



**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.106 Paiki 1, Total admeasuring 8903 Sq.Mtr. of Mouje Village Karodiya, Tal. & Dist : Vadodara in the Registration District Vadodara and Registration Sub-District Vadodara State of Gujarat.

Girishbhai Dahyabhai Solanki (Rajlaxmi Residency), 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 Girishbhai Dahyabhai Solanki.
2. Photocopy of Town Planning Final Plot Lay-out plan and Form – F of the above said land issued by Vadodara Mahanagar Seva Sadan.
3. Photocopy of VUDA Zone Certificate and Side Plan issued by VUDA, Vadodara.



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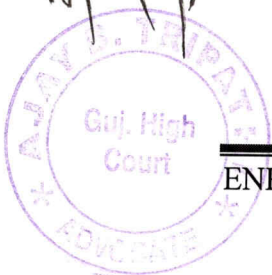
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4. Photocopy of N.A. Order passed by Collector, Vadodara vide No.N.A./S.R./2017-18, Land-D/Section-65/Vashi/439 to 447/19, Dated : 05.02.2019.
5. Photocopy of Register Sale Deed vide registration serial No.96, Dated : 24.01.2017 executed by (1) Patel Anilbhai Chandubhai (2) Patel Gitaben Chandubhai (3) Patel Kalpanaben Chandubhai in favour of Girishbhai Dahyabhai Solanki.
6. Photocopy of Index-II of the above Sale Deed No.96/2017.
7. Photocopy of Development Permission vide No.VUDA/04-09-2020/1490365/01/001870, Dated : 22.09.2020 issued by Vadodara Urban Development Authority.

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 Chandubhai Bhailalbai and his name has mutated in the revenue record by partition vide mutation entry No.776, Dated : 30.07.1988.

Thereafter Chandubhai Bhailalbai was died on 15.06.2001 and his legal heirs namely (1) Patel Anilbhai Chandubhai (2) Patel Gitaben Chandubhai (3) Patel Kalpanaben Chandubhai has mutated in Form No.6 in revenue record vide mutation entry No.997, Dated : 11.09.2001.



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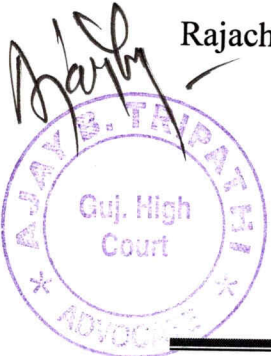
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If further transpires from the revenue record that (1) Patel Anilbhai Chandubhai (2) Patel Gitaben Chandubhai (3) Patel Kalpanaben Chandubhai sold the said land to Girishbhai Dahyabhai Solanki by registered sale deed No.96, Dated : 24.01.2017 and the mutation entry to that effect had been affected in revenue record vide entry No.1795, Dated : 24.01.2017 which was certified by the competent authority on 08.02.2017.

It is necessary to mention here that one Anilbhai Chandubhai Chauhan alias Patel filed Case No.36521/2018 for the The Negotiable Instrument Act 138 which is withdrawn on dated : 18.07.2019. One more suit was filed by Vidhyaben D/o. Bhailalbai Nagjibhai Chauhan bearing Case No.247/2010 which is dismissed for Default by the Hon'ble Court on dated : 03.05.2019.

Hence it is crystal clear that Girishbhai Dahyabhai Solanki are the owner and in possession of the captioned land.

It transpire from the record that thereafter the said Girishbhai Dahyabhai Solanki have planned a scheme in the said land which is known as "**Rajlaxmi Residency**" as per the approved map and revised construction permission given by the Vadodara Urban Development Authority (VUDA) vide Rajachitthi No.VUDA/04-09-2020/1490365/01/001870, dated : 22.09.2020.



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