

Rajeshkumar k. Chaudhary

(B.A., LL.B., LL.M., .D.I.N.)

ADVOCATE & NOTARY (Govt. of India)

Office:- S/5,6 Jilla Panchayat Complex, Rajmahel Road, Mehsana. Mo – 94270 08417

Enrollment No. G/1844/2005

Date:- 05.01.2021

TO WHOME EVER IT MAY BE CONCERNED

Reference :- Title Investigation of **Patel Arvindumar Ishwarlal** and his property which is described in the schedule.

Respected Sir,

1. The above named applicant has approached me and requested for Title Clearance Certificate in respect of the property which is described in the schedule. To ascertain acts and encumbrances on the property, I have taken search from the **Sub-Registrar Office, Mehsana on dated 04.01.2021.**
2. **Patel Arvindumar Ishwarlal** is Owners of property bearing **Revenue Khata No. 11618, New Revenue Survey No. 1722/005 (Old Revenue Survey No. 862 Paiki), admeasuring 0-62-63 Ha.Are.Sq.Mtrs., N. A Land which is situated in Mehsana sim Ta & Dist: Mehsana.**
3. I have verified following documents before issuing this Title Clearance Certificate.
 - (1) Copy of Registered sale-deed No. 3857, dated 25.07.2000 executed in favour of – Patel Arvindkumar Ishwarlal.
 - (2) Copy of Index-II of Registered sale-deed No. 3857, dated 25.07.2000.
 - (3) Copy of Registration Receipt of Registered sale-deed No. 3857, dated 25.07.2000.
 - (4) Copy of N. A Order dated 22.07.2020.
 - (5) Copy of Village Form No. 8-A For the said land.
 - (6) Copy of Village Form No. 7 & 12 For the said land.



- (7) Copy of Village Form No. 6 (Hakk Patrak) For the said land.
- (8) Original Search Receipts issued by Sub- Registrar, Mehsana.

4. Chain of the Title.

- (i) The Agriculture land bearing **Block/Survey No. 1722/005** (Old Revenue Survey No. 862 Paiki), was originally belongs to – Pa Hargovan Trikam and it is evident from the revenue entry No. 3897.
- (ii) Thereafter, on demise of Patel Hargovandas Trikamdas, names of legal heirs – (1) Patel Raiben Wd/of Hargovan Trikamdas (2) Patel Kantaben Hargovandas (3) Patel Shantaben Hargovandas (4) Patel Rameshbhai Hargovandas were brought on the records as the co-owners of the said land **Revenue Survey No. 862 Paiki** and it is evident from the revenue entry No.20516, dated 25.11.1994.
- (iii) Thereafter, out of the co-owners, – (1) Patel Raiben Wd/of Hargovan Trikamdas (2) Patel Kantaben Hargovandas (3) Patel Shantaben Hargovandas have waived and withdrawn their rights from the said land **Revenue Survey No. 862 Paiki** and their names are deleted from revenue record and it is evident from the revenue entry No. 21848, dated 11.04.1997.
- (iv) Thereafter, **land admeasuring Hec.Are.Sq.Mtrs. : 0-67-78 of Revenue Survey No. 862 Paiki** was purchased by – (1) Patel Mahendrakumar Hiralal (2) Patel Arvindkumar Ishwarlal vide Registered sale-deed dated 25.07.2000 for the consideration amount of Rs. 2,21,000/- From – (1) Patel Raiben Wd/of Hargovan Trikamdas (2) Patel Kantaben Hargovandas (3) Patel Shantaben Hargovandas (4) Patel Rameshbhai Hargovandas and it is evident from the revenue entry No. 23563, dated 16.10.2000.
- (v) Thereafter, as per family partition and above property came into share of – Patel Arvindkumar Ishwarlal was brought on the records as the owner of the said land Block/Survey No. 862 Paiki and it is evident from the revenue entry No.25490, dated 13.04.2004.



- (vi) Thereafter, as per the Order of the Mamlatdar, Mehsana, dated 16.06.2007, land bearing Revenue Survey No. 860, Revenue Survey No. 862 Paiki and Revenue Survey No. 864 Paiki 2, are consolidated as new Revenue Survey No. 860 land admeasuring Hec.Are.Sq.Mtrs. : 1-47-78 and it is evident from the revenue entry No.27574, dated 20.06.2007.
- (vii) Thereafter, the Re-Survey of the land record by the Order No. **RTS/RE - SURVEY/PROMULGATION/MEHSANA/2017 - dated 11.12.2018** of Prant Officer - Mehsana, the Block/Survey Numbers of the land Village: Mehsana are changed and Revenue Khata No. **11618** bearing Old Survey/Block No. **862 Paiki** of Village: **Mehsana** Ta & Dist: **Mehsana** are altered as respectively **New Block/Survey No. 1722/2005** and it is evident from the revenue entry No. 43703, dated 11.02.2018.
- (viii) Thereafter, N. A. Permission for the said land is granted by the District Collector Mehsana, vide their order dated 22.07.2020 and therefore, said land admeasuring 6263.00 Sq.Mtrs is converted as per approved Lay Out Plan and it is evident from the revenue entry No. 44942, dated 22.07.2020.

4. I have taken Search from **Sub- Registrar Office, Mehsana on dated 04.01.2021.**
5. The Property is not subject to any attachment process of the Hone bale Court, No Land Acquisition or Requisition proceedings are pending with respect to the property.
6. The Transfer of the Property and the construction on the same is not prohibited on his Bombay Town Planning Act - 1954, Urban Vacant Land Ceiling and Regulation Act - 1976, Ribbon Development Rules or any other rules or regulation pertaining to acquisition of the construction on the property. The property has been entered in the owners name as occupant.
7. There is no bar to the creation of mortgage under any Act, Ordinance, Government Notification, Resolution, Circular or Order applicable to the property.



<<< CERTIFICATE >>>

From the study of relevant revenue records and search from Sub-Registrar office, Mehsana, I am of the opinion and certified that the owners have not created any charge over the property which is situated in Schedule of **Mehsana Sim** and the Titles of the owners over their property mentioned in the schedule are **CLEAR MARKETABLE AND FREE FROM ENCUMBRANCES** or reasonable doubt whatsoever.

SCHEDULE OF THE PROPERTY

All the piece and parcels of property bearing **Revenue Khata No. 11618, New Revenue Survey No. 1722/005 (Old Revenue Survey No. 862 Paiki)**, admeasuring **0-62-63 Ha.Are.Sq.Mtrs.**, **N. A Land which is situated in Mehsana sim Ta & Dist: Mehsana** Boundaries of the Property :

On East : Manidhar Home Society.
On West : Someshwar Heritage.
On North: Sapna Villa Society.
On South : Mehsana – Visnagar Highway Road.

Date: 05.01.2021

Place: Mehsana



A handwritten signature in black ink, appearing to read "R.K. Chaudhary", written over a faint, tilted rectangular stamp.

Signature of the Advocate

અરજી પહોંચ

મિલકત નું વર્ણન : સ.નં ૧૭૨૨/૦૫ ખાતા નં ૧૧૬૧૮

Search in : મહેસાણા /MAHESANA

પહોંચ નંબર ૨૦૨૧૦૮૮૦૦૦૨૩૬ અરજી નંબર ૧૪૧ અરજી વર્ષ ૨૦૨૧
તારીખ ૪ માહે જાન્યુઆરી સને ૨૦૨૧

રજુ કરનારનું નામ આર કે ચૌધરી
નીચે પ્રમાણે ફી પહોંચી રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાટીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1991 2021

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દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



કુલ એકંદરે રૂ.

૩૨૦.૦૦

અંકે રૂપીયા ત્રણ સો વીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

Ashokkumar Dhulsing Chauhan
સબ રજીસ્ટ્રાર
મહેસાણા

અંકે રૂ. : 320.00

20210102678037764

સબ રજીસ્ટ્રાર, મહેસાણા