

**LAWYER**  
**MR. K. J. MAHERIYA**  
B.Com.LL.B.  
ADVOCATE (Guj. High Court)



M. : 9687011718  
**CONTACT :**  
Civil Court Campus, Nyay Mandir,  
Baroda-390 001. Gujarat.  
**Resi. :**  
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### TITLE CLEARANCE CERTIFICATE

Sub : Title Clearance Certificate in respect of property of Reg-  
Dist:- Vadodara, Sub-Dist:- Vadodara Sayajigunj, Fatehgunj  
Area Vadodara, bearing City Survey NO.1232, Total Plot.19  
paiki Plot.18 admeasuring about 936.86 Sq. Mts. has been  
approved by Residential Project Vadodara Municipal  
Corporation vide Permission Letter Rajachitthi No. VMC/20-  
09-2022/ 1961300/01/096006 Dated : 05/10/2022 " **THE  
VISTA RESIDENTIAL'**

.....  
MAJIDKHAN ZAFARULLAKHAN PATHAN Proprietor  
of Infibricks Developers residing at:- Fatehgunj, Vadodara has  
approached me and placed certain papers for investigation of  
the above captioned property. After careful perusal of the  
papers / documents supplied to me, I am expressing my opinion  
and observation as under :

1. That the property of the land bearing Reg- Dist:- Vadodara,  
Sub-Dist:- Vadodara Sayajigunj, Fatehgunj Area Vadodara,  
bearing City Survey No.1232 to 1243, Total Plot.19  
Originally belonging to Shirinbai firojshah vadiya & Daulat  
Behram contractor.
2. Then after Co-owner of the said property Shirinbai firojshah  
vadiya pass away and after that the Co-owner said property

  
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- Daulat Behram contractor name entered in City survey Records by Will Vide entry no. 25 on Dated:- 07/05/1977 & Daulat Behram contractor is absolute owner of the above all property.
3. It is also transpires from record that Vadodara Municipal Corporation had issued a "Development Permission" i.e. Raja Chhithi vide No.81, dtd.15/02/1974.
4. It appears on the record that original owner has obtained the order of city survey officer no.2 Order No.CTS/JOINT/Ward-5/2016. Dated- 06/12/2016 he make one number of property in the record of city survey office and which is now registered as city survey no. 1232.
5. Then after owner of the said property Reg- Dist:- Vadodara, Sub-Dist:- Vadodara Sayajigunj, Fatehgunj Area Vadodara, bearing City Survey NO.1232, Total Plot.19 paiki Plot.18 admeasuring about 936.86 Sq. Mts. & Plot.19 Paiki admeasuring about 1306.64 Sq. Mts.area were entered in GIFT to MAJIDKHAN ZAFARULLAKHAN PATHAN. The Gift deed executed by Daulat Behram Contractor. The Gift deed registered No.4977 on dated-15/09/2020 in the sub-registry office in Vadodara & MAJIDKHAN ZAFARULLAKHAN PATHAN name entered in City survey Records by Gift deed Vide entry no.7709 on Dated:- 19/09/2020.

  
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6. I have all so issued Title Clearance Certificate dated.  
07/09/2022.

7. It is also transpires from record that Vadodara Municipal  
Corporation had issued a "Development Permission" i.e.  
Rajachitthi No. VMC/20-09-2022/ 1961300/01/096006  
Dated : 05/10/2022 " THE VISTA RESIDENTIAL'

1. The following documents are given to me for my above  
observation and opinion :

1. Zerox Copy Of Property Card
2. Zerox Copy Of Gift Deed
3. Zerox Copy Of Raja Chhithi vide No.81,  
dtd.15/02/1974 & Layout plan.
4. Zerox Copy Of order of city survey officer no.2  
OrderNo.CTS/JOINT/Ward-5/2016.Dt- 06/12/2016.
5. Residential Project Vadodara Municipal  
Corporation vide Permission Letter Rajachitthi No.  
VMC/20-09-2022/ 1961300/01/096006 Dated :  
05/10/2022 " THE VISTA RESIDENTIAL'

Thus I have gone through the above-mentioned  
documents and got a search taken by me from Sub-Registrar  
Vadodara. It reflect from the search report as well as EC report  
that except Notice NO.3038 dt.15/04/2021 executed by Daulat  
Behram Contractor against Majidkhan Zafrullakhan Pathan. I  
may with aforesaid observation and above -mentioned searches

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give opinion that no entry adverse or prejudicial to the right, title & interest over the said property was found and Majidkhan Zafrullakhan Pathan is absolute owner of the above property. Thus title of the said property is reasonably clear, good, marketable, free from any/all encumbrances accept. More or Less title is Subject to the Suit Jurisdiction Conclusion between the Parties.

Date : 21/01/2023

Place : Vadodara

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