

Shirke & Associates

Vijaykumar J. Shirke

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ADVOCATE (GUJARAT HIGH COURT)



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Date:- 17/05/2016

CERT.NO.VJS/TCC/Q/2016-17/10

To,
Mahendrabhai Gordhanbhai Patel and others,
Shivam Bungalow, Near Chhani Jakat Naka,
Vadodara.

TITLE CLEARANCE CERTIFICATE in respect of land admeasuring 3408 sq.mtrs. situated on Western side of land bearing Block No. 435 (Old R. S. No. 461), F. P. No. 39, T. P. Scheme No. 4 of Village Bhayli, Taluka and Dist. Vadodara.

Sr.

As desired by you, the available records of Sub-Registrar, Vadodara, have been verified by me for the period from 1986 to 2016 for investigation of title in respect of above property. I have also verified documents mentioned in schedule. On the basis of the said documents my REPORT/CERTIFICATE is given as under:

- 1) It appears that land admeasuring 6816 sq.mtrs. bearing Block No. 435 (Old R.S. No 461) of village Bhayli, Taluka and Dist. Vadodara was originally belonged to Shamaibhai Bhavanbhai.
- 2) It appears that Shamaibhai Bhavanbhai expired therefore name of his legal heir Motibhai Shamaibhai was entered in the village records. The said mutation entry is entered at Sr. No. 830 in the village records and duly certified by the competent authority.
- 3) It appears that Motibhai Shamaibhai expired therefore names of his legal heirs namely (1) Patel Chandrakant Motibhai and (2) Patel Rameshbhai Motibhai were entered in the village records. The said mutation entry is entered at Sr. No. 5543 dated 09/10/1975 in the village records and duly certified by the competent authority on 15/09/1976.
- 4) It appears that Patel Chandrakantbhai Motibhai expired on 20/12/2013 therefore names of his legal heirs namely (1) Patel Bhagavatiben Chandrakant (2) Patel Nimishaben Chandrakant (3) Patel Jignashaben Chandrakant and (4) Patel Pradipbhai Chandrakant were entered in the village records. The said mutation entry is entered at Sr. No. 13740 on 19/03/2014 in the village records and duly certified by the competent authority on 16/10/2014.
- 5) It appears that (1) Patel Bhagavatiben Chandrakant (2) Patel Nimishaben Chandrakant given Special Power of Attorney in favour of Patel Pradip Chandrakantbhai to take action on their behalf in respect of above land. The said power of attorney is notarized before Notary.



Public, Palk County, Georgia on 5/12/2014 and the said Power of Attorney is impounded before the Collector, Vadodara.

6) It appears that (1) Patel Bhagavathen Chandrakantbhai (2) Patel Nimishaben Chandrakantbhai (3) Patel Jignashaben Chandrakantbhai and (4) Patel Pradipbhai Chandrakantbhai himself and POA holder of no. (1) & (2) entered into an agreement for sale in favour of Mahendrabhai Gordhanbhai Patel in respect of above land. The said transaction is registered at Sr. No. 548 dated 25/03/2015 in the office of Sub Registrar, Vadodara.

7) It appears that (1) Patel Bhagavathen Chandrakantbhai (2) Patel Nimishaben Chandrakantbhai (3) Patel Jignashaben Chandrakantbhai and (4) Patel Pradipbhai Chandrakantbhai himself and POA holder of no. (1) & (2) sold their share of land admeasuring 3408 sq. mtrs. situated on Western side out of land admeasuring 6816 sq. mtr. bearing Block No. 435 (Old R.S. No. 461) F.P. No. 39, T.P. Scheme No. 4 of Village Bhaul, Taluka and Dist. Vadodara to (1) Mahendrabhai Gordhanbhai Patel (2) Brijesh Mahendrabhai Patel and (3) Urvil Brijeshbhai Patel in consideration of Rs. 1,64,00,000/- in the said sale deed Patel Ramneshbhai Motibhai signed as confirming Party. The said transaction is registered at Sr. No. 14734 dated 03/11/2015 in the office of Sub Registrar, Vadodara.

8) It appears that the land owners have obtained permission to use the said land for Non-agriculture residential purpose vide order No. LAND/D/SEC-65/VASH/3597 to 360515 N.A/S.R/52/2015 dated 15/06/2015 issued by the Collector, Vadodara.

9) I have also verified Village form No. 712, 6, & 8-A in respect of above land in which names of (1) Patel Bhagavathen Chandrakantbhai (2) Patel Nimishaben Chandrakantbhai (3) Patel Jignashaben Chandrakantbhai and (4) Patel Pradipbhai Chandrakantbhai and (5) Patel Ramneshbhai Motibhai are shown as joint-owner of land admeasuring 3408 sq. mtrs. situated on Western side out of land admeasuring 6816 sq. mtr. bearing Block No. 435 (Old R.S. No. 461) F.P. No. 39, T.P. Scheme No. 4 of Village Bhaul, Taluka and Dist. Vadodara. Names of (1) Mahendrabhai Gordhanbhai Patel (2) Brijesh Mahendrabhai Patel and (3) Urvil Brijeshbhai Patel required to be entered in the village records.

10) I have published a public notice in daily news paper "Gujarat Samachar" and "Sandesh" on 15/03/2016 inviting objections if any against issuing title clearance certificate in respect of the above land but I have not received any objection within a prescribed time.

11) I have also verified affidavit-cum-declaration submitted by (1) Mahendrabhai Gordhanbhai Patel (2) Brijesh Mahendrabhai Patel and (3) Urvil Brijeshbhai Patel in which they have mentioned that they are joint owner of land admeasuring 3408 sq. mtrs. situated on Western



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side out of land admeasuring 6816 sq.mtrs bearing Block No. 435 (Old R.S. No.461) F.P. No.39, T.P. Scheme No.4 of Village Bhayli, Taluka and Dist. Vadodra and they have not obtained any loan or financial facilities against the said land. Moreover the said land is not transferred in any manner either by way of sale, lease, gift, mortgage or otherwise and as such the title of the said land is clear, marketable and free from all encumbrances

SCHEDULE

1. Photocopy of sale deed bearing regn. no. 14734 dated 03/11/2015 executed by Patel Bhagvaben Chandrakantihal and others in favour of Mahendrabhai Gordhanbhai Patel and others.
2. Photocopy of an agreement to sale bearing reg. no. 548 dated 25/03/2015 executed by Patel Bhagvaben Chandrakantihal and others in favour of Mahendrabhai Gordhanbhai Patel.
3. Photocopy of Special Power of Attorney executed by Patel Bhagvaben Chandrakantihal and others in favour of Patel Pradip Chandrakantihal.
4. Photocopy of N.A. order No. LAND/D/SEC-65/VA-SH/3597 to 3605/15 N.A/S.R/32/2015 dated 15/06/2015 issued by the Collector, Vadodra.
5. Photocopy of Village form no. 6, 7/12, 8/A in respect of the above land issued by Taluk-Cum-Manin, Vadodra.
6. Public Notice published in daily news papers "Gujarat Samachar" and "Sandesh" dated 15/03/2016.

Place : Vadodra.
Date : 17/05/2016

[V.J. SHIRKE]
ADVOCATE

CERTIFICATE

THIS IS TO CERTIFY that :- (1) Mahendrabhai Gordhanbhai Patel (2) Brijesh Mahendrabhai Patel and (3) Urvil Brijeshbhai Patel are joint owners of land admeasuring 3408 sq.mtrs. situated on Western side out of land admeasuring 6816 sq.mtrs bearing Block No. 435 (Old R.S. No.461) F.P. No.39, T.P. Scheme No.4 of Village Bhayli, Taluka and Dist. Vadodra and the title of the said land is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES.

Place : Vadodra.
Date : 17/05/2016



TRUE COPY [V.J. SHIRKE]
ADVOCATE

P. J. SHAN
NOTARY (Govt. of India)