



RAJESH R. PRAJAPATI

B.COM.LL.M.

ADVOCATE

OFFICE : F/4, CHAVDA ESTATE, OPP.P JILLA SEVASADAN, (COLLECTOR
OFFICE), ANAND TA. & DIST. ANAND - 388 001

TITLE CLEARANCE CERTIFICATE

Applicant : RAKESHKUMAR RANJITSINH CHAUHAN
Residing At VALLABH VIDHYANAGR
Ta. & Dist. Anand.

Ref. - Investigation of Title to the land situated at VALLABH VIDHYANAGAR Ta. & Dist. Anand bearing CITY SURVEY NO. 361, which is total adm. 415.87 sq.mtr. Non Agricultural land belongs to the Rakeshkumar Ranjitsinh Chauhan.

As per the instruction given by above applicant I have caused the necessary searches to be taken with revenue and sub-registry record for last 30 yrs. and issued the public notice in daily news paper **NAYA PADKAR** on 19/04/2023 for the issue the title clearance certificate of above referred land, therefore any person have an objection of issue the title clearance certificate of above referred land property who may sent the objection application with the document to my address but till today no any person sent the any objection application therefore I read and observed all the document produced before me I found the following short history.

SHORT HISTORY

- (1) That the **CITY SURVEY NO. 361**, which is total adm. **415.87 sq.mtr.** Non Agricultural land situated at **VALLABH VIDHYANAGAR Ta & Dist. Anand.** That





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land originally owner and Occupier were (1) Dadabhai Gadbadbhai Patel and (2) Gordhanbhai Gadbadbhai Patel.

- (2) As per the Civil Suit no.68/1966, and reply of the Umedbhai Dadabhai and Gordhanbhai Gadbadbhai Patel, the Gordhanbhai Gadbadbhai Patel name was deleted into City Survey Records of the said land property. Which is evident from the mutation entry no.116 dated 30/04/1975.
- (3) That the Dadabhai Gadbadbhai Patel died on 21/12/1967, and his wife Maniben widow of Dadabhai Gadbadbhai Patel died on 30/04/1975, therefore the heirs of the (1) Umedbhai Dadabhai Patel (2) Parsotambhai Dadabhai Patel (3) Shankarbhai Dadabhai Patel (4) Chandrakant Dadabhai Patel were entered on the City Survey Records of the said land.

And Kantaben d/o Dadabhai Gadbadbhai Patel, Kamalaben d/o Dadabhai Gadbadbhai Patel, Savitaben d/o Dadabhai Gadbadbhai Patel, Shantaben d/o Dadabhai Gadbadbhai Patel waived their right into said land property, therefore their daughters of Dadabhai Gadbadbhai Patel name were deleted into records of the City Survey of said land property. Which is evident from the mutation entry no.117 dated 30/04/1975.

- (4) That the **CITY SURVEY NO. 361**, which is total adm. **415.87 sq.mtr.** Non Agricultural land purchased by Minor (1) Sureshbhai Zaverbhai Mistri (2) Maheshbhai Ravajibhai Mistri, their guardian Ravajibhai Chunibhai Patel. That sale deed registered on 01/03/1972, vide registration no. 317 / 1972. Therefore the name of Minor (1) Sureshbhai Zaverbhai Mistri (2) Maheshbhai Ravajibhai Mistri, their guardian Ravajibhai Chunibhai Patel entered on the City





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Survey records of the said land. Which is evident from the
mutation entry no.118 dated 30/05/1975.

- (5) As per the School Leaving Certificate of Minor (1) Sureshbhai Zaverbhai Mistri (2) Maheshbhai Ravajibhai Mistri are became adult, therefore Minor words and their guardian name Ravajibhai Chunibhai Patel deleted into City Survey Records of the said land. Which is evident from the mutation entry no. 119 dated 27/06/1978.
- (6) That the Maheshbhai Ravajibhai Mistri executed the Un Consideration Released deed for the waive his right in favor of Sureshbhai Zaverbhai Mistri. That deed executed on 06/03/1982, vide registration no.8301982. Which is evident from the mutation entry no. 120 dated 07/04/1982.
- (7) That the landlord Sureshbhai Zaverbhai Mistri taken loan from The Vallabh Vidhyanagar Commercial Co.op. Bank Ltd. therefore the landlord executed the mortgage deed in favor of the said Bank on 04/11/1993, vide registration no.4392/1993. Therefore the charge of said Bank noted on the records of City Survey of said land, Which is evident from the mutation entry no. 156 dated 09/12/1994.

Thereafter the Sureshbhai Zaverbhai Mistri repaid the said loan to The Vallabh Vidhyanagar Commercial Co.op. Bank Ltd. Therefore the Bank issued No due Certificate on 19/12/2021. Therefore the charge of said Bank deleted into records of City Survey of said property.

- (8) That the landlord Ami Sureshbhai Mistri power of attorney of Sureshbhai Zaverbhai Mistri executed the Gift Deed in favor of his Brother Prafulbhai Zaverbhai Mistri through his power of attorney Indiraben d/o Zaverbhai Chunilal Mistry





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and wife of Bhikhabhi Maneklal Mistri. That Gift Deed registered on 27/02/2017, vide registration no. 1852/2017. Therefore the name of Prafulbhai Zaverbhai Mistri entered and deleted the name of Sureshbhai Zaverbhai Mistri. Which is evident from the mutation entry no.10556 dated 05/03/2017.

- (9) That the Prafulbhai Zaverbhai Mistri executed the power of attorney to his sister Indiraben d/o Zaverbhai Chunilal Mistry and wife of Bhikhabhi Maneklal Mistri for the said land property. That power of attorney registered on 09/03/2021, vide registration no.3382/2021.
- (10) That the **CITY SURVEY NO. 361**, which is total adm. **415.87 sq.mtr.** Non Agricultural land purchased by Rakeshkumar Ranjitsinh Chauhan from Prafulbhai Zaverbhai Mistri through his power of attorney Indiraben d/o Zaverbhai Chunilal Mistry and wife of Bhikhabhi Maneklal Mistri. That sale deed registered on 09/03/2021, vide registration no. 3391 / 2021. Therefore the name of Prafulbhai Zaverbhai Mistri deleted and entered the name of Rakeshkumar Ranjitsinh Chauhan in the City Survey records of the said land. Which is evident from the mutation entry no.14156 dated 01/04/2021. .





MO.No.9428076360
9624820136

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CERTIFICATE

To whom so ever it may concern title clearance certificate as per the instruction given by above applicant I have investigated of title to the land situated at **VALLABH VIDHYANAGAR** Ta. & Dist. Anand bearing **CITY SURVEY NO. 361**, which is total adm. **415.87 sq.mtr.** Non Agricultural land.

That land property belongs to Rakeshkumar Ranjitsinh Chauhan.

And that land property is free from any encumbrances and attachment and have a clear, marketable title to the land.

Date : 01-05-2023

Place : Anand.



Rajesh R. Prajapati.

(Advocate, Anand)



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NON ENCUMBRANCE CERTIFICATE

To,
Rakeshkumar Ranjitsinh Chauhan,
Vallabh Vidhangar Ta. & Dist. Anand

This is to certify that there is no encumbrances of any type
including title, right or Financial on the said land.

City Survey No. 361

415.87 sq.mtr. Non Agricultural land.

Village : Valabh Vidhyanagar

Tehsil : Anand.

Name of Land owner :

Rakeshkumar Ranjitsinh Chauhan is owner and occupier of the
said land property.

Date : 28-04-2023

Place : Anand.

Advocate Sign :

Advocate Name : Rajesh R. Prajapati.

Enrollment No. : G/695/1992





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ENCUMBRANCE CERTIFICATE

This is to certify that, I the undersigned have investigated the title of the owner Mr. Rakeshkumar Ranjitsinh Chauhan, (Herein referred as owner) In respect of the below mentioned property by pursuing City Survey Records, the title deeds relating thereto and taking necessary search from the concerned office of Sub Registrar for last 30 years. I have issued a Title Search Report on dated 28/04/2023 in my opinion the title of the owner respect of the below mentioned property is clear, marketable and free from encumbrances.

Owner :

Rakeshkumar Ranjitsinh Chauhan

SCHEDULE OF PROOERTY

City Survey No. 361

415.87 sq.mtr. Non Agricultural land.

Village : Valalbh Vidhyanagar

Tehsil : Anand.

Date : 28-04-2023

Place : Anand.

Advocate Sign :

Advocate Name : Rajesh R. Prajapati.

Enrollment No. : G/695/1992

