

TITLE CLEARANCE CERTIFICATE

Ref : Title Clearance Certificate in respect of property bearing City Survey Vibhag-B, Tika No.16/2, City Survey No.44/A/1, 44/A/2 & 44/A/3, admeasuring about 290.0043 Sq. Mts., 40.5988 Sq. Mts. & 54.72 Sq. Mts. respectively total land 385.3621 Sq. Mts. of Moje Village - Vadodara City, Vadodara

NAME OF THE PRESENT OWNER :

- **RAJ RAJESHWARI DEVELOPERS** partnership firm partners
 1. Jayraj Dharmeshkumar Patni,
 2. Reenaben Dharmeshkumar Patni,
 3. Ganeshbhai Morsing Vanzara
 4. Anil Dashrathbhai Patni.

Description of the Property :

That the property of bearing City Survey Vibhag-B, Tika No.16/2, City Survey No.44/A/1, 44/A/2 & 44/A/3, admeasuring about 290.0043 Sq. Mts., 40.5988 Sq. Mts. & 54.72 Sq. Mts. respectively total land 385.3621 Sq. Mts. situated at Siyabaugm Bhauvdas Mohalla at Moje- Vadodara City, Taluka & District Vadodara.

That I have gone through the document, permissions, agreements, deeds, etc. in Xerox wherein I have found that:



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1. That the property of the land bearing City Survey Vibhag-B, Tika No.16/2, City Survey No.44/A/1, 44/A/2 & 44/A/3, admeasuring about 290.0043 Sq. Mts., 40.5988 Sq. Mts. & 54.72 Sq. Mts. respectively total land 385.3621 Sq. Mts. situated at Siyabaugm Bauvdas Mohalla at Moje- Vadodara City, Taluka & District Vadodara originally belong to SHANKERRAO SHIVLINGRAO AADI & LATABEN SHANKERRAO AADI.
2. Then after, City Survey No.44/A/2, 44/A/3 by City Survey Superintendent order No.CTS.T/1/82-83, dated 27/05/1983 ASHOKKUMAR NATWARLAL & RAMESHKUMAR NATWARLAL name entered in revenue record vide Entry No.2999.
3. Then after, City Survey No.44/A/2, 44/A/3, Dy. Collector Vadodara order No.CST/Appeal/26/83 dated 20/06/1983 entry reflected in revenue record vide Entry No.273 dated 11/07/1983. Then after, Dy. Collector Vadodara order No.CST/Appeal/48/83 dated 19/10/1984 entry reflected in revenue record vide Entry No.96 dated 17/12/1984. Then after, Dy. Collector Vadodara order No.CST/Appeal/26/83 dated 21/05/1984 entry reflected in revenue record vide Entry No.97 dated 17/12/1984.
4. Then after, owner of the said property SHANKERRAO SHIVLINGRAO AADI passed away on 22/01/1993 and his legal heirs 1. PRAKAH SHANKERRAO AADI, 2. SATEYNDRA SHANKERRAO AADI & 3. RAJENDRA SHANKERRAO AADI name entered in revenue record vide Entry No.156, dated 07/05/1993, which is certified on 15/06/1993.
5. Then after, LATABEN SHANKERRAO AADI co-owner of the land passed away on 07/08/2005 and her name deleted from revenue record vide Entry



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No.4629, dated 08/08/2022 in C.S.No.44/A/1 & Entry No.4250, 4251 dated 06/03/2021 in C.S.No.44/A/2 & 44/A/3.

6. Then after, City Survey No.44/A/2, 44/A/3, by Hon'ble Civil Court Vadodara order in Case No.RCS No.17/1988 settlement decree executed before Hon'ble 10/02/1989, 19/06/1989 between parties and ASHOKKUMAR NATWARLAL & RAMESHKUMAR NATWARLAL name deleted from revenue record vide Entry No.4446 dated 13/12/2021.
3. Then after, 1. PRAKAH SHANKERRAO AADI, 2. SATEYNDRA SHANKERRAO AADI & 3. RAJENDRA SHANKERRAO AADI, the owners of the said property executed Sale Deed in favour of RAJ RAJESHWARI DEVELOPERS partnership firm partners 1. Jayraj Dharmeshkumar Patni, 2. Reenaben Dharmeshkumar Patni, 3. Ganeshbhai Morsing Vanzara & 4. Anil Dashrathbhai Patni before Sub-Registrar Office, Vadodara, vide Sale Deed Registered No.7005 dated 25/07/2022 and RAJ RAJESHWARI DEVELOPERS partnership firm partners 1. Jayraj Dharmeshkumar Patni, 2. Reenaben Dharmeshkumar Patni, 3. Ganeshbhai Morsing Vanzara & 4. Anil Dashrathbhai Patni name entered into revenue record as owner vide Entry No.4630,4631,4632 dated 08/08/2022.
4. The following documents are given to me for my above observation and opinion :
 01. Copy of City Survey Record,
 02. Copy of Sale Deed,



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That, I had also carried out necessary search from Sub-Registrar Office Vadodara but found no adverse entry or remarks for the title of above referred Property.

Thus, I Certify that,

RAJ RAJESHWARI DEVELOPERS partnership firm partners 1. Jayraj Dharmeshkumar Patni, 2. Reenaben Dharmeshkumar Patni, 3. Ganeshbhai Morsing Vanzara & 4. Anil Dashrathbhai Patni is the absolute owner of Property bearing City Survey Vibhag-B, Tika No.16/2, City Survey No.44/A/1, 44/A/2 & 44/A/3, admeasuring about 290.0043 Sq. Mts., 40.5988 Sq. Mts. & 54.72 Sq. Mts. respectively total land 385.3621 Sq. Mts. situated at Siyabaug Bhauvdas Mohalla at Moje- Vadodara City, Taluka & District Vadodara is clear, marketable and free the reasonable doubts and also free from all encumbrances.

Date : 28/04/2023

Place : Vadodara




F. B. SHAIKH
Advocate, Gujarat High Court