

# **Shirke & Associates**

## **Vijaykumar J. Shirke**

B. Com., LL.B., D. L. P., D. I. R. & P. M.

ADVOCATE (GUJARAT HIGH COURT)



### **OFFICE :**

101-102, Ambalaya Complex,  
Piramitar Road, Dandia Bazar,  
Opp.: Faculty of Technology,  
Vadodara-390001.

Tel: 0265-2427193

0265-2422642

E-mail : vjshirke@yahoo.co.in

**CERT.NO.VJS/TCC/O/2022-23/131**

**Date:- 01/04/2023**

To,  
**Dharamshibhai Narshibhai Prajapati & others,**  
**Vadodara.**

**TITLE CLEARANCE CERTIFICATE in respect of non-agriculture land bearing Block / R.S. No. 146, C.S. No. N.A. 146, Card No. 38948 admeasuring 1246 Sq. Mtrs. of Village: Gorwa, Taluka & Dist: Vadodara.**

Sir,

As desired by you the available records of Sub-Registrar, Vadodara, have been verified by me for the period from 1992 to 15/03/2023 for investigation of title in respect of above property. I have also verified documents mentioned in schedule. On the basis of the said documents my REPORT/CERTIFICATE is given as under:

- 1) It appears that land bearing Block/R.S. No. 146 of Village: Gorwa, Taluka & Dist: Vadodara was originally belonged to and Ranchhodbhai Shankerbhai Patel who expired therefore names of his legal heirs i.e. (1) Shantaben W/o Ranchhodbhai Shankerbhai, (2) Hasmukhbhai Ranchhodbhai, (3) Anitaben Ranchhodbhai, (4) Kailashben Ranchhodbhai, (5) Neelaben Ranchhodbhai, (6) Ritaben Ranchhodbhai and (7) Bhavanaben Ranchhodbhai were entered into Revenue Records. The said mutation entry is entered at Sr. No. 4004 dated 25/09/1985 in the Village Records and duly certified by the competent authority.
- 2) It appears that landowners have obtained permission to convert the said land bearing R.S. No. 146 paiki land admeasuring 2750 Sq. Mtrs. into non-agriculture purpose vide Order No. N.A./S.R./142/85/LAND/D/VASHI/2845/86 dated 21/09/1986 issued by Collector, Vadodara. The said mutation entry is entered at Sr. No. 4382 dated 29/10/1986 in the Village Records and duly certified by the competent authority.

- 3) It appears that Shantaben W/o Ranchhodbhai Shankerbhai expired on 28/10/2000 therefore her name was deleted from the Village Records. The said mutation entry is entered at Sr. No. 10730 dated 11/06/2013 in the Village Records and duly certified by the competent authority.
- 4) It appears that (1) Hasmukhbhai Ranchhodbhai Patel, (3) Anitaben Ranchhodbhai Patel, (4) Kailashben Ranchhodbhai Patel, (5) Neelaben Ranchhodbhai Patel W/o Kosheshchandra Patel, (6) Ritaben Ranchhodbhai Patel and (7) Bhavanaben Ranchhodbhai Patel executed an Agreement to Sale in favour of Kishorbhai Dharamshibhai Prajapati (Turakhiya) in respect of land bearing Block/S. No. 146 admeasuring 0-11-41 H.A. of Village Gorwa, Tal. & Dist. Vadodara. The said transaction is registered at Sr. No. 531 dated 15/06/2013 in the office of Sub-Registrar, Vadodara. It appears that a Cancellation of Agreement to Sale is executed by (1) Hasmukhbhai Ranchhodbhai Patel, (3) Anitaben Ranchhodbhai Patel, (4) Kailashben Ranchhodbhai Patel, (5) Neelaben Ranchhodbhai Patel W/o Kosheshchandra Patel, (6) Ritaben Ranchhodbhai Patel and (7) Bhavanaben Ranchhodbhai Patel in favour of Kishorbhai Dharamshibhai Prajapati (Turakhiya) in respect of the said land. The said Cancellation is executed by-partite by Hasmukhbhai Ranchhodbhai Patel & others and signed by Kishorbhai Dharamshibhai Prajapati (Turakhiya). The said transaction is registered at Sr. No. 1642 dated 28/10/2021 in the office of Sub-Registrar, Vadodara.
- 5) It appears that (1) Hasmukhbhai Ranchhodbhai Patel, (3) Anitaben Ranchhodbhai Patel, (4) Kailashben Ranchhodbhai Patel, (5) Neelaben Ranchhodbhai Patel W/o Kosheshchandra Patel, (6) Ritaben Ranchhodbhai Patel and (7) Bhavanaben Ranchhodbhai Patel sold the land bearing Block/S. No. 146 admeasuring 0-12-46 H.A. of Village Gorwa, Tal. & Dist. Vadodara in favour of (1) Dharamshibhai Narshibhai Prajapati and (2) Kishorbhai Dharamshibhai Prajapati in consideration of Rs. 95,00,000/-. The said transaction is registered at Sr. No. 1643 dated 28/10/2021 in the office of Sub-registrar, Vadodara. Thus (1) Dharamshibhai Narshibhai Prajapati and (2) Kishorbhai Dharamshibhai Prajapati became the joint owners of the above land. The said mutation entry is entered on 18/04/2022 in the property card and duly certified by the competent authority.
- 

# **Shirke & Associates**

## **Vijaykumar J. Shirke**

B. Com., LL.B., D. L. P., D. I. R. & P. M.

ADVOCATE (GUJARAT HIGH COURT)



### **OFFICE :**

101-102, Ambalaya Complex,  
Piramitar Road, Dandia Bazar,  
Opp.: Faculty of Technology,  
Vadodara-390001.

Tel: 0265-2427193

0265-2422642

E-mail : vjshirke@yahoo.co.in

- 6) *It appears that landowner have obtained Rajachitthi bearing Sr. No. WARD/11/SHB-17/2022-2023 (New) dated 23/06/2022 issued by Dy. Town Development Officer, Vadodara Mahanagarpalika.*
- 7) *It appears that landowners have obtained permission to convert the said land bearing R.S. No./Block No. 146 admeasuring 1246 Sq. Mtrs. into non-agriculture ( Multi- purpose Use) vide Order No. 558/19/15/017/2022 dated 18/04/2022 issued by Collector, Vadodara.*
- 8) *I have published a public notice in daily news papers "Gujarat Samachar", and "Sandesh" on 14/03/2023 inviting objections if any against issuing title clearance certificate in respect of land bearing Block / R.S. No. 146, C.S. No. N.A. 146, Card No. 38948 admeasuring 1246 Sq. Mtrs. of Village: Gorwa, Taluka & Dist: Vadodara, but I have not received any objection within a prescribed time.*
- 9) *I have also verified property card in respect of above land in which name of (1) Dharamshibhai Narshibhai Prajapati and (2) Kishorbhai Dharamshibhai Prajapati are joint owners of land bearing Block / R.S. No. 146, C.S. No. N.A. 146, Card No. 38948 admeasuring 1246 Sq. Mtrs. of Village: Gorwa, Taluka & Dist: Vadodara.*
- 10) *I have also verified affidavit-cum-declaration dated: 10/03/2023 submitted by (1) Dharamshibhai Narshibhai Prajapati and (2) Kishorbhai Dharamshibhai Prajapati in which it is mentioned that they are joint owners of land bearing Block / R.S. No. 146, C.S. No. N.A. 146, Card No. 38948 admeasuring 1246 Sq. Mtrs. of Village: Gorwa, Taluka & Dist: Vadodara and they have not obtained any loan or financial facilities against the said property. Moreover, the said land are not transferred in any manner either by way of sale, lease, gift, mortgage or otherwise and as such the title of the said property is clear, marketable and free from all encumbrances.*

### SCHEDULE

1. Photocopy of Sale Deed bearing regn. no. 1643 dated : 28/10/2021 in favour of (1) Dharamshibhai Narshibhai Prajapati and (2) Kishorbhai Dharamshibhai Prajapati.
2. Photocopy of Index- II of above Sale Deed.
3. Photocopy of Cancellation of Agreement to Sale bearing Sr. No. 1642 dated 29/10/2021 executed by (1) Hasmukhbhai Ranchhodbhai Patel, (3) Anitaben Ranchhodbhai Patel, (4) Kailashben Ranchhodbhai Patel, (5) Neelaben Ranchhodbhai Patel W/o Kosheshchandra Patel, (6) Ritaben Ranchhodbhai Patel and (7) Bhavanaben Ranchhodbhai Patel in favour of (1) Dharamshibhai Narshibhai Prajapati and (2) Kishorbhai Dharamshibhai Prajapati.
4. Photocopy of N. A. Order No. 558/19/15/017/2022 dated 18/04/2022 issued by Collector, Vadodara.
5. Photocopy of Village Form No. 7/12, 6, 8-A issued by Talati-cum-Mantri, Vadodara.
6. Photocopy of Property Card issued by City Survey Superintendent, Vadodara.
7. Public Notice published in daily news papers "Gujarat Samachar", and "Sandesh" on 14/03/2023.
8. Photocopy of Affidavit dated: 10/03/2023 executed by (1) Dharamshibhai Narshibhai Prajapati and (2) Kishorbhai Dharamshibhai Prajapati.

Place : Vadodara.

Date : 01/04/2023.

  
[ V. J. SHIRKE ]  
ADVOCATE

### CERTIFICATE

*This is to certify that (1) Dharamshibhai Narshibhai Prajapati and (2) Kishorbhai Dharamshibhai Prajapati are joint owners of non-agriculture land bearing Block / R.S. No. 146, C.S. No. N.A. 146, Card No. 38948 admeasuring 1246 Sq. Mtrs. of Village: Gorwa, Taluka & Dist: Vadodara and the title of the said land is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES.*

Place : Vadodara.

Date : 01/04/2023.

  
[ V. J. SHIRKE ]  
ADVOCATE