

M: 98250 30742

E-mail: shaillesh.trust@gmail.com

Ph. (O) 0265-2420895,

(R) 0265-2651744

1st Floor, Bhagyodaya House,

Opp. Patel Party Plot,

Siddhanath Road,

Vadodara - 390 001, Gujarat, India.

SHAILESH I. PATEL

ADVOCATE

Gujarat High Court

Date :- 30/08/2019

TITLE CLEARANCE CERTIFICATE

Re:

Investigation of the title for the immovable property, i.e., the property bearing Revenue Survey Nos. 88,89,91,93/2 situated at Moje Tandalaja, Tal. Vadodara, which were included in the T.P.Scheme No.21 with proposed Final Plot Nos.78,79,81,84 (final plot nos.95,96,98 and 101 respectively). Out of the said property the sub plot no.10 of proposed Final Plot No.79 and final plot no.96 admeasuring about 4500 square feet is a residential non-agricultural land belonging to Smt. Jagruti Anupbhai Rijhsingani.

TO WHOM SOEVER IT MAY CONCERN

I have investigated the title of the property bearing Revenue Survey Nos. 88,89,91,93/2 situated at Moje Tandalaja, Tal. Vadodara, which were included in the T.P.Scheme No.21 with proposed Final Plot Nos.78,79,81,84. Further the said proposed final plots were given Final Plot Nos. 95,96,98 and 101 respectively. Out of the said property the sub plot no.10 of Final Plot No.79 (now Final Plot No.96) admeasuring about 4500 square feet is a residential non-agricultural land belonging to Smt. Jagruti Anupbhai Rijhsingani. I had been asked by partners of M/s Hari Om Infra to investigate the title of the said property. And I have taken necessary search from the office of the concern Sub-Registrar and have also gone through the record of rights, and I am of the opinion that the title of the above captioned property is clear

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and marketable, and free from any encumbrances on the basis of the following report:-

- (1) Copies of the abstract from the revenue record, i.e, record of rights in respect of the Non-Agricultural Land being Sub-plot No.10 of Final Plot No.79 of T.P. Scheme No.21 of Tandalaja, Vadodara.
- (2) The said properties were originally belonged to Chatsinh Mohansinh; who had sold the said properties to Jagdishbhai Chunibhai Patel and others vide registered sale deed, and on the basis of sale deed the names of all the purchasers were mutated in the record of rights vide entry no.1717 on dt.30/12/1986.
- (3) There after the said property was belonged to Shri Shankerbhai Mohanbhai Patel and Shri Parsotambhai Nathabhai Patel on the basis of their own family understanding. The Non-agricultural Land admeasuring about 1500 Sq.mts being proposed proposed final plot no.79 of T.P.Shceme No.21(now final plot no.96), out of the total property consisting of Revenue Survey Nos. 88,89,91, 93/2 situated at Moje Tandalaja, Tal. Vadodara came into the share of Shri Shankerbhai Mohanbhai Patel and Shri Parsotambhai Nathabhai Patel.
- (4) The Urban Land Ceiling Act, 1976 was applicable to the subject land. And the Additional Collector (competent authority) vide their order dated 31/05/1991 on the Declaration Forms u/s 6(1) of the Act being Nos. 8210, 8211, 8212, 8213, 8214, 8215, 8216, 8217, 8218, 8219, 8220, 8221, 8222, 8223/91 had allotted the land admeasuring about 1500 sq.mts to each holder.

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- (5) The said property is under the VUDA's residential zone. The Vadodara Municipal Corporation had issued a building permission Ward/6 L-286/93-94 dated 20/01/1994 for the free hold land.
- (6) The Collector, Vadodara had given a permission to use the subject land for Non-agricultural purposes vide their order No. B-5 S.R.Land/ D/ Vashi/1202/95 dated 29/06/95.
- (7) The said owners had executed a registered sale deed in favour of Smt. Henaben Hiteshkumar Patel vide Index No.5734/3 dt.16/12/1996 for Rs.6,88,500/=. The said registered sale deed was executed with the confirmation of (1) Smt Hasuben Kanubhai Patel, (2) Vishal Kanubhai Patel, and (3)Shri Alpeshbhai Kiritbhai Desai. All the confirming parties had given their legal free consent to execute the subject sale deed in favour of Smt.Henaben Hiteshkumar Patel and had confirmed that they have no right over the said property after the execution of the sale deed.
- (8) The legal owner of the said plot no.10 which is more particularly described above, Smt. Henaben Hiteshkumar Patel had executed a registered Gift Deed in favour of Smt. Jagruti Anupbhai Rijhsingani bearing Index No.10492 dt.22/12/2006. By virtue of this Registered Gift Deed Smt. Jagruti Anupbhai Rijhsingani became absolute legal owner.
- (9) I had issued a public notice in the daily Gujarat Samachar on dt28/04/2019 for inviting objections if any against the ownership and title of Smt. Jagruti Anupbhai Rijhsingani. But nobody has come forward to object the ownership and title of the present owner.

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- (10) I had taken a necessary search from the concern Office of Sub-Registrar (Akota), Vadodara and had paid necessary search fees vide receipt no.2019016021921 dt.28/06/2019 for the same.

Conclusion :

After going through and verifying the documents placed before me and after taking necessary search from the sub registrar office for the period of 15 years in respect of the captioned property, no adverse entry is seen in the Record of Rights. Accordingly I am of the opinion that the title is marketable , free from all encumbrances & litigations, reasonable doubts and except the owner, nobody has any right, title or interest over the captioned property.

Legal Advice :

To take affidavit from the present owner to the effect that, she has not executed any document to alienate the subject property or to create any kind of encumbrances on the same.

Date : 30th August 2019

Place: Vadodara.



SHAILESH I. PATEL

Advocate