



Ambalal H. Pandya

B.A.L.L.B.

Advocate

Contact : 98253 45782

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Ref. No. : Advocate Enrollment No. G/325/1979

Date :

20/10/2020

:: TITLE CLEARANCE CERTIFICATE ::

TO WHOM SO EVER IT CONCERN

Sub.: Title clearance certificate with respect of the N.A. Land R.S. No. 1393 (Consolidated R. S. No. 1393, 1394, 1395, 196 & 1397) bearing Old R. S. No. 2004/26, 2004/27, 2004/28 2004/29 & 2004/30 of Town-Mehsana.

Dear Sir,

- [1] (i) Mr. Kiritikumar Kantilal Patel,
(ii) Ketankumar Kantilal Patel
(iii) Maheshkumar Kantilal Patel
of Town-Mehsana

Title Clearance Certificate whether the titles of the applicants to the property mentioned in para No. 2 of the certificate are clear, marketable and free from any encumbrance or reasonable doubt what so ever and to give my opinion, whether an equitable mortgage can be created on depositing the title deed of the property.

[2] **Description of the Property:**

The property N.A. Land R.S. No. 1393 (Consolidated R. S. No. 1393, 1394, 1395, 196 & 1397) bearing Old R. S. No. 2004/26, 2004/27, 2004/28 2004/29 & 2004/30 paiki of Town-Mehsana in Area H.3-2-27 sq. mtr. land with the boundaries as follows;

East by : R. S. No. 1390, 1391 & 1392

West by: R. S. No. 1394 & 1395

North by : R. S. No. 1667

South by : R. S. No. 1397 & 1398

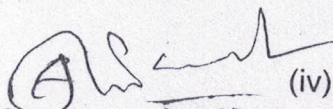
- [3] To ascertain acts and encumbrance to the property, I have taken a search from Sub-Registrar Office, Mehsana for last 31 years From 1990 A. D. till date vide receipt No.2020099022047 dtd. 20/10/2020.

[4] Applicant had produced the documents before me as follows.

- (i) Copies of the abstract of Village Form No. 8-A, 7-12 and 6 (Records of Right) of N.A. land R.S. No. 1393 (Consolidated R. S. No. 1393, 1394, 1395, 196 & 1397) bearing Old R. S. No. 2004/26, 2004/27, 2004/28 2004/29 & 2004/30 of Town-Mehsana.
- (ii) Copy of Letter dtd.03/11/2019 issued by City Survey Office, Mehshana.
- (iii) Copy of Order No. ADM/Re-Survey/Mehsana/Mehsana/SR-236/19 dtd.15/11/2019 issued by Supdt. Land Record Cum Consolidation Officer, Mehshana.
- (iv) Copy of Letter O.W. No.TP/5108/2019-2020 dtd.24/02/2020 issued by Chief Officer, Mehshana Nagarpalika.
- (v) Copy of the N.A. order No.298/4/07/112/2020 dtd.10/06/2020 as per Section-65 of Gujarat Land Revenue Code 1879 issued by Collector, Mehshana.
- (vi) Copy of Form No.D Development Permission Letter No. MADA/26-08-2020/1471863/01/000863 dtd.04/09/2020 for construction of residential houses on the N. A. land R. S. No. 1393 of Town-Mehsana issued by Chief Officer, Mehshana Area Development Authority, Mehshana Nagarpalika.

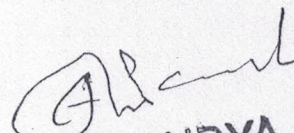
[5] As a result inquiry of the aforesaid documents, I have arrived the following observation and findings.

- (i) The land R. S. No. 2004/26, 2004/27, 2004/28, 2004/29 & 2004/30 were noted on the name of Joravarsinhji Surajmaji Thakor as the owner vide entry No.1005.
- (ii) Thereafter Miscellaneous Abolition Act Applicable to Mehshana Area, hence the said land was noted as Barkhali Land without Devasthan on dtd.01/08/1955 vide entry No.1100 dtd.06/10/1955 and entry No.1352 dtd.15/02/1956.
- (iii) Thereafter as per the entry No.1406/400 dtd.28/02/1957 Somabhai Hemabhai Vaghari was deleted as the tenant and noted as the owner of the land R. S. No. 2004/26.
- (iv) Thereafter as per the entry No.1406/401 dtd.28/02/1957 Mafabhai Vaghari was deleted as the tenant and noted as the owner of the land R. S. No. 2004/27 & 2004/28.


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- (v) Thereafter Narayanlal Amtharam Pandya had sold the land R. S. No.2004/30 to Shankarlal Khodidas Kumbhar by Regd. Sale Deed dtd.10/04/1949, and then he had sold the said to Parsottam Madhavji Patel by Regd. Sale Deed dtd.14/11/1950 vide entry No.1429 dtd.23/07/1957.
- (vi) Thereafter Vitthaldas Magandas Oza had purchased the land R. S. No. 2004/29 by Regd. Sale Deed dtd.28/11/1947, and then he had sold the said to Parsottam Madhavadas Patel by Regd. Sale Deed dtd.27/11/1949 vide entry No.1433 dtd.28/03/1957.
- (vii) Thereafter transaction of sale under Section-84(C) of Bombay Tenancy Act from dtd.01/08/1949 to 15/06/1955 were confirm vide entry No.1939 dtd.11/11/1959.
- (viii) Thereafter by the distribution the land R. S. No.2004/27, 2004/28, 2004/29 & 2004/30 was entered on the name of Parsottam Madhvdas Ujamdas Patel vide entry No.2527 dtd.17/06/1963.
- (ix) The land R. S. No. 2004/26 was noted on the name of Babulal Madhavlal Patel vide entry No.3613.
- (x) Thereafter on the death of Babulal Madhavlal Patel the land R. S. No.2004/26 was mutated on the name of Narmadaben Babulal Patel, Urmilaben Babulal Patel, Kailashben Babulal Patel, Bhagvatiben Babulal Patel & Laxmanbhai Babulal Patel vide entry No.12550 dtd.06/08/1982.
- (xi) The land R. S. No.2004/29 & 2004/30 were noted on the name of Parsootamdas Madhavji Patel, on his death on dtd.28/12/1986 hence as per his Will dtd.05/10/1982 the said land was altered on the name of Kiritkumar Kantilal Patel, Chetankumar Kantilal Patel & Maheshkumar Kantilal Patel vide entry No.15009 dtd.09/01/1987.
- (xii) Thereafter R. S. No.2004/27 & 2004/28 were noted on the name of Parsootamdas Madhavji Patel, on his death on dtd.28/12/1986 hence as per his Will dtd.05/10/1982 the said land was altered on the name of Kiritkumar Kantilal Patel, Chetankumar Kantilal Patel & Maheshkumar Kantilal Patel vide entry No.15043 dtd.06/02/1987.

- (xiii) Parsottamdas Madhavji Patel had paid off SIX PATT amount of R. S. No.2004/26 under Provision of Bombay Tenancy Act to Thakor Joravarsinhji Surajmalji as per receipt No.282 dtd.03/11/1958, hence the name of Joravarsinhji Surajmalji Thakor was deleted as the owner of the said land and the name of Narmadaben Babulal Patel, Urmilaben Babulal Patel, Kailashben Babulal Patel, Bhagvatiben Babulal Patel, Jayantilal Babulal Patel & Laxmanbhai Babulal Patel as co owners of the said land vide entry No.15575 dtd.10/02/1988.
- (xiv) Parsottamdas Madhavji Patel had paid off SIX PATT amount of R. S. No.2004/26 under Provision of Bombay Tenancy Act to Thakor Joravarsinhji Surajmalji as per receipt No.268 & 281 dtd.03/11/1958, hence the name of Joravarsinhji Surajmalji Thakor was deleted as the owner of the said land and the name of Kiritkumar Kantilal Patel, Chetankumar Kantilal Patel & Maheshkumar Kantilal Patel as co owners of the said land vide entry No.15627 dtd.02/03/1988.
- (xv) Thereafter the name of Chetankumar Kantilal Patel is changed as Ketankumar Kantilal Patel as per his affidavit dtd.01/09/1988 and the land R. S. No. 2004/27, 2004/28, 2004/29 & 2004/30 were noted on his name as co owners with Kiritkumar Kantilal Patel & Maheshkumar Kantilal Patel vide entry No.15886 dtd.01/09/1988.
- (xvi) Thereafter the name of Kantilal Parsottamdas Patel was entered as co owners of the land R. S. No. 2004/30 with Kiritkumar Kantilal Patel, Ketankumar Kantilal Patel & Maheshkumar Kantilal Patel as co owners vide entry No.21292 dtd.06/06/1996.
- (xvii) Thereafter Jayntilal Babulal Madhavlal Patel had sold the said land R. S. No. 2004/26 to Kiritkumar Kantilal Patel, Ketankumar Kantilal Patel, Maheshkumar Kantilal Patel & Shardaben Kantilal Patel by Regd. Sale Deed No.997 dtd.18/02/2005 vide entry No.25950 dtd.17/03/2005.
- (xviii) Thereafter on the death of Kantilal Parsottamdas Patel on dtd.22/02/2012 the land R. S. No. 2004/30 was mutated on the name of his legal heir Shardaben Kantilal Patel, Gitaben Kantilal Patel, Kiritkumar Kantilal Patel, Ketankumar Kantilal Patel, Maheshkumar


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Kantilal Patel, Rasmikaben Kantilal Patel as co owners vide entry No.43265 dtd.17/10/2017.

- (xix) Thereafter the Re-survey of land record by the order No. RTS / Re-survey/ Promulgation/Mehsana/2018 dtd.01/06/2018 of Prant Officer Mehsana the Survey / Block Numbers of the land of Town-Mehsana are changed vide entry No.43703 dtd.01/06/2018, and as per the said order the property N. A. land R. S. No. 2004/26, 2004/27, 2004/28, 2004/29 & 204/30 of Town-Mehsana are changed as respectively New R. S. No. 1393, 1394, 1395, 1396 & 1397 and it was noted on the name of Shardaben Kantilal Patel, Gitaben Kantilal Patel, Kiritkumar Kantilal Patel, Ketankumar Kantilal Patel, Maheshkumar Kantilal Patel, Rasmikaben Kantilal Patel as the owners in revenue record bearing Revenue Khata No.11552 as per entry No.21292 dtd.06/06/1996 & entry No.43265 dtd.17/10/2017.
- (xx) Thereafter Shardaben Kantilal Patel, Gitaben Kantilal Patel & Rasmikaben Kantilal Patel had waived their rights of the land New R. S. No. 1393, 1394, 1395, 1396 & 1397 in favour of Kiritkumar Kantilal Patel, Ketankumar Kantilal Patel & Maheshkumar Kantilal Patel, hence their names were deleted by the entry No.44383 dtd.08/05/2019.
- (xxi) Thereafter the said land R. S. No.2004/26, 2004/27, 2004/28, 2004/29 & 2004/23 were noted in City Survey Office, Mehsana bearing respectively City Survey No.2922, 2921,2920, 2919 & 2918 vide order No. Letter dtd.03/11/2019 issued by City Survey Office, Mehsana.
- (xxii) Thereafter they had consolidated the said land R. S. No. 1393, 1394, 1395, 1396 & 1397 as consolidated New R. S. No. 1393 as per the order No.Land/Vashi/2534/2019 dtd.17/09/2019 of Mamlatdar, Mehsana vide entry No.44651 dtd.20/11/2019.
- (xxiii) Thereafter the said land R. S. No.2004/26, 2004/27, 2004/28, 2004/29 & 2004/30 was entered in residential Zone as per notification No.GHV/133 of 1993/DVP/2792/2109/(93)L dtd.06/07/1993 of Urban Development and Urban Housing Department, Government of Gujarat vide the letter O.W. No.TP/5108/2019-2020 dtd.24/02/2020 issued by Chief Officer, Mehsana Nagarpalika.

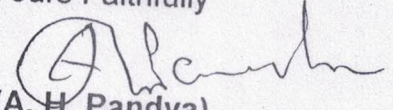

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- (xxiv) Thereafter they had converted the said agriculture land consolidated New R. S. No. 1393 (Consolidated R. S. No. 1393, 1394, 1395, 1396 & 1397) in to non agricultural use for residential purpose by the N. A. order No.298/4/07/112/2020 dtd.10/06/2020 as per Section-65 of Gujarat Land Revenue Code 1879 of Collector, Mehsana vide entry No.44885 dtd.16/10/2020.
- (xxv) Thereafter they had obtained the permission for construction of residential houses on the said N. A. land R. S. No.1393 (consolidated R. S. No. 1393, 1394, 1395, 1396 & 1397) of Town-Mehsana from Mehsana Nagarpalika vide copy of Form No.D Development Permission Letter No.MADA/26-08-2020/1471863/01/000863 dtd.04/09/2020 issued by Chief Officer, Mehsana Area Development Authority, Mehsana Nagarpalika.
- [6] The property is not subject to any attachment or process of the court and No any litigation is pending with respect of the property in any competent court of law according to revenue records.
- [7] There are no bar against creation equitable mortgage under any Act, ordinance, Government resolution, Notification, Circular order applicable to the property.
- [8] As a result of my investigation and inquiry in to the titles of the property, study of afore said documents produced and search from Sub. Registrar Office Mehsana.

I am of the opinion that the titles of the applicant to the property N.A. Land R.S. No. 1393 (Consolidated R. S. No. 1393, 1394, 1395, 196 & 1397) bearing Old R. S. No. 2004/26, 2004/27, 2004/28 2004/29 & 2004/30 paiki of Town-Mehsana are clear marketable and free from any encumbrances or reasonable doubt what so ever.

Thanking You...

Yours Faithfully


(A. H. Pandya)
Advocate, Mehsana.

અરજી પહોંચ

મિલકત નું વર્ણન : એકત્રિત સ.નં ૧૩૯૩ સ.નં ૧૩૮૩,૧૩૯૪,૧૩૯૫,૧૩૯૬,૧૩૯૭,

Search in : મહેસાણા /MAHESANA

પહોંચ નંબર ૨૦૨૦૦૯૯૦૨૨૦૪૭

અરજી નંબર

૧૧૫૫૬

અરજી વર્ષ

૨૦૨૦

તારીખ ૨૦

માહે

ઓક્ટોબર

સને

૨૦૨૦

રજુ કરનારનું નામ એ એચ પંડ્યા

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1990 2020

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૪૨૦.૦૦

કુલ એકંદરે રૂ.

૪૨૦.૦૦

અંકે રૂપિયા ચાર 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. : 420.00

20201017183491384

સબ રજીસ્ટ્રાર, મહેસાણા

1990

2020

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બોજા અંગેનું પત્રક

Search in એ એચ પંડ્યા

અરજી નંબર : 11556

ગામ નું નામ : MAHESANA

મિલકતનું વર્ણન ચોક્કસિત સ.નં ૧૩૯૩ સ.નં ૧૩૯૩, ૧૩૯૪, ૧૩૯૫, ૧૩૯૬, ૧૩૯૭,

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Mehsana

છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમાં તા. મા -30 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાંની કોઇપણ માહિતી સંબંધમાં નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામાં અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામાં અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
NO DATA AVAILABLE								
ક્ર. નં.								



સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Mehsana

પ્રિન્ટ તારીખ : 20/10/2020