

Manish A . Thakkar (Advocate)

Mo.+91-98986 93384

**Office Add. :- 204, 2nd Floor, Nilkanth Square, Opp-Collector Office,
Opp. Jilla Seva Sadan, Anand - 388001**

TITLE CLEARANCE CERTIFICATE

TO WHOM SO IT MAY CONCERN

Applicant :- CHETANBHAI GUNVANTBHAI RAJA
Resi.AT-Anand Ta & Di.Anand

Subject :- Title Clearance Certificate & Opinion of title in respect of an
Immovable property Non-Agricultural land At-Anand,
R.S.No.1298/1 adm. area Hec.0-35-41 aare(3541.00 Sq mtr),
Taluka -Anand, Dist-Anand, in the Registration District
Anand.

With reference to the above & Pursuant to your
Instructions. We have to state that, we have investigated the
title to the property in question more particularly described
in the title cum title clearance certificate thereon to you as
title clear and marketable :-

That from search of the records being maintained by
the District Register Anand and Sub Register Aanad for last
30 Years as also from certain documents permission etc. I
examined all the said documents and have been satisfied that
all title deeds have been stamped as well as authority officer
the provision of Law.

- (1) Copy of Village Form No.7/12
- (2) Copy of Mutation entry no.6
- (3) Copy of Village Form No. 8/A.



- (4) Copy of N.A. Permission Order.
- (5) Copy of Layout plan.
- (6) Copy of Construction permission by Avkuda.
- (7) Original Search receipt and report.

We further find that, the Original Land Lord Namely **Dahyabhai Jenabhai** in Government Revenue Record since-1974.

Then after, the subjected land R.S.No.1298/1, Adm. area 0-35-41 has been **Dahyabhai Jenabhai**, declared of tenant and the honorable court declared purchase amount and issued certificate No-2. The entry was certified by the authority that the effect was also entered in revenue record of mutation entry book village form no. 6, under Sr. No.20082/a, on dt.8/7/1974. Which please note.

Then after **Dahyabhai Jenabhai** declare to tenant by court order and issued certificate No-9 and his name entered in 7/12 in first column. The entry was certified by the authority that the effect was also entered in revenue record of mutation entry book village form no. 6, under Sr. No.33463, on dt.07/02/1985. Which please note.

Then after, Indumatiben Bhagvatprasad Dave and etc was challenged order declare to Mamalatdar tenant court in filed to DLR court in appeal no-86/81 and application partly allowed and subjected matter remanded to lower court. The entry was certified by the authority that the effect was also entered in revenue record of mutation entry book village form no. 6, under Sr. No.34833, on dt.31/12/1985. Which please note.

Then after, Dahyabhai Jenabhai was suit filed in Tribunal Court and court declared that Dahyabhai Jenabhai was a Tenant by certificate No-9. The entry was certified by the authority that the effect was also



entered in revenue record of mutation entry book village form no. 6, under Sr. No.35514, on dt.16/05/1986. Which please note.

Then after, **Dahyabhai Jenabhai** was died on dt.2/6/1995 and his legal heirs are entered in the revenue record namely **Kabhaibhai Dahyabhai, Babubhai Dahyabhai, Savitaben Dahyabhai**. The entry was certified by the authority that the effect was also entered in revenue record of mutation entry book village form no. 6, under Sr. No.52739, on dt.20/10/1995. Which please note.

Then after, **Savitaben D/o Dahyabhai and W/o Ramabhai Fatabhai** was died on dt.17/6/1999 and his legal heirs are entered in the revenue record namely **Ramilaben D/o Ramabhai, Lalajiben D/o Ramabhai, Chanchalben D/o Ramabhai, (Minor)Shankarabhai Ramabhai**. The entry was certified by the authority that the effect was also entered in revenue record of mutation entry book village form no. 6, under Sr. No.74121, on dt.19/06/2003. Which please note.

Then after the honorable T. Court declared that the subjected land effect of tenant act 87(A), then after the tenant act section 43 condition was removed the case no-6/2003. The entry was certified by the authority that the effect was also entered in revenue record of mutation entry book village form no. 6, under Sr. No.74122, on dt.19/06/2003. Which please note.

Then after, the subjected land R.S.No.1298/1, Adm. area 0-35-41 has been sale deed and Purchaser to Namely **Bhoi Nanajibhai Khodabhai** and Seller Namely **Kabhaibhai Dahyabhai, Babubhai Dahyabhai, Ramilaben D/o Ramabhai, Lalajiben D/o Ramabhai, Chanchalben D/o Ramabhai, Ramabhai Fatabhai Padhiyar Guardian of (Minor)Shankarabhai Ramabhai**. Vide Regd. Sale Deed No.3217/2003 on dt.17/06/2003, The entry was certified by the authority that the effect was also entered in revenue record of mutation entry book



village form no. 6, under Sr. No.74127, on dt.20/06/2003. Which please note.

Then after, the subjected land R.S.No.1298/1, Adm. area 0-35-41 has been sale deed and Purchaser to Namely **Prajapati Dilipbhai Pragajibhai** and Seller Namely **Bhoi Nanajibhai Khodabhai**. Vide Regd. Sale Deed No.5412/2009 on dt.01/08/2009, The entry was rejected by the authority. under Sr. No.92511, on dt.07/09/2009. Which please note.

The subjected land dispute case pending in GRT court, Ahmadabad Revision Application No-TEN/BA/96/10. The petitioner was his application is withdraw. The entry was certified by the authority that the effect was also entered in revenue record of mutation entry book village form no. 6, under Sr. No.95991, on dt.30/09/2010. Which please note.

Then after, the subjected land R.S.No.1298/1, Adm. area 0-35-41 has been sale deed and Purchaser to Namely **Prajapati Dilipbhai Pragajibhai** and Seller Namely **Bhoi Nanajibhai Khodabhai**. Vide Regd. Sale Deed No.5412/2009 on dt.01/08/2009, The entry was certified by the authority that the effect was also entered in revenue record of mutation entry book village form no. 6, under Sr. No.95992, on dt.30/09/2010. Which please note.

Then after, the subjected land R.S.No.1298/1, Adm. area 0-35-41 has been sale deed and Purchaser to Namely **Gunvantbhai Ramajibhai Raja** and Seller Namely **Prajapati Dilipbhai Pragajibhai**. Vide Regd. Sale Deed No.3670/2011 on dt.11/04/2011, The entry was certified by the authority that the effect was also entered in revenue record of mutation entry book village form no. 6, under Sr. No.99960, on dt.17/12/2011. Which please note.

The subjected land of total adm. area 0-35-41 paiki 0-01-92 aare was acquired in Indian Oil Corporation. The entry was certified by the



authority that the effect was also entered in revenue record of mutation entry book village form no. 6, under Sr. No.A/106, on dt.07/01/2012. Which please note.

We further find that the subjected property obtain Non-Agriculture purpose for Residential permission order declare by Collector Office, Anand, vide order No. LND-1/N.A./S.R./65/157/2011-12/vashi/10821 to 10828 on dt.17/12/2011. The entry was certified by the authority that the effect was also entered in revenue record of mutation entry book village form no. 6, under Sr. No.A/1080, on dt.05/04/2012, and the followed by Village form no. 7 & 12. Which please note.

Then after, **Gunvantbhai Ramajibhai Raja** was died on dt.07/06/2014 and his legal heirs are entered in the revenue record namely **Asita @ Harshita Gunvatbhai Raja, Hina Gunvantbhai Raja, Chetanbhai Gunvantbhai Raja**. The entry was certified by the authority that the effect was also entered in revenue record of mutation entry book village form no. 6, under Sr. No.A/15306, on dt.12/01/2017. Which please note.

We further find that, **Asita @ Harshita Gunvatbhai Raja, Hina Gunvantbhai Raja** are Right wave in favour of **Chetanbhai Gunvantbhai Raja**. The entry to that effect was certified and also entered in revenue record of mutation entry book village form No.6, under Sr. No.A/15402 on dt.02/02/2017, and followed by Village form no.7 & 12. Which please note.

OPINION

In view of what is stated herein above, we are of the opinion that the title to the property in question are particularly will be done, So, the subjected property described in the Schedule hereunder written is clear, marketable, free from any charge or encumbrances.



SEARCH RECEIPT AND REPORT

I have taken search in the office of the Sub Registrar in Anand, for last 30 years at Anand, vide Receipt No.4520 (2019037010671) Dated:08/05/2019.

Date : 08/05/2019

Place : Anand.



MANISH A. THAKKAR

Advocate (Anand)

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Resi.AT-Anand Ta & Di.Anand

Subject :- Title Clearance Certificate & Opinion of title in respect of an
Immovable property Non-Agricultural land At-Anand,
R.S.No.1298/2 adm. area Hec.0-35-41 aare(3541.00 Sq mtr),
Taluka-Anand, Dist-Anand, in the Registration District
Anand.

With reference to the above & Pursuant to your
Instructions. We have to state that, we have investigated the
title to the property in question more particularly described
in the title cum title clearance certificate thereon to you as
title clear and marketable :-

That from search of the records being maintained by
the District Register Anand and Sub Register Aanad for last
30 Years as also from certain documents permission etc. I
examined all the said documents and have been satisfied that
all title deeds have been stamped as well as authority officer
the provision of Law.

- (1) Copy of Village Form No.7/12
- (2) Copy of Mutation entry no.6
- (3) Copy of Village Form No. 8/A.



- (4) Copy of N.A. Permission Order.
- (5) Copy of Layout plan.
- (6) Copy of Construction permission by Avkuda.
- (7) Original Search receipt and report.

We further find that, the Original Land Lord Namely, **Dahyabhai Jenabhai, Bhikhabhai Jenabhai, Dhulabhai Kabhaibhai, Ratansinh Motibhai** in Government Revenue Record since-1974.

Then after, the subjected land R.S.No.1298/2, Adm. Arca 0-35-41 has been **Kabhaibhai Jesangbhai**, declared of tenant and the honorable court declared purchase amount and issued certificate No-2. The entry was certified by the authority that the effect was also entered in revenue record of mutation entry book village form no. 6, under Sr. No.20085, on dt.8/7/1974. Which please note.

Then after, **Dhulabhai Kabhaibhai Chavda** was died on dt.22/5/1981 and his legal heirs are entered in the revenue record namely **Punjiben D/o Dhulabhai, Govindbhai Dhulabhai, Maguben W/o Shakarbai Dhulabhai, Chandubhai Shankarbai, Lakhiben Shankarbai**, The entry was certified by the authority that the effect was also entered in revenue record of mutation entry book village form no. 6, under Sr. No.34961, on dt.27/01/1983. Which please note.

Then after, **Bhikhabhai Jenabhai** was died on dt.20/9/1992 and his legal heirs are entered in the revenue record namely **Maniben D/o Bhikhabhai, Fatesingbhai Bhikhabhai**. The entry was certified by the authority that the effect was also entered in revenue record of mutation entry book village form no. 6, under Sr. No.52302, on dt.24/08/1995. Which please note.

Then after, **Dahyabhai Jenabhai** was died on dt.2/6/1995 and his legal heirs are entered in the revenue record namely **Kabhaibhai**



Dahyabhai, Babubhai Dahyabhai, Savitaben Dahyabhai. The entry was certified by the authority that the effect was also entered in revenue record of mutation entry book village form no. 6, under Sr. No.52739, on dt.20/10/1995. Which please note.

Then after, **Ratansing Motibhai** was died on dt.28/02/1996 and his legal heirs are entered in the revenue record namely **Shantaben W/o of Ratansing, Madhuben Ratansing, Laxmiben Ratansing, Manjulaben Ratansing.** The entry was certified by the authority that the effect was also entered in revenue record of mutation entry book village form no. 6, under Sr. No.53681, on dt.21/03/1996. Which please note.

We further find that, **Shantaben W/o of Ratansing, Madhuben Ratansing, Laxmiben Ratansing, Manjulaben Ratansing** are Right wave in favour of other Land Lord. The entry to that effect was certified and also entered in revenue record of mutation entry book village from No.6, under Sr. No.58173 on dt.05/01/1998, and followed by Village form no.7 & 12. Which please note.

Then after **Kabhaibhai Jesangbhai's Legal heirs** declare to tenant by court order and issued certificate No-9 and his name entered in 7/12 in first column. The entry was certified by the authority that the effect was also entered in revenue record of mutation entry book village form no. 6, under Sr. No.58322, on dt.29/01/1998. Which please note.

We further find that, **Manguben Shankarabhai Chavda** are Right wave on dt.11/3/2001 her name was removed from revenue record. The entry to that effect was certified and also entered in revenue record of mutation entry book village from No.6, under Sr. No.82119 on dt.03/01/2006, and followed by Village form no.7 & 12. Which please note.

Then after the honorable T. Court declared that the subjected land effect of tenant act 87(A), then after the tenant act section 43 condition



was removed the case no-7/2003. The entry was certified by the authority that the effect was also entered in revenue record of mutation entry book village form no. 6, under Sr. No.82184, on dt.03/01/2006. Which please note.

Then after, the subjected land R.S.No.1298/2, Adm. area 0-35-41 aare paiki 0-17-70 has been sale deed and Purchaser to Namely **Nanabhai Khodabhai Bhoi** and Seller Namely **Punjiben Dhulabhai, Govindbhai Dhulabhai, Chandubhai Shankarabhai and Lakhinb Shankarabhai**. Vide Regd. Sale Deed No.4494/05, The entry was certified by the authority that the effect was also entered in revenue record of mutation entry book village form no. 6, under Sr. No.82125, on dt.03/01/2006. Which please note.

Then after, the subjected land R.S.No.1298/2, Adm. area 0-35-41 aare paiki 0-17-70.05 paiki 0-08-85.02 has been sale deed and Purchaser to Namely **Nanabhai Khodabhai Bhoi** and Seller Namely **Prajapati Dilipbhai Pragajibhai**. Vide Regd. Sale Deed No.1601/10, The entry was certified by the authority that the effect was also entered in revenue record of mutation entry book village form no. 6, under Sr. No.95993, on dt.30/09/2010. Which please note.

Then after, **Savitaben D/o Dahyabhai and W/o Ramabhai Fatabhai** was died on dt.17/6/1999 and his legal heirs are entered in the revenue record namely **Ramilaben D/o Ramabhai, Lalajiben D/o Ramabhai, Chanchalben D/o Ramabhai, Shankarbhai Ramabhai**. The entry was certified by the authority that the effect was also entered in revenue record of mutation entry book village form no. 6, under Sr. No.96804, on dt.04/01/2011. Which please note.



Then after, the subjected land R.S.No.1298/2, Adm. area 0-35-41 aare paiki 0-17-70.05 paiki 0-08-85.02 has been sale deed and Purchaser to Namely **Nanabhai Khodabhai Bhoi** and Seller Namely **Prajapati Dilipbhai Pragajibhai**. Vide Regd. Sale Deed No.1601/10, The entry was certified by the authority that the effect was also entered in revenue record of mutation entry book village form no. 6, under Sr. No.95993, on dt.30/09/2010. Which please note.

Then after, the subjected land R.S.No.1298/2, Adm. area 0-35-41 aare paiki 0-08-85.02 has been sale deed and Purchaser to Namely **Prajapati Dilipbhai Pragajibhai** and Seller Namely **Kabhaibhai Dahyabhai, Babubhai Dahyabhai, Ramilaben Ramabhai, Dilipbhai @ Lalajibhai Ramabhai, Champaben Ramabhai, Shankarbhai Ramabhai**. Vide Regd. Sale Deed No.7573/10 on dt.27/07/2010, The entry was certified by the authority that the effect was also entered in revenue record of mutation entry book village form no. 6, under Sr. No.95994, on dt.30/09/2010. Which please note.

Then after, **Savitaben D/o Dahyabhai and W/o Ramabhai Fatabhai** was died on dt.17/6/1999 and his legal heirs are entered in the revenue record namely **Ramilaben D/o Ramabhai, Lalajiben D/o Ramabhai, Chanchalben D/o Ramabhai, (Minor)Shankarbhai Ramabhai**. The entry was certified by the authority that the effect was also entered in revenue record of mutation entry book village form no. 6, under Sr. No.96804, on dt.04/01/2011. Which please note.

Then after, the subjected land R.S.No.1298/2, Adm. area 0-35-41 aare has been sale deed and Purchaser to Namely **Gunvantbhai Ramajibhai Raja** and Seller Namely **Prajapati Dilipbhai Pragajibhai**. Vide Regd. Sale Deed No.3672/11 on dt.11/04/2011, The entry was certified by the authority that the effect was also entered in revenue



record of mutation entry book village form no. 6, under Sr. No.99961, on dt.17/12/2011. Which please note.

We further find that the subjected property obtain Non-Agriculture purpose for Residential permission order declare by Collector Office, Anand, vide order No. LND-1/N.A./S.R./65/158/2011-12/vashi/10829 to 10836 on dt.17/12/2011. The entry was certified by the authority that the effect was also entered in revenue record of mutation entry book village form no. 6, under Sr. No.A/1115, on dt.07/04/2012, and the followed by Village form no. 7 & 12. Which please note.

Then after, **Gunvantbhai Ramajibhai Raja** was died on dt.07/06/2014 and his legal heirs are entered in the revenue record namely **Asita @ Harshita Gunvatbhai Raja, Hina Gunvantbhai Raja, Chetanbhai Gunvantbhai Raja**. The entry was certified by the authority that the effect was also entered in revenue record of mutation entry book village form no. 6, under Sr. No.A/15306, on dt.12/01/2017. Which please note.

We further find that, **Asita @ Harshita Gunvatbhai Raja, Hina Gunvantbhai Raja** are Right wave in favour of **Chetanbhai Gunvantbhai Raja**. The entry to that effect was certified and also entered in revenue record of mutation entry book village from No.6, under Sr. No.A/15402 on dt.02/02/2017, and followed by Village form no.7 & 12. Which please note.

OPINION

In view of what is stated herein above, we are of the opinion that the title to the property in question are particularly will be done, So, the subjected property described in the Schedule hereunder written is clear, marketable, free from any charge or encumbrances.



SEARCH RECEIPT AND REPORT

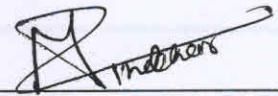
I have taken search in the office of the Sub Registrar in Anand, for last 30 years at Anand, vide Receipt No.4519 (2019037010669)

Dated:08/05/2019.

Date : 08/05/2019

Place : Anand.




MANISH A. THAKKAR

Advocate