

Mob. No. :- 9898586289

Chirag S. Patel

Advocate
(Gujarat High Court)

Resi. :- A/1, Patel Park No. 3, Nr. Ram Vatika, Waghodiya Road, Vadodara.

Title Clearance Certificate

Pursuant to the request from – **Shailesh Raghavbhai Prajapati**,
Residing at – 1, Raviraj Society, New Sama Road, Vadodara, I
have referred following documents produced before me for the
purpose of providing title clearance certificate in respect of the land
bearing Block / Surve no. 32, T. P. Scheme No. 42, F. P. No. 218
admeasuring about – 3338.00 Sq. Mtr., of Moje Village - Kapurai of
Registration District Vadodara, Sub District Vadodara, owned by
Shailesh Raghavbhai Prajapati. I have enquired search report
from the records of Sub Registrar office Vadodara with respect to
the said land from 1994 and I form my opinion with respect of said
search and documents provided to me as under -

(1) **Documents produced before me :-**

- 1) Zerox Copy of 7 X 12 of Block / Survey No. 32
- 2) Zerox Copy of Village Form No. 6
- 3) Zerox Copy of Village Form No. 8/A bearing Khatta No. :
145.
- 4) Zerox Copy of Registered Sale Deed bearing Reg. No.
1952/2015, registered with the Sub Registrar Office No. 8,
Vadodara.
- 5) Zerox Copy of Index – 2 of Registered Sale Deed bearing Reg.
No. 1952/2015, registered with the Sub Registrar Office No.
8, Vadodara.
- 6) Zerox Copy of Agreement to Sale bearing Reg. No.
1636/2016, registered with the Sub Registrar Office No. 8,
Vadodara.

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- 7) Zerox Copy of Registered Sale Deed bearing Reg. No. 895/2019, registered with the Sub Registrar Office No. 8, Vadodara.
- 8) Zerox Copy of Index – 2 of Registered Sale Deed bearing Reg. No. 895/2019, registered with the Sub Registrar Office No. 8, Vadodara.
- 9) Zerox Copy of N. A. Order issued by Collector Vadodara bearing Order No. 1436/19/17/045/2019, dated : 5/11/2019.
- 10) Affidavit of Shailesh Raghvbhai Prajapati, dated :

(2) **Description of property :-**

Land bearing Block / Surve no. 32, Old Survey No. 44, Admeasuring – 0-55-64, Khata No. 1164, T. P. Scheme No. 42, F. P. No. 218 admeasuring about – 3338.00 Sq. Mtr., of Moje Village - Kapurai of Registration District Vadodara, Sub District Vadodara, (hereinafter referred as the said land), bounded as under;

East	:	12.00 T. P. Road,
West	:	F. P. No. 217
North	:	F. P. No. 312
South	:	F. P. No. 227/1 and F. P. No. 227/2

Thus, it appears from the above documents that, the name of Mukbulsha Idrishsha was mutated in the revenue recorded of the said land by entry no. 192 on the basis of Sale Deed dated : 10/3/1954. He owned a sum against the said land in the form of loan Kapurai Seva Sahakari Mandali, which was repaid and settled

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and the entry in respect of said transaction was mutated in revenue record vide entry No. 499 and 675 respectively. With the demise of Mukbulsha Idrishsha, name of (1) Madinaben Widow of Makbulsha, (2) Mahemudaben Widow of Pirusha, (3) Guljarsha Pirusha, (4) Sahitshabanu Guljarsha (5) Ahemadsha Makbulsha, (6) Rahimsha Makbulsha, (7) Badshah Makbulsha, (8) Nashimbanu Makbulsha, were mutated in the revenue record vide entry no. 2755 as legal heirs of Mukbulsha Idrishsha.

That, Mahemudaben Pirusha Divan (Mahemudaben Widow of Pirusha) and Sahitshabanu Pirusha Divan (Sahitshabanu Guljarsha) relinquished their rights from the said land along with other lands, in favour of Guljarsha Pirusha Divan and entry in respect of that, mutated in revenue record vide entry no. 2755, dated : 16/10/2006.

That, said (1) Madinaben Widow of Makbulsha, (2) Guljarsha Pirusha, (3) Ahemadsha Makbulsha, (4) Rahimsha Makbulsha, (5) Badshah Makbulsha, (6) Nasimbanu Makbulsha, agreed to sell the said land to (1) Rakesh B. Shah, (2) Umesh N. Patel and executed Reg. Banakaht, dated : 8/6/2015, bearing Reg. No. 979, dated : 8/6/2015, registered by the Sub Registrar Vibhag - 8, Vadodara.

That, (1) Madinaben Widow of Makbulsha, (2) Guljarsha Pirusha, (3) Ahemadsha Makbulsha, (4) Rahimsha Makbulsha, (5) Badshah Makbulsha, (6) Nasimbanu Makbulsha, and Mr. Umesh N. Patel as

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a confirming party, sold the said land to Mr. Rakesh B. Shah and executed Reg. Sale Deed bearing Reg. No. 1952, dated : 11/12/2015, registered by the office of Sub Registrar Vibhag - 8, Vadodara, and the name of Mr. Rakesh B. Shah was mutated in revenue record by entry no. 4527, on : 7/6/2016 by virtue of said Reg. Sale Deed.

That, as per the records of the Town Planning Scheme Vadodara the said land is covered under T. P. No. 42 and is allotted Final Plot No. : 42, admeasuring area - 3338.00 Sq. Mtr., of T. P. No. 42.

That, Rakesh B. Shah agreed to sell said land to Mr. Shailesh Raghavbhai Prajapati and executed registered Banakhat, on : 15/10/2016. The said Banakhat was registered by the office of Sub Registrar Vibhag - 8, Vadodara on : 15/10/2016 vide Reg. No. 1636 and thereafter Rakesh B. Shah executed Sale Deed, dated : 27/05/2019 in favour of Mr. Shailesh Raghavbhai Prajapati and the said sale deed was registered by the office of Sub Registrar, Vibhag - 8 Vadodara vide reg. no. 895, dated : 14/06/2019. The entry of said Sale Deed and name of Shailesh Raghavbhai Prajapati was mutated in revenue record vide entry no. 5111, dated : 25/06/2019.

That, it appears from the revenue records that, the collector Vadodara, subject to compliance of certain conditions, granted permission, to convert the said land into Non Agricultural Use vide

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its order no. 1436/19/17/045/2019, dated : 5/1/2019 and the said order was mutated in the revenue record vide entry no. 5189.

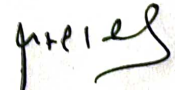
On publication of public notice in daily news paper 'Gujarat Samachar' and 'Sandes' in respect of said land, no one has raised any objection or any claim for the said land.

On verification of records of the office of Sub Registrar, Vadodara, the records of few years were not available and/or not in a position to verify records.

On perusal of the affidavit of Shailesh Raghavbhai Prajapati, he declared on oath that, he had neither transferred nor created any charge or encumbrance over the said land in favour of anybody in any way. Further, there is/was no outstandings of Government or Semi Government offices in respect of the said land.

I, thus, hereby form my opinion that the title of Land bearing **Block / Survey no. 32**, Old Survey No. 44, **T. P. Scheme No. 42**, **F. P. No. 218** admeasuring about – **3338.00 Sq. Mtr.**, of **Moje Village - Kapurai** of **Registration District Vadodara, Sub District Vadodara**, owned by **Shailesh Raghavbhai Prajapati** is Clear, Marketable and free from any Encumbrances.

Date : 1/2/2020
Place : Vadodara.


(Chirag S. Patel)
Advocate

CHIRAG S. PATEL

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G/1684/2008