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Phone : 248 85 69

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Date: 21.09.2019

To,

Aavkar Realty

Bhayli, TP-4

Vadodara.

SUB: Title Clearance Certificate in respect of Non-Agriculture Land situated in District Vadodara Mouje Bhayli bearing Old Revenue Survey No. 532, Block No. 444 included in TP Scheme No. 4, Final Plot No. 58 adm. 5038 Sq. Mtrs.

On request and as desired to issue a Title Clearance report in respect of Non-Agriculture Land situated in District Vadodara Mouje Bhayli bearing Old Revenue Survey No. 532, Block No. 444 included in TP Scheme No. 4, Final Plot No. 58 adm. 5038 Sq. Mtrs. Upon verifying the Revenue records of last 30 years, Search Report and N.A. Order and other relevant documents, I hereby give my opinion as under:

The Land bearing Revenue Survey No. 532 of Mouje Bhayli was owned by Bai Kashi daughter of Narottam Jorabhai and on her death the said land was mutated in the name of his sons Ravjibhai Naranbhai and Chotabhai Naranbhai by virtue of succession vide Mutation Entry No 1649 dated 12.11.2015.

Ravjibhai Naranbhai and Chotabhai Naranbhai and Revaben daughter of Narottam Jorabhai have sold and conveyed the said land to Shankarbhai Motibhai Patel on 17.05.1962. Thus Shankarbhai Motibhai Patel became the owner occupier of the said land and his name is Mutated in the Revenue Records vide Mutation Entry No. 4372 dated 10.07.1964.



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Shankarbhai Motibhai expired on 24.03.1982 and on his death the names of his legal heirs 1) Patel Biharibhai Shankarbhai, 2) Nirmalaben Shankarbhai, 3) Manjulaben Shankarbhai, 4) Jyotsnaben Shankarbhai, 5) Maheshbhai Shankarbhai and 6) Jadavben Widow of Shankarbhai Motibhai were mutated in the Revenue Records by virtue of succession by Mutation Entry no. 8082.

Patel Jadavben Shankarbhai expired on 10.03.1998 and her name was deleted from the Revenue Records vide Mutation Entry No. 13135 dated 01.10.2012.

Maheshbhai Shankarbhai Patel has thereafter entered the names of his legal heirs 1) Urmilaben Maheshbhai, 2) Keyuriben Maheshbhai and 3) Dakshay Maheshbhai along with his name as joint owners of the land vide Mutation Entry No. 13597 dated 30.10.2013.

Patel Biharibhai Shankarbhai and others have sold and conveyed land adm. Hect 0-43-10 Are i.e. 4310 Sq. Mtrs. out of 7183 Sq. Mtrs. to Brijeshsinh Kishorsinh Chauhan and Jayvijaysinh Kishorsinh Chauhan by registered Sale Deed dated 17.05.2011 registered at serial no. 4762 with the sub-registrar at Vadodara. Thus they became the joint owners of the said land and their names are mutated in the Revenue records vide Mutation Entry No. 14583 dated 03.11.2013.

Nirmalaben Shankarbhai Patel expired on 24.11.2015, and upon her death the names of her legal heirs 1) Patel Chirag Narendrabhai, 2) Patel Rashi Narendrabhai and 3) Patel Chirayu Narendrabhai are Mutated in the Revenue Records by virtue of succession vide Mutation Entry no. 14655 dated 29.12.2015 and Mutation Entry No. 14852 dated 10.05.2016.

The Heirs of Maheshbhai Shankarbhai Patel, 1) Urmilaben Maheshbhai, 2) Keyuriben Maheshbhai and 3) Dakshay Maheshbhai have released and waived their rights in favour of the other co-owners vide mutation Entry No. 14684 dated 21.01.2016.

Patel Jyotsanaben Shankarbhai and others have sold and conveyed land adm. Hect 0-28-73 i.e. 2873 Sq. mtrs. to 1) Brijesh Mahendrabhai Patel, 2) Dharmesh jagdishbhai Patel and 3) Hemant Purshottambhai Patel by registered Sale Deed dated 08.01.2018 registered at serial No. 456 with the Sub-registrar, Vadodara. Thus they became the joint owners of the said



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land and their names are mutated in the revenue records vide Mutation Entry No. 15823 dated 16.02.2018.

Collector, Vadodara has permitted Non-Agriculture use of the land bearing Final Plot No. 58 adm. 5038 SQ. mtrs for Residential purpose vide Order bearing Ref No. NA/SR/700/16-17 No. Land-D/Sec 65/Vasshi/7589-7597/16 dated 07.10.2016. Effect of the said order was given on the Revenue Records vide Mutation Entry no. 15832 dated 17.02.2018.

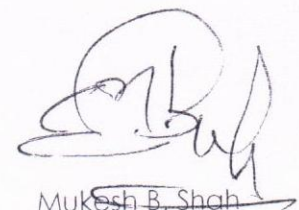
For the purpose of Title Clearance of the above mentioned land, I have issued Public Notice on 08.09.2019 in Gujarat Samachar inviting objection for Title Clearance Certificate, and we have received objections from one Mr. Durgaprasad Karansing Yadav claiming right in the said property by virtue of Development Agreement dated 06.03.2018 executed between the land owners and Shiraj Associates. The said Development Agreement has been cancelled vide Cancellation Deed dated 24.06.2019 as the Developers were unable to fulfill the payment terms. Thus the objection is not tenable and the Land owners have replied to the said Objection vide Letter dated 16.02.2019 which has been duly received by Shailesh Durgaprasad Yadav.

Also for the above mentioned property I have made a search before Sub registrar office at Vadodara for a period of last 30 years and have not found any charge upon the said property.

Thus, from the above observations I conclude that the title of the subjected property i.e. **Non-Agriculture Land situated in District Vadodara Mouje Bhayli bearing Old Revenue Survey No. 532, Block No. 444 included in TP Scheme No. 4, Final Plot No. 258 adm. 5038 Sq. Mtrs.** is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES.

Date: 21.09.2019

Place: Vadodara


Mukesh B. Shah

Advocate

