

Nirali R. Sheth

B.A.L.L.B.
Advocate

9, Airport Avenue
Opp. Hotel Airport,
Harni Road, Vadodara.

Mb : 982 509 4583

Date : 16.04.2014

To,
Kusumben W/o, Bachubhai Patel
Harni, Vadodara.

**Sub: Title Clearance Certificate in respect of
Agricultural Land admeasuring 0-38-10
He. Are Sq. Mtrs. bearing Block/R.S. No.
180 Paiki 1 of Village Harni in
Registration District Vadodara & Sub-
Registration District Vadodara.**

I have investigated the title in respect of above noted Agricultural Land admeasuring 0-38-10 He. Are Sq. Mtrs. bearing Block/R.S. No. 180 Paiki 1 admeasuring 0-38-10 He. Are Sq. Mtrs. Old S. which has Open Plot No.18/2/2, Open Plot measure 1636, Final Plot No.45 and Final Plot measure 1150 of Village Harni in Registration District Vadodara & Sub-Registration District Vadodara vide receipt No.2014014008829 and 2014016009046 and 2014318001039 dated 05.04.2014 and also verified the others relevant documents provided to me. Affidavit-cum-declaration submitted by Kusumben W/o, Bachubhai Patel as a joint owner of the said land. During the search and on the basis of documents my Report/Certificate is given as under:

1. That the land bearing R.S. No. 180 Paiki 1 admeasuring 0-38-10 He. Are Sq. Mtrs. Old S. which has Open Plot No.18/2/2, Open Plot measure 1636, Final Plot No.45 and Final Plot measure 1150 of Village Harni in Registration District Vadodara & Sub-Registration District Vadodara is the name of Kusumben Bachubhai Patel and others.

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2. That it appears that the Bachubhai Ambalal Patel expired on 12/7/94 where upon the name of his legal heir Ambalal (1) Kusumben W/o, Bachubhai (2) Aplanaben (3) Jagrutiben (4) Vipulbhai (5) Hetalben entered into the revenue records as a legal heir of Bachubhai Ambalal Patel vide entry No.2790 dated 1/1/1997.
3. At present, the names of (1) Kusumben W/o, Bachubhai (2) Aplanaben (3) Jagrutiben (4) Vipulbhai (5) Hetalben appeared in the revenue records as a owners and occupants. Out of said land owners.
4. That I had issued a public notice in local newspaper "Gujarat Samachar " on dated 04/04/2014 for objection if any, but no objections were received by me till date.
5. That I had got a search carried out at the office of the Sub-Registrar, Vadodara from 1984to 2014. But there is no record found from 1984 to 2005 and 2005 to 2012's record is not sufficient and also not found the index of 2013-2014. In registrar office some incomplete record is available and there is no objectionable or adverse entries were found in the records for the said property.
6. That landowner- Kusumben W/o, Bachubhai Patel has executed an affidavit-cum-declaration and declared that she is co-owner and occupant of the said agricultural land. She has also declared that they have not created any encumbrances over the said land nor entered into any agreement for sale, mortgage, exchange, gift, lease, transfer or alienation of the same to or in favour of anyone whomsoever and has also not offered the same or agree to offer the same as a security (as a borrower or guarantor) for any loan availed of by themselves or anyone else. She has also declared on oath that they have not received any notice of acquisition or requisition from any authority.

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CERTIFICATE

This is to certify that the Agricultural Land admeasuring 0-38-10 He. Are Sq. Mtrs. bearing Block/R.S. No. 180 Paiki 1 of Village Harni in Registration District Vadodara & Sub-Registration District Vadodara is in the actual possession of (1) Kusumben W/o, Bachubhai (2) Aplanaben (3) Jagrutiben (4) Vipulbhai (5) Hetalben as a owners and occupants and they can pass the better title in favour of anybody and they can transferred the said R.S. No. 180 Paiki 1 admeasuring 0-38-10 He. Are Sq. Mtrs. Old S., Open Plot No.18/2/2, Open Plot measure 1636, Final Plot No.45 and Final Plot measure 1150 at Village Harni to anybody either by way of sale, lease, gift or otherwise. Moreover they have not obtained any loan or financial facilities against the said Block and not created any charges or encumbrances over the said Block and as such the title of the said Block is clear, marketable and free from all encumbrances.

Place : Vadodara
Date : 16/04/2014

N.R.Sheth
Advocate