



Vijay Patel & Associates

Vijay P. Patel • Jayesh P. Patel • Shobha V. Patel • Jayraj Patel
(Advocates & Notary)

Ref.No.:- TCC/AL/Tragad/130/2015

TITLE - CLEARANCE - CERTIFICATE

To,
**Ketanbhai Jayantibhai Patel &
Anandiben Widow of
Jayantibhai Dharmabhai Patel,**
B/7, Umabhavani Society,
Tragad, Ahmedabad.

Sub : TITLE CLEARANCE CERTIFICATE of the land being **Agricultural Land** bearing **Survey No.313**, admeasuring 00-39-46 He-Aare-Sq. Mts. i.e. **3946 Sq. Mts.** or thereabouts introduced with Draft Town Planning Scheme No.69 (Chandkheda-Zundal-Tragad) and allotted Final Plot No.256, admeasuring 2368 Sq. Mts. or thereabouts, situate, lying and being in the Sim of Village Mouje **TRAGAD**, Taluka Ghatlodia, Registration District Ahmedabad and Sub-District **Ahmedabad-13 (City)** belonging to **Ketanbhai Jayantibhai Patel & Anandiben Widow of Jayantibhai Dharmabhai Patel.**

It is submitted that the aforesaid the land being **Agricultural Land** bearing **Survey No.313**, admeasuring 00-39-46 He-Aare-Sq. Mts. i.e. **3946 Sq. Mts.** or thereabouts introduced with Draft Town Planning Scheme No.69 (Chandkheda-Zundal-Tragad) and allotted Final Plot No.256, admeasuring 2368 Sq. Mts. or thereabouts, situate, lying and being in the Sim of Village Mouje **TRAGAD**, Taluka Ghatlodia, Registration District Ahmedabad and Sub-District **Ahmedabad-13 (City)** belonging to **Ketanbhai Jayantibhai Patel and Anandiben Widow of Jayantibhai Dharmabhai** as per concerned Government and Revenue Records.

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As a part of investigation, I have published a Public Notice in the daily newspaper "Gujarat Samachar" dated **03/12/2015** on **Page No.06** inviting claims or objections, if any with regard to the titles of above said land, but during the notice period I have not received any claim or objection with regard to the titles of above said land or any part thereof.

It is submitted that the name of **Ketanbhai Jayantibhai Patel** entered in the revenue record as a co-owner of land with the name of Jayantibhai Dharmabhai Patel, and entry to that effect has been entered in the revenue records by Mutation Entry No.2585 on dated 15/04/2006.

It is further submitted that the **Jayantibhai Dharmabhai Patel** died intestate on or about dated 09/10/2006 without leaving any WILL or TESTAMENT and names of **Ketanbhai Jayantibhai Patel & Anandiben Widow of Jayantibhai Dharmabhai Patel** entered in the revenue record being legal heirs of the deceased, and entry to that effect has been entered in the revenue records by Mutation Entry No.3163 on dated 20/07/2010.

THIS IS TO CERTIFY that I have investigated the titles belonging to **Ketanbhai Jayantibhai Patel and Anandiben Widow of Jayantibhai Dharmabhai** to the aforesaid land from only available and legible revenue record and Sub-Registry (Index-II) records for last about thirty (30) years through our search clerk and from that and from the information given to us and believing the same to be true, correct and trustworthy and also believing the documents / copies / papers etc furnished in the file to be true and genuine and also based upon the information given by the owners that nothing was done in respect of the land during the period for which the record is not available which would make the title defective, we hereby give our report on title as hereunder.

As per the search taken by me with relevant authorities and documents, papers and information given by you, **I am of the opinion that** titles of the above referred

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land is clear, marketable and free from all encumbrances and reasonable doubts

SUBJECT TO :

- 1) Usual Declaration on Title being made;
- 2) Any other law, act, rules in force from time to time;
- 3) Purchaser should be the farmer OR N.A. Use Permission to be obtained;
- 4) Provisions of Bombay Tenancy & Agricultural Lands Act;
- 5) Confirmation from all members of HUF with Safeguard of the minors;
- 6) Land to be converted in the old tenure conditions and amount of Pat / Premium to be paid to that regard and necessary permission to be obtained from competent authority at the time of sale/transfer of said land;
- 7) Provisions of The Gujarat Town Planning & Urban Land Development Act and use of the land as per zone allotted by the authority;

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of the land being **Agricultural Land** bearing **Survey No.313**, admeasuring 00-39-46 He-Aare-Sq. Mts. i.e. **3946 Sq. Mts.** or thereabouts introduced with Draft Town Planning Scheme No.69 (Chandkheda-Zundal-Tragad) and allotted Final Plot No.256, admeasuring 2368 Sq. Mts. or thereabouts, situate, lying and being in the Sim of Village Mouje **TRAGAD**, Taluka Ghatlodia, Registration District Ahmedabad & Sub-District **Ahmedabad-13 (City)**.

Note :- I have not scrutinized any original deeds/documents hence it is insisted to scrutinize the same before any deal/disbursal.

:- Registers & Pages for some years are unserial/torn out/destroyed particularly for the year from 1985 to 1992 hence search for those years cannot get properly and record is not trustworthy. Computer Search is available for the year from 1994 to 2015. SEARCH as available with record of the Competent Government Authority.

Place: **Ahmedabad.**

Date : **01-APR-2016.**

Jayesh Patel
(Advocate)