



**AJAY TRIPATHI &
ASSOCIATES**
a law firm



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TITLE CLEARANCE CERTIFICATE **TOWHOMSOEVER IT MAY CONCERN**

*Subject : Title Clearance Certificate in respect of the immovable Non
Agricultural Land bearing Block / Survey No.33, Old Survey
No.45/1+45/2+50 admeasuring 14468 Sq.Mtr., T.P. Scheme No.42,
Final Plot No.226 admeasuring 8681 Sq.Mtr. of Mouje Village
Kapurai, Tal. & Dist : Vadodara in the Registration District Vadodara
and Registration Sub-District Vadodara State of Gujarat.*

Smt. Renuka Rakesh Shah, has approached me for collecting a Title Clearance Certificate and submitted necessary papers and documents to me. I have investigated the matters and my legal opinion is based on papers, Revenue Records and documents submitted to me is as under :

The following papers are submitted to me for issuance of Title Clearance Certificate of the above said property.

1. Photocopy of abstract village Form No.7-12, 8-A, 6 (Record of Rights) reflecting the name of Smt. Renuka Rakesh Shah.
2. Photocopy of N.A. Order passed by Collector, Vadodara Vide No. N.A. / S.R. / / 2018-2019, No.Land/D/Section-65/Vashi/308 to 316/19, dated : 30.01.2019.
3. Photocopy of Lay-out plan of above said land.
4. Photocopy of Town Planning Final Plot Lay-out plan and Form – F of the above said land issued by Vadodara Mahanagar Seva Sadan.





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5. Photocopy of VUDA Zone Certificate and Side Plan issued by VUDA, Vadodara.
6. Photocopy of Register Sale Deed vide registration serial No.1160, Dated : 10.07.2018 executed by (1) Nikitaben Ashokbhai Padhiyar through her Guardian Kaileshben Ashokbhai (2) Divyaben Ashokbhai Padhiyar through her Guardian Kaileshben Ashokbhai (3) Kaileshben Ashokbhai Padhiyar (4) Jigenshkumar Ashokbhai Padhiyar through his Guardian Ashokbhai Bhogilal (5) Ashokbhai Bhogilal in favour of Smt. Renuka Rakesh Shah.

HISTORY OF THE SAID PROPERTY

I have been supplied with the photocopy of Village Forms No.7/12, 8-A, & 6 (Record of Rights) of the above referred land. On perusing the documents, it seems that That, the land was owned by Shanabhai Arjun and after his death his legal heirs namely Bhogilal Sanabhai Padhiyar and Bai Ganga Arjun has mutated in Form No.6 in revenue record vide mutation entry No.158.

Thereafter partition where made between Bhogilal Sanabhai Padhiyar and Bai Ganga Arjun & giving consent Deed / Partition Deed before the competent authority, the said property i.e. **Block / Survey No.33, Old Survey No.45/1+45/2+50 admeasuring 14468 Sq.Mtr., Moje Village Kapurai, Tal. & Dist. Vadodara**, have came in the hands of Bhogilal Sanabhai Padhiyar and this effect were given in the revenue record by mutation entry No.1485, Dated : 15.12.1975 which was certified by the competent authority.





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Thereafter Bhogilal Sanabhai Padhiyar died on 29.04.2006 and his legal heirs (1) Kamlaben W/o. Bhogilal Sanabhai (2) Ashokbhai Bhogilal mutated in revenue record vide mutation entry No.2743, Dated : 29.11.2006.

Thereafter (1) Kamlaben W/o. Bhogilal Sanabhai (2) Ashokbhai Bhogilal giving consent letters, before the competent authority (1) Kaileshben Ashokbhai (2) Jigneshkumar Ashokbhai has entered in the said land and this effect were given in the revenue record by mutation entry No.3747, Dated : 27.11.2012 which was certified by the competent authority.

Thereafter (1) Kamlaben W/o. Bhogilal Sanabhai (2) Ashokbhai Bhogilal giving consent letters, before the competent authority (1) Nikitaben Ashokbhai (2) Divyaben Ashokbhai has entered in the said land and this effect were given in the revenue record by mutation entry No.4796, Dated : 16.12.2017 which was certified by the competent authority.

If further transpires from the revenue record that (1) Nikitaben Ashokbhai Padhiyar through her Guardian Kaileshben Ashokbhai (2) Divyaben Ashokbhai Padhiyar through her Guardian Kaileshben Ashokbhai (3) Kaileshben Ashokbhai Padhiyar (4) Jigenshkumar Ashokbhai Padhiyar through his Guardian Ashokbhai Bhogilal (5) Ashokbhai Bhogilal sold the said land to Smt. Renuka Rakesh Shah by registered sale deed vide registration serial No.1160, Dated : 10.07.2018 and the mutation entry to that effect had been affected in revenue record vide entry No.4917, Dated : 23.08.2018 which was certified by the competent authority.





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It also transpires that the Collector, Vadodara had passed an order to use the said land for non agriculture purpose vide his Order No. N.A. / S.R. / / 2018-2019, No.Land/D/Section-65/Vashi/308 to 316/19, dated : 30.01.2019.

Hence it is crystal clear that Smt. Renuka Rakesh Shah are the owner and in possession of the captioned land.

SEARCH

I have caused to taken a necessary searches (partly manual and partly computerized) of available revenue and registration record from the Office of the Sub-Registrar, Vadodara for last 30 years vide receipt No.2019315022773, 2019014025852 & 2019015014602, dated : 19.09.2019.

Form the documents referred to above and search made in Sub-Registrar Office, Vadodara and as per the record available in the Sub-Registrar, Vadodara, I am of the opinion that-

CERTIFICATE

I hereby certify that I have verified the documents of title relating to the aforesaid captioned property and upon perusal of the above mentioned documents, I am of the opinion that the aforesaid discussed documents are in order and **Smt. Renuka Rakesh Shah** having clear, valid and marketable Title over the property described hereunder the schedule and property is free hold from reasonable doubt and title of the said property is free and marketable and free from all encumbrances.





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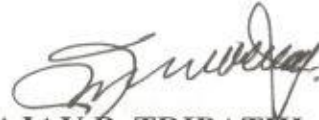
SCHEDULE

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of the Non Agricultural Land bearing Block /
Survey No.33, Old Survey No.45/1+45/2+50 admeasuring 14468 Sq.Mtr.,
T.P. Scheme No.42, Final Plot No.226 admeasuring 8681 Sq.Mtr. of Mouje
Village Kapurai, Tal. & Dist : Vadodara in the Registration District
Vadodara and Registration Sub-District Vadodara State of Gujarat.

Vadodara
Date : 19.09.2019




AJAY B. TRIPATHI
Advocate



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NON-ENCUMBRANCE CERTIFICATE

This is to certify, I undersigned has investigated the title of the immovable property which more particularly described herein under "Schedule of the Property" which is owned and developed by Smt. Renuka Rakesh Shah (hereinafter referred as owner). by perusing the Title Deeds relating thereto and taking necessary searches, I am of the opinion that the Title of said property are clear, marketable and free from encumbrances, charges and/or claims.

SCHEDULE OF THE PROPERTY

The Non Agricultural Land bearing Non Agricultural Land bearing Block / Survey No.33, Old Survey No.45/1+45/2+50 admeasuring 14468 Sq.Mtr., T.P. Scheme No.42, Final Plot No.226 admeasuring 8681 Sq.Mtr. of Mouje Village Kapurai, Tal. & Dist : Vadodara in the Registration District Vadodara and Registration Sub-District Vadodara State of Gujarat.

Date : 19.09.2019.

Place: Vadodara



Advocate Sign:

Advocate Name: Ajay B. Tripathi



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TO WHOM SO EVER IT MAY CONCERN

I, hereby solemnly declare that I have experience of more than ten year in land related matters, in which land title search report, issuing of "no encumbrance certificate" on the Non Agricultural Land bearing Block / Survey No.33, Old Survey No.45/1+45/2+50 admeasuring 14468 Sq.Mtr., T.P. Scheme No.42, Final Plot No.226 admeasuring 8681 Sq.Mtr. of Mouje Village Kapurai, Tal. & Dist : Vadodara in the Registration District Vadodara and Registration Sub-District Vadodara State of Gujarat for scheme land, and units sold or agreed to be sold in the scheme land as discussed in detailed TCR of the undersigned of even date.

My experience of 14 years in land related matters accordance to GUJ RERA RULES.

The contents of above are true and correct and nothing material has been concealed by me there form.

Date : 19.09.2019.

Place: Vadodara



Advocate Sign:

Advocate Name: Ajay B. Tripathi