



SHASHIKANT N. PARMAR
ADVOCATE

High Court of Gujarat

High Court Code No. 6346 Enrollment No. G/509/2003

502-Centre Square, 5th Floor, Santram Road, Opp. Nilkanth Dresses, Nadiad-01, Dist-Kheda, Gujarat
3-Ganesh Bungalows, Near Paris Park, I.G. Marg, Nadiad-02, Dist-Kheda, Gujarat | shashikantparmar@gmail.com | 9409521210

To,

Mr. Rajeshbhai Shivabhai Patel,
Nadiad

Subject : Title clearance certificate and investigation report of the Property situated at Moje Nadiad, Chaklasi Party, Ta- Nadiad, District Kheda, Revenue Survey NO. 482/1, admeasuring He. 0-32-38, City Survey No. NA482/1, Sheet No. NA99, T. P. Scheme No. 5, Final Plot No. 51 paiki plot No. A/1 total admeasuring 773-51Sq. Mtrs. is belonging to **Rajeshbhai Shivabhai Patel and Amita Rajeshbhai Patel**

1. **DESCRIPTION OF THE PROPERTY UNDER INVESTIGATION:-**

All the part and parcel of free hold Property situated at **Moje Nadiad, Chaklasi Party, Ta- Nadiad, District Kheda, Revenue Survey NO. 482/1, admeasuring He. 0-32-38, City Survey No. NA482/1, Sheet No. NA99, T. P. Scheme No. 5, Final Plot No. 51 paiki plot No. A/1 total admeasuring 773-51Sq. Mtrs.**

2. **THE BOUNDARIES OF THE PROPERTY**

East : Survey No. 483 after leaving boundary of this plot

West : Public Road after leaving boundaries of this plot

North : Survey No. 484 after leaving boundaries of this plot

South : Plot No. A/2 after leaving boundaries of this plot

3. **The following documents were produced for title clearance certificate of the aforesaid property.**

Sr. No.	Date	Name of Document	Original/Photocopy/True copy	In case of copies, whether the original was scrutinized by the advocate
1.	04-12-95	Copy of registered sale deed No. 3886	Photocopy	Yes/No
2.	04-12-95	Copy of index II of registered sale deed No. 3886	Photocopy	Yes/No
3.	28-02-22	Copy of public notice issued in the news paper dated 01-03-2022	Photocopy	Yes/No
4.	25-02-22	Copy of revenue record of 7/12	Photocopy	Yes/No
5.	28-02-22	Copy of property card of city survey No. NA482/1	Photocopy	Yes/No
6.	--	Copy of layout plan	Photocopy	Yes/No
7.	08-09-08	Copy of revenue paid receipt	Photocopy	Yes/No





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8.	24-01-22	Copy of power of attorney in favour of Bhargeshbhai Bhagwatprasad Patel by the original owners	Photocopy	Yes/No
9.	05-12-91	Copy of order of NA permission No. LND/NA/SR/11/91-92	Photocopy	Yes/No
10.	--	Copy of relevant mutation entries No. 12429, 12594, 10806, 12517	Photocopy	Yes/No
11.	25-01-22	Copy of notice of section 135D of Gujarat Land Revenue Code issued by city survey office.	Photocopy	Yes/No

4. SEARCH INVESTIGATION

Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder.

Originally the said property was in the name of Kiritbhai Chaturbhai Patel, Jatinkumar Chaturbhai Patel and Prafulbhai Chaturbhai Patel.

- (1) **Mutation entry No. 10806:** Thereafter, Kiritbhai Chaturbhai Patel himself and as power of attorney of Jatinkumar Chaturbhai Patel and Prafulbhai Chaturbhai Patel had sold the said property to Vijaykumar Baldevprasad Shah by registered sale deed dated 21-01-1991. This is evident from the said mutation entry No. 10806 dated 05-04-1991. Hence, he became the owner of the said property.
- (2) **Mutation entry No. 12429:** Thereafter, Vijaykumar Baldevprasad Shah had sold the said property to Leelaben Ravjibhai Patel by registered sale deed No. 3840 dated 15-10-1991. This is evident from the said mutation entry No. 12429 dated 11-10-1995. Hence, she became the owner of the said property.
- (3) **Mutation entry No. 12517 & 12594:** Thereafter, Leelaben Ravjibhai Patel had sold the said property to **Rajeshbhai Shivabhai Patel and Amita Rajeshbhai Patel** by registered sale deed No. 3886 dated 04-12-1995. The first mutation entry No. 12517 was cancelled but thereafter subsequent mutation entry No. 12594 was posted dated 19-02-1996 which was certified. Hence, they became the owner of the said property.

Thereafter, the revenue record was closed and record of city survey is created where the revenue survey No. 482/1 is now known and identified as city survey No. NA482/1. The mutation entry No. 4668 dated 25-01-2022 is posted and notice in that regard issued. After the due process of revenue code, the said mutation entry





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shall be certified and the name of the present owner shall be reflected in the property card of city survey No. 482/1.

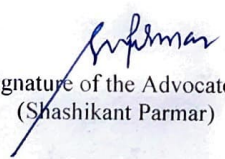
Thereafter, a public notice was issued by Adv. Shefali S Parmar dated 28-02-2022 which was published in the daily news paper "Divya Bhashakar" published on 01-03-2022. The notice was published in view of inviting objection and or any claim if any. However, till now I have not received any objection/claim from anybody either oral or written.

Hence, at present **Rajeshbhai Shivabhai Patel and Amita Rajeshbhai Patel** is the rightful owner of the said property.

5. I have made necessary search in the office of the Sub Registrar, Nadiad. Search receipt No. 2022136003415 dated 11-03-2022 along the with the report was issued by sub Registrar of Nadiad.
6. I have not found any charge or encumbrance whatsoever on the said area and title is clear and free from any charge and readily marketable and saleable.
7. From the above, I am of the opinion that **Mr. Rajeshbhai Shivabhai Patel and Mrs. Amita Rajeshbhai Patel** is the rightful owner of the property.
8. The property is clear, marketable and free from any encumbrance.
9. This title clearance certificate and opinion is based on the documents made available to me and the search report issued by the Sub-Registrar of Nadiad and public notice published in daily news paper.

Date: 12-03-2022
Place: Nadiad




Signature of the Advocate
(Shashikant Parmar)