

MUKESH B. SHAH

B.Com., LL.B., D.L.P.

Advocate

(Gujarat High Court)

Sanad No.: G/470/1981 Date :30/09/1981

'SAGAR'

**C/105, Shripadnagar, VIP Road,
Karelibag, Vadodara-390 018**

Phone : 248 85 69

M.: 098242 61705

Date: 03.12.2022

To

M/s. Prime Bungalows,
Shripur Timbi, Waghodia,
Vadodara.

Subject: Title Clearance Certificate in respect of Old Agricultural Land situated in District Vadodara, Taluka Waghodia, Mouje: Timbi bearing Revenue Survey No. 57/3, Block No. 69 admeasuring 8081 Sq. Meters.

On request and as desired to issue a Title Clearance in respect of Old Tenure Agricultural Land situated in District Vadodara, Taluka Waghodia, Mouje: Shripur Timbi bearing Revenue Survey No. 57/3, Block No. 69 admeasuring 8309 Sq. Meter. Upon verifying the Revenue Records, Search Report and other relevant documents, I hereby give my Opinion as under:-

The said land bearing Revenue Survey No. 57 was originally owned by Jesangbhai Karsanbhai. Jesangbhai Karsanbhai during lifetime partitioned various lands owned by him and by virtue of the said partition land bearing Revenue Survey No. 57 came to the share of Ravjibhai Jesangbhai vide Mutation Entry No. 4 & 39.

Ravjibhai Jesangbhai has thereafter partitioned the said land bearing Revenue Survey No. 57 into three parts between his three sons. Accordingly Revenue Survey No. 57/3 admeasuring Hectar R.A. 0-83-09 Sq. Meters came to the share of Shantilal Ravjibhai Patel (Minor through his guardian his mother Bai Ganga). Mutation Entry No. 219 dated 24.10.1967 is passed in the Revenue Records giving effect to the said partition.



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Subsequently, pursuant to the Order passed by the Mamlatdar, Waghodia dated 23.02.2015, the name of Shantilal Ravjibhai Patel was changed and mutated as Shashikant Ravjibhai Patel in the Revenue Records vide Mutation Entry No. 624 dated 09.03.2015 giving effect to the said Order.

I had issued a Public Notice in the Gujarat Samachar and Divya Bhaskar on 09.12.2020 and no objections have been received in response to the Public Notice.

I have caused a search to be made with the Sub-Registrar at Waghodia for last 30 years and I could not find any charge or encumbrance having been registered with the Sub-Registrar at Waghodia.

The said land is permitted to be used for Non-Agricultural purposes vide Order of the Collector, Baroda dated 13.05.2021 bearing No. 500/19/03/078/2021

The owner of the land Shashikant Ravjibhai Patel has sold and conveyed the said land to Bhavulben Rajeshbhai Patel by registered Sale-Deed dated 04.04.2022 registered at Serial No. 2041 with the Sub-Registrar at Waghodia. Thus, she became the owner-occupier of the said land and her name is mutated in the Revenue Records vide M.E. No. 838 dated 14.03.2022.

Bhavulben Rajeshbhai Patel has sold and conveyed the said land to M/s. Prime Bungalows, the Partnership Firm through Its Partner Kalidas Nanjibhai Patel by registered Sale-Deed dated 04.05.2022 registered at Serial No. 2648 with the Sub-Registrar at Waghodia. Thus, M/s. Prime Bungalows became owner-occupier of the said land and Its name is mutated in the Revenue Records vide M.E. NO. 851 dated 23.05.2022.



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From the documents referred to above and the search with the Sub-Registrar at Waghodia, I am of the Opinion that the Title of M/s. Prime Bungalows in respect of Non-Agricultural piece and parcel of land situated at Mouje: Shripur Timbi bearing R.S. No. 57/3, Block No. 69 admeasuring 8081 Sq. Meters is Clear, Marketable and Free from Encumbrances.

Place: Vadodara

Dated: 03.12.2022



(Mukesh B. Shah)

Advocate

