

TITLE CLEARANCE CERTIFICATE

To,
AGSP Construction LLP,
Vadodara.

SUB: TITLE CLEARANCE CERTIFICATE regarding
the land bearing Registration District Sub district
Vadodara being at Moje Harni bearing Block/ Surve
No. 119 having Khata No.172 admeasuring 0-48-56
sq. mtrs.

On request and as desired to issue a ***Title Clearance Certificate and non – encumbrances Certificate*** in respect of the Registration District Sub district Vadodara being at Moje Harni bearing Block/ Surve No. 119 having Khata No.172 admeasuring 0-48-56 sq. mtrs., hence, I, ***Yogesh I. Rana, Advocate***, do hereby give my opinion as to the details of which are as under:

1. I have been supplied with the following documents regarding land Registration District Sub district Vadodara being at Moje Harni bearing Block/ Surve No. 119 having Khata No.172 admeasuring 0-48-56 sq. mtrs., and I have gone through the same:
 - a. A copy of the 7/12 extract of the Revenue Survey no. 119 of Moje Harni Ta. Dist. Vadodara from the year 1951 - 52 to 1960 - 61 of the said land.
 - b. A copy of the 7/12 extract of the Revenue Survey no. 119 of Moje Harni Ta. Dist. Vadodara from the year 1961 - 62 to 1970 - 71 of the said land.



- c. A copy of the 7/12 extract of the Revenue Survey no. 119 of Moje Harni Ta. Dist. Vadodara from the year 1971 - 72 to 1981 - 82 of the said land.
- d. A copy of the 7/12 extract of the Revenue Survey no. 119 of Moje Harni Ta. Dist. Vadodara from the year 1987 - 88 to 1999 - 2000 of the said land.
- e. A copy of the Village form no. 6 of Moje Harni Ta. Dist. Vadodara.
- f. A copy of the Village form no. - 8A, having Khata no. 172 of the said Land.
- g. A copy of the N. A. Order passed by the Collector, Vadodara vide his order no. No. Jamin-D/Kalamv-65/Vasi/ 6686 to 95/17 dtd. 06/12/2017.
- h. A copy of Sale Deed executed which is executed Shaileshbhai Jashbhai (Ravjibhai) Patel in favour of Aagnay Harshalkumar Gore and Shailesh Jashbhai (Ravjibhai) Patel Partner of AGSP Construction LLP and the same was registered in the office of sub registry at Vadodara; vide Registration No. 3638 dtd. 16/03/2018.
- i. A copy of Index which is in the name of Shaileshbhai Jashbhai (Ravjibhai) Patel in favour of Aagnay Harshalkumar Gore and Shailesh Jashbhai (Ravjibhai) Patel Partner of AGSP Construction LLP and the same was registered in the office of sub registry at Vadodara; vide Registration No. 3638 dtd. 16/03/2018.



j.

k. A copy of Raja Chitthi wide Raja Chitthi No. Ward / 2-44/2018-19 issued by Nayab Nagar Vikas Adhikari, Vadodara Mahanagar Seva sadan on dtd.16/05/2018.

2. Considering the above referred documents and after verifying the revenue records that its transpires as under :

It transpired from the revenue record that The Land was in the name of Hirabhai Bhulabhai Patel and after that Hirabhai Bhulabhai Patel died, therefore names of his heirs legal heris namely Ravjibhai Hirabhai Patel were entered in the Revenue Records and the said entry was mutated in the mutation entry no. 1729.

It further transpired from the revenue records that Ravjibhai Hirabhai Patel have executed a will on dtd. 27/01/1982 in favour of Shaileshbhai Jashbhai Patel and he had entered his name in revenue record vide mutation entry No.1855.

It further transpired from the revenue records that Shaileshbhai Jashbhai (Ravjibhai) Patel had executed a sale deed in favour of Aagnay Harshalkumar Gore and Shailesh Jashbhai (Ravjibhai) Patel Partner of AGSP Construction LLP and the same was registered in the office of sub registry at Vadodara; vide Registration No. 3638 dtd. 16/03/2018 hence it is crystal clear that at no point of time the said land was transferred in the name of any other person.

3. I have also issued a public notice dated.21/06/2017 in Gujarat Samachar and Sandesh Daily News Paper and no objection has been received by me for issuing a Title Clearance Certificate of the land has been situated in the land lying and being at Registration District Sub district Vadodara being at Moje Harni bearing Block/ Surve No. 119 having Khata No.172 admeasuring 0-48-56 sq. mtrs.



4. Thus, looking to the above referred documents after getting detailed searches in the office of sub registry, Vadodara and after verifying the revenue records, I am of the opinion that the Registration District Sub district Vadodara being at Moje Harni bearing Block/ Surve No. 119 having Khata No.172 admeasuring 0-48-56 sq. mtrs., is clear, marketable and free from the reasonable doubts and also free from all encumbrances.

Date : 24/05/2018

Vadodara.



Yogesh I. Rana
(Advocate)