAL DILIPBHAI PATEL & VIPUL JAYANTIBHAI PATEL on 02/05/2011, hence the said land has been entered in the names of VIRALBHAI DILIPBHAI PATEL & VIPUL JAYANTIBHAI PATEL vide Entry No. 1877, against the said Entry BINITABEN M. PATEL has raised the objection,

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hence as per the Order passed in Takrari Case No. 147/11 dtd. 21/11/2011, the said entry was Not Certified. The purchasers have preferred an Appeal being RTS Appeal No. 446/2011 before Dy. Collector, Vadodara (Rural). The said appeal was allowed vide Order dtd. 24/05/2013, hence the said land has been entered in the name of VIRAL DILIPBHAI PATEL & VIPUL JAYANTIBHAI PATEL vide Entry No. 2046, which was Certified on 17/07/2013.

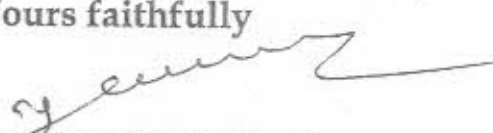
- [24] The Collector, Vadodara has granted the permission to use the said land for Non Agricultural purpose vide Order dtd. 11/05/2015.

The said land is appearing in the Joint names of Mr. VIRAL DILIPBHAI PATEL & Mr. VIPUL JAYANTIBHAI PATEL in the Revenue Records.

Place : Vadodara.

Date : 27/03/2017

Yours faithfully


(Yunus Khan M. Pathan)
Advocate