



Manish K. Patel - (Advocate) - 98259 40880
Chirag D. Patel - (Advocate) - 97273 44333
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Office : 079 - 27645894

Balchandbhai K. Patel Associates



TITLE CERTIFICATE

Ref: 2663

This is to certify that after investigation of available revenue records and available records of sub - registrar office Dhandhuka for last about 30 years. That the Agricultural Land lying, being and situated in the registration District of Ahmedabad, Sub - District & Taluka Dhandhuka at mouje FEDRA bearing Survey No. 511 paiki totally admesuring 25394 Sq.mtrs. paiki A) Land of 12748 sq. mtrs running in revenue account No. 495 is belonging to **Vitthalbhai Bhagvanbhai & A)** Land of 12646 sq. mtrs running in revenue account No. 81 is belonging to **Gagubhai Bhagvanbhai**, Both residing at :- Village - Fedra, Taluka - Dhandhuka, District - Ahmedabad and they have declared as under

I have published public Notice in News paper "**DIVYA BHASKAR**" regarding title of abovesaid land on 01st August, 2012. Uptill now I have not received any objection from any concern party.

In pursuance to the request and instruction given to me by above said owners of land to obtain title clearance certificate for the abovesaid property. I have investigated the title of the abovesaid property and I have verified relavant papers & documents produced to me and my opinion for abovesaid Land is as under :-

TITLE OPINION

In my opinion, The titles of abovesaid Land are clear and marketable. There is no encumbrance or attachment on abovesaid

7/A, Jay Jalaram Society, Opp. Jain Derasar,
Nr. Vyas Wadi, Nava Vadaj, Ahmedabad-380 013.





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property. This property is free from all encumbrance and attachment and free from all reasonable doubts and charges subject to :-

1. Provisions of The Bombay Tenancy and Agricultural Lands Act & N.A. use permission being obtained or purchaser being agriculturist.
2. Safeguard for minors of the family & prior consent of members of family at the time of sale of the land.
3. Certification of entries in mutation register for repayment of loan and Certificate of PEDHINAMA of Raghavbhai Hanubhai being produced and it being varified.
4. Usal Declaration on title being made & Any other Laws act and Rules if applicable.

REMARKS :-

1. All original/xerox papers and latest documents should be obtained before any transection.
2. It is remarkable that the records for some years are not available of book no.2 of sub-registar due to tearing of the books and Sub-Registrar are also noticed that " Computer generated search report are not fully trust worthy"
3. We are informed that at present no litigation / suits are filed / pending before any Judicial / Quasi Judicial Authorities.

Date : 15-09-2012.
Place : Ahmedabad.

Manish Kanubhai Patel, Advocate



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