

Off: F/16, KrishnavelliComplex. Ne. Amitnagar sharkl VIP Road, Karelibaug, Vadodara
Mob : 98254-36674,

TITLE CLEARANCE CERTIFICATE

To
M/S. Akshar Enterprise,
Vadodara.

SUB: TITLE CLEARANCE CERTIFICATE in respect of
the property being Revenue Survey No. 573 admeasu-
ring 0-20-23 , Sq. mtrs. (Bombay Tenancy and Agri -
cultural Land Act 1948 of Section 43)

On request and as desired to issue a *Title Clearance and Non Encumbrance Certificate* in respect of the property situated lying and being in *registration district ,sub district - Vadodara being at Moje village- Jabuwa bearing Revenue Survey No. 573 admeasu- ring 0-20-23 Sq. mtrs of (Bombay Tenancy and Agricultural Land Act 1948 of Section 43)* hence I, *Virendra D. Vyas*, Advocate, do hereby give my opinion as to the Title details of which are as under:

1. I have been supplied with the following documents regarding the property situated lying and being in registration district ,sub district - Vadodara being at Moje village- Jabuwa bearing Revenue Survey No. 573 admeasu- ring 0-20-23 Sq. mtrs and I have gone through the same:-



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- a. A copy of the 7/12 of the Revenue Survey No. 573 registration district - sub district Vadodara being at Moje village- Jabuwa from the year 1951 to 2007 of the said land.
 - b. A copy of the village form no. 6 (Hakk Patrak) of the said land.
 - c. A copy of the village form no. 8 – A, of Khata No. , the said land.
 - d. *A copy of Agreement to Sale & Development Agree ment on dated. 06/04/05 Executed by Harshadbhai -Somabhai Pate & Others -7 and Mr. Ajaybhai Raghu bhai Bharwad. in favor of M/s. Akshar Enterprise.*
 - e. I have also seen Title on the property bearing registration district ,sub district - Vadodara being at Moje village- Jabuwa bearing Revenue Survey No. 573 admeasu- ring 0-20-23 Sq. mtrs issued on dt.25/03/2007. by the Mr. V.D.Vyas. Advocate.
 - f. A copy of affidavit given by the owner to issue Title Clearance Certificate and search in the office of Registry Vadodara of the said land.
- 2. Looking to the above referred documents and after verifying the Revenue Records its transpires as under:**
- a. It transpires from the record that the property was originally in the name of Patel Somabhai Fulabhai and after the death of S.F.Patel his



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Legal Heirs Patel Dhudabhai Smomabhai, Harshadbhai Smomabhai Patel And Shashikant Somabhai Patel and his Wife Chanchdben Somabhai Patel Was mutated in the name of mutation entry no. 335 on dtd. 08/06/1956

b It further transpires from the record that the property was Patel Somabhai Fulabhai and after the death of S.F.Patel his Legal Heirs Patel Dhudabhai Smomabhai, Harshadbhai Smomabhai Patel And Shashikant Somabhai Patel and his Wife Chanchdben Somabhai Patel and in the written statement of Shashikant Somabhai Patel the Property was mutated in the name of mutation entry no. 868 on dtd. 13/01/1981.

c It further transpires from the record that Patel Dhudabhai Somabhai was died on dtd. 05/09/1994 his legal heirs of Shardaben Dhudabhai patel, Vilasben Dhuda bhai Patel, Bhavnaben Dhudabhai Patel, Sharmilaben Dhudabhai Patel and Pankajkumar Dhudabhai Patel they becomes the owner and in possession of the said property.

3 The land owner have made an affidavit on 19/11/2010 wherein they have declared that the title of the sid land is cler and marketa ble and also that there are no litigations pending in repoect of the said land and that there is no injunction against the sale of the said land and that the said land is in their actual posscissi on and that they have not executed



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any agreements/ documents in favor of any parties have relied upon this affidavit.

4 I have issued a public notice dated. 11/11/2010 in Divybhaskr & Sandesh Daily News Paper and no objection has been received by me for issuing a Title Clearance Certificate of registration district - sub district - Vadodara being at Moje village- Jabuwa bearing Revenue Survey No. 573 admeasu -ring - 0-20-23 Sq. mtrs

5 Thus, looking to the above referred documents after getting detailed searches for the last 5 years in the office of Sub Registry, Dabhoi and also after verifying the revenue records, I am of the opinion that the title of the property situated lying and being *registration district ,sub district - Vadodara being at Moje village- Jabuwa bearing Revenue Survey No.573 admeasuring 0-20-23 Sq. mtrs of (Bombay Tenancy and Agricultural Land Act 1948 of Section 43)* is subject to Clear, Marketable and Free from the all Reasonable Doubts and Encumbrances.



Date: 21 / 10 /2010.
Vadodara.

(VIRENDRA D. VYAS)
ADVOCATE