

Sudhanshu P. Bhattji

ADVOCATE

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TITLE CLEARANCE CERTIFICATE

Ref: INVESTIGATION to the Title of the land/property situated at Registration District Vadodara, Sub-Dist, Vadodara of Village : Subhanpura, Taluka: Vadodara, bearing Revenue Survey No. 26, Final Plot No. 545, bearing T.P. No. 2, total admeasuring area 518.00 sq. Mtrs. And that is divided into two parts towards East and West as under the permission letter no. Ward-10-78/2004-2005 on dt. 28/9/2004 the maps approved in two parts by Vadodara Municipal Corporation for the construction admeasuring area of the Western side is 264.00 sq. Mtrs.

This is to CERTIFY that my client Ansuyaben Popatlal Parikh asked for the title clearance certificate of the said property. That I have gone through all the documentary evidence submitted to me as under:

1. That the originally aforesaid property was belonging to Motibhai Mangalbai Patel and Bhailalbai Mangalbai Patel and thereafter the said land transferred in the name of Ansuyaben Popatlal Parikh with sale deed no. 5409 on 27/11/1969 as according to village Form No. 7, 8A and 12, the certified copy issued by Mamlatdar, Vadodara.



2. Originally the survey no. 26 having plot no. 4 belongs to Ansuyaben Popatlal Parikh, name was inserted by way of sale deed dated 27/11/1969 with registered sale deed no. 5409 and she has purchased this property from Motibhai Mangalbhai Patel and Bhailalbhai Mangalbhai Patel jointly and entry was mituated in record of rights with entry no. 522. Total area is 1 acre and 8 gutha.

3. The Permission Letter No. Ward 78/10-2004-2005 in the name of Ansuyaben Popatlal Parikh the permission.

4. Northern to South : The Eastern side the area of the said Plot 22.30 sq. Mtrs.

North to south side, western side area 22.60 sq. Mtrs.

Towards East : House belonging to original land owner Ansuyaben P. Parikh.

Towards West : Plot No. 549

Towards North : 12 meters T.P. Road

Towards South : Corporation's Open Space (Green Belt)

Considering the aforesaid facts the above property is free from all kinds of encumbrance, and the property is clear and marketable not subject to any lien or charge.

Date: 29/06/2019

Place: Vadodara.



Sudhanshu P. Bhattji
Advocate