

Dated: November, 2015

TO

(1) Parul Chimanbhai Amin,  
(2) Tushar Chimanbhai Amin and  
(3) Prathukaben Chimanbhai Amin,  
Having address at: Aditya, Jetalpur,  
Vadodara.

**TITLE CLEARANCE CERTIFICATE**

RE: **TITLE CLEARANCE CERTIFICATE** in respect of an immovable property being NA land of **R.S. No. 173/1, T.P. Scheme No. 14, F.P. No.42, having C.S. No. 2209 adm. 1601.00 Sq. Mts. with a construction thereon known as "ADITYA" Bungalow situated opposite Harinagar Society, Gotri Road in the In Mouje Village Jetalpur, situate, lying and being in the Registration Sub District and Registration District Vadodara.**

I have been handed over relevant papers and requested to investigate the title in respect of aforesaid immovable property, and on the basis of following documents, I state as under.

1. Copies of revenue record and property card.
2. Const. Permission and approved plans.
3. Pedigree Affidavit dated 14.05.2015.
5. Public Notice.
6. Search Reports.

01. It reflects vide Entry No.449 dated 22.07.1961 that the subject land was mutated in the name of Lallubhai and upon his death it was mutated in the name of Hiraben wd/o. Lallubhai.

02. The aforesaid Hiraben Lallubhai sold the subject land in favour of Kiritbhai Gordhanbhai Patel under a sale deed dated 20.01.1964 and accordingly, his name was mutated in the revenue record vide entry No.913 dated 04.06.1964.

03. It reflects from Entry No.1157 dated 21.01.1967 that the subject land was appearing in the name of Hirabhai (Kiritbhai) Gordhanbhai Patel, who sold the same in favour of Chimanbhai Chunibhai Amin under a registered Sale Deed dated 14.04.1966 as stated in the said entry. The revenue record of Village Form No.7/12 and 8A are appearing in his



*[Handwritten signature]*

name since then up to his death. The subject land of R.S. No.173/1 was included in City Survey limits and given C.S. No.2209 in which also name of said Chimanbhai Chunibhai Amin is appearing as possession holder as per order of I.O. dated 05.11.1975.

04. The aforesaid owner Chimanbhai C. Amin has made construction over the subject property by obtaining Const. Permission (Rajachithhi) No. 1328/70-71 dated 31.07.1970 from Vadodara Municipal Corporation by sanctioning the plans and maps.

05. It reflects from the record that upon death of Chimanbhai C. Amin on dated 29.01.1999, the names of his legal heirs being Sushilaben wd/o. Chimanbhai Amin, Tusharbhai Chimanbhai Amin, Parulbhai Chimanbhai Amin, and Pruthikaben Chimanbhai Amin were mutated in the property card vide entry dated 16.08.2003 and is duly certified.

06. It reflects from the record that on the basis of registered Will dated 29.03.1999 of Chimanbhai Chunibhai Amin and application, reply, Panchnama, etc. the names and rights of Tushar Chimanbhai, Parul Chimanbhai and Prathukaben Chimanbhai are removed/deleted as stated in Entry dated 16.08.2003 and is duly certified. Thus, Sushilaben wd/o. Chimanbhai Amin became sold owner/occupier of the subject property.

07. Thereafter, Sushilaben wd/o. Chimanbhai Amin died on 01.05.2015 and as per Pedigree Affidavit dated 14.05.2015 made by Tusharbhai Chimanbhai Amin, (1) Parul Chimanbhai Amin, (2) Tushar Chimanbhai Amin and (3) Prathukaben Chimanbhai Amin became joint owners as successors to the estate of deceased Sushilaben wd/o. Chimanbhai Amin. Necessary entry to the said effect is yet to be posted in the property card.

08. I have taken search in the office of SRO, Vadodara for 30 years as per receipts produced and during the search I could not find any adverse entry in respect of subjected land.



09. I had given public notice in Gujarat Samachar daily newspaper on 19.10.2015 inviting objections from the public in respect of subject land. However, no body has submitted representations/objections within stipulated time.

10. Looking to the aforesaid papers and documents it confirms that **(1) Parul Chimanbhai Amin, (2) Tushar Chimanbhai Amin and (3) Prathukaben Chimanbhai Amin** holds clear and marketable title, free from all encumbrances in respect of subjected land/property, by way of succession, subject to usual mutation in the property card, as per above observations and discussion.



  
(PRAKASH J. PARIKH)  
Advocate