

Title Clearance Certificate

Towhomsoever it may concern

Sub: Title Clearance Certificate in respect of the immovable Property Non – Agricultural Land bearing R. S. No. 1, City Survey No. 1365 Khata No. 89 in Irrigated land of old condition admeasuring 0-11-13 Ha. Ra. Sq. Mtr. (1074.37 Sq. Mtrs.) of Village: Vadsar, Tal. & Dist. Vadodara, Sub-Dist. Vadodara state of gujarat.

Varshaben Sanjaybhai Patel, 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 are as under:

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

1. Copy of Village Form No 6, 7/12 and 8-A in the name of Varshaben Sanjaybhai Patel (R. E. No. 3795).
2. Copy of Registered Sale Deed Sr. No. 520 dated: 10/04/2014 in Favaour of Smt Varshaben Sanjaybhai Patel Executed by Jashbhai Laxmidas Patel, Rajubhai Fakirbhai Patel, Pankajbhai Fakirbhai Patel, Nilesh Fakirbhai Patel and Jyotsnaben Fakirbhai Patel W/O Dilipbhai Somabhai Patel.
3. Copy of N. A. Order Dated: 08/06/2019.
4. Copy of Development Permission issued by VMC Dated: 28/01/2019.

That as per the documents submitted ccaptioned land bearing Block Survey No. 1 adm. About 1113.00 Sq. Mtrs. In the Village sim Vadsar, Registration Dist: Vadodara was originally owned by Somabhai Chhotabhai Prior to 1960. He hed sold the said land to Fakirbhai Laxmidas Patel by way of Registered Sale Deed Sr. No.



3457 dated: 18/12/1961 thus his name mutated in the revenue records Vide R. E. No. 1082.

R. E. No. 1135 Dated: 30/10/1968 reflects that family Partition was effected and captioned land along with other lands came in to the share of Fakirbhai Laxmidas and Jashbhai Laxmidas, thus they became the owner of the said property.

That Fakirbhai Laxmidas expired on 14/05/1997 thus the names of his legal heirs namely Rajubhai Fakirbhai Patel, Pankajbhai Fakirbhai Patel, Nilesh Fakirbhai Patel And Jyotsnaben Fakirbhai Patel were mutated in the records of rights Vide R. E. No. 2618 certified on 20/08/1997.

Jashbhai Laxmidas Patel and Rajubhai Fakirbhai Patel and others then executed an Agreement to Sale in respect of said agricultural land in favour of Varshaben Sanjaybhai Patel and said agreement is duly registered in SRO Vide Sr. No. 10214 dated 21/08/2012 (08/08/2012). In the said agreement full stamp duty was paid.

There after Jashbhai Laxmidas Patel and Rajubhai Fakirbhai Patel and Others then sold the said agricultural land to Varshaben Sanjaybhai Patel by way of registered sale deed Sr. No. 520 Dated: 10/04/2014 her name was mutated in the revenue records Vide R. E. No. 3795 and said entry is duly certified. Said Sale deed is registered on Rs. 100/- Stamp Paper as at the time of Agreement to Sale full stamp duty was paid.

There after Jashbhai Laxmidas Patel and Rajubhai Fakirbhai Patel and others then sold the said agricultural land to VARshaben



Thereafter, the sale deed executed by owner First Party 1) Jashbhai Laxmidas Patel, 2) Rajubhai Fakirbhai Patel, 3) Pankajbhai Fakirbhai Patel, 4) Nileshbhai Fakirbhai Patel, 5) Jyoshanaben Fakirbhai Patel W/O Dilipbhai Somabhai Patel in favour of Varshaben Sanjaybhai Patel, for the Thereafter, the Copy of 7/12 by First Pary in favour of Patel Varshben Sanjaybhai, for the BEARING R. S. NO. 1, CITY SURVEY NO. 1365 KHATA NO. 89 IN IRRIGATED LAND OF OLD CONDITION ADMEASURING 0-11-13 HA. RA. SQ. MTR. (1113.00 SQ. MTRS.) OF VILLAGE: VADSAR, TAL. & DIST. VADODARA, SUB-DIST. VADODARA. Vide Regd. No. 520, Dated: - 10/04/2014.

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 originally the above said aforesaid property was owned by Varshaben Sanjaybhai Patel.

It appears from the record that Varshaben Sanjaybhai Patel sold the said land- R. S. No. 1, City Survey No. 1365 Khata No. 89 in Irrigated land of old condition admeasuring 0-11-13 Ha. Ra. Sq. Mtr. (1074.37 Sq. Mtrs.) of Village: Vadsar, Tal. & Dist. Vadodara, Sub-Dist. Vadodara. To Varshaben Sanjaybhai Patel by registered sale deed dated: 10/04/2014 and they became the owner of the captioned land and said was mutated in the revenue record.

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. 202201600032676 and 8022022277010 dated 06/09/2022, 05/09/2022.



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 Varshaben Sanjaybhai Patel having clear, valid and marketable Title over the property described here under the schedule.

SCHEDULE

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of the immovable property i.e. Non Agricultural Land bearing R. S. No. 1, City Survey No. 1365 Khata No. 89 in Irrigated land of old condition admeasuring 0-11-13 Ha. Ra. Sq. Mtr. (1074.37 Sq. Mtrs.) of Village: Vadsar, Tal. & Dist. Vadodara, Sub-Dist. Vadodara in the Registration District Vadodara and Registration Sub-District Vadodara.

TO WHOMSOEVER IT MAY CONCERN

SEARCH REPORT

I have conducted search of immovable Non Agricultural Land bearing R. S. No. 1, City Survey No. 1365 Khata No. 89 in Irrigated land of old condition admeasuring 0-11-13 Ha. Ra. Sq. Mtr. (1074.37 Sq. Mtrs.) of Village: Vadsar, Tal. & Dist. Vadodara, Sub-Dist. Vadodara for last 30 years vide receipt No. 202201600032676 and 8022022277010 dated 06/09/2022, 05/09/2022. I have not found any adverse entry in the search report.

Date: 12/12/2022

Place: Vadodara

Advocate Name: Kalpana J. Parmar

Enrolment No. G/1535/2010

