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Ref.No.ADV.NVM/TC/23/2018

Date:25.05.2018

To,

Nitaben Nilesbhai Sheth

Vadodara.

TITLE CLEARANCE CERTIFICATE

Subject : Investigation of Title of Property which is
Situating at Mouje Village Vemali, Ta.Dist.
Vadodara, Block/Revenue Survey No.53 (old
revenue survey no.70/1) admeasuring area
about 3744 sq.mtrs covered T.P.Scheme no.2,
Final Plot No.194 area 2246 sq.mtrs of
residential non-agricultural land.

I have investigated the Title of Property which is the
following documents are handed over me by you for
investigation in respect of the said property, on the
basis of this documents I have given this opinion.

Photo copy of abstract of Village form no.7/12, 8-A,
and records of rights Village Form no.6 in respect of
the land bearing Block/Revenue Survey No.70/1 and
Block/Revenue Survey No.53 of Village Vemali, Ta.
Dist.Vadodara.

History:

It reflects that in mutation entry no.138 of the said
land shows that prior to the year 1958, the said land



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was held by land owner Sakhidas Badharbhai as owner and occupant and after his demise the said land was divided into two parts i.e 70/1 and 70/2. R.s.no.70/1 came to the share of his son Shivabhai Sakhidas as per mutation entry. Then after Shivabhai Sakhidas passed away on dt.11-12-1958 and his legal heirs Mafatbhai Shivabhai entered in record by virtue of Succession rights vide mutation entry no.297 on dt.20-12-1959. Then as per the mutation entry no.918 the provisions of Prevention of Fragmentation and Consolidation Act was allotted Block no.53 of the said r.s.no.70/1. Then after Mafatbhai Shivabhai sold and executed sale deed in favor of Kesharbhai Rav Ajor Yadav by virtue of registered saledeed no.4297 on dt.13-05-1993, said entry no.996 mutated in the revenue record, said entry mutated on dt.13-05-1993. Then after Kesarbhai Rav Ajor Yadav sold out and executed registered saledeed in favor of Dipakbhai Jayantilal Shah and Rajendra Bhailal Patel vide reg.saledeed no.2465 on dt.13-05-1997, said entry no.1148 mutated on dt.16-05-1997. Then after Dipakbhai Jayantilal Shah & Rajendra Bhailal Patel sold out and executed registered saledeed in favor of Gopiben Dipakkumar Shah vide serial no.4750 on dt.03-08-1998, said mutation entry no.1213 mutated on dt.29-08-1998. Then after Gopiben Dipakbhai Shah wanted to entered his legal heirs names in revenue record so they applied and entered names of 1) Krimishkumar Dipakkumar Shah, 2) Vritaben Dipakbhai Shah w/o Sapankumar Kadakia vide





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entry no.2394 on dt.20-08-2014. Then after family arrangement took place between family members, after pursuant to the said family partition the said block no.53 came to the share of 1) Gopiben Dipakbhai, 2) Krimishkumar Dipakbhai, 3) Vritaben Dipakbhai, said mutation entry no.2470 mutated on dt.16-02-2015. Then after 1) Gopiben Dipakbhai Shah, 2) Krimishkumar Dipakkumar Shah, 3) Vritaben Dipakbhai Shah w/o Sapankumar Kadakia sold and executed registered sale deed in favor of Nitaben w/o. Nileshbhai Sheth vide reg.serial no.1504 on dt.28-09-2015, said mutation entry no.2575 mutated on dt.29-09-2015. Now, Nitaben w/o. Nileshbhai Sheth was the absolute independent owner of the said land. Then after mutation entry no.2720 shows that Tenancy Mamlatdar, Vadodara order to paid up premium amount of Rs.803000/- vide order no.18/2016 on dt.24-08-2016 cause Kesarbhai Ram Ajour Yadav was not an agriculturist so they had to paid premium amount, said entry mutated on dt.28-09-2016. Then after DCLR review and confirm the above Tenancy Mamlatdar order by order no. tenancy/ review/ revi/ 1334/ 2016 on dt.08-11-2016 vide entry no.2748 mutated on dt.13-01-2017. Then after mutation entry no.2794 of the said land, Vadodara Collector issued permission of non agricultural vide order no.n.a.s.r./1189/2016-17, No.land- D/ Sec-65/vashi /3033 to 3041 /17 on dt.29-04-2017.





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The said land comes in the residential zone as per Zone Certificate no.1704/2009 issued by VUDA authority.

Purchaser's advise to take declaration cum affidavit from the land owners that there is nor dues pending in any financial institution or neither litigation pending in any of the city civil court.

Public Notice :

I have published public notice in daily news paper "Gujarat Samachar" on dt.19-05-2018 for receiving the objection in respect of the said land till date I have not received any objection from anyone, whether it is but they objectioner willfully waived his rights from the said land.

Search :

I have conducted necessary search in the office of sub-registrar at Vadodara for the year 1994 to 2018, but could not find any objected entry of the said land, wherein he has found that the records of many years are torn/ incomplete, some of the pages are not found to see and some of the pages are loose. Hence, whatever the records are available, have been verified.

Legal Opinion :

I hereby certify that I have verified the documents of the title relating to the aforesaid captioned property





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and upon perusal of the above mentioned documents, I am of the opinion that the aforesaid discussed documents are in the order of present owners having clear, valid and marketable title over the property described here under the schedule.

FINAL REPORT

Looking to the above documents and necessary search made in the office of sub-registrar at Vadodara, I am of the opinion that the Property situated at Mouje Village Vemali, Ta. Dist. Vadodara, Block/Revenue Survey No.53 (old revenue survey no.70/1) admeasuring area about 3744 sq.mtrs covered T.P.Scheme no.2, Final Plot No.194 area 2246 sq.mtrs of residential non-agricultural land, which is the **CLEAR, MARKETABLE & FREE FROM ALL ENCUMBRANCES.**

Subject to;

Clear the due which is still un-paid.

Usual declaration of title made by the original owners that there are not any civil litigation pending.

Date : 25.05.2018.

Place : Vadodara.



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