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Dist.Ahmedabad.

23 APR 2015

TITLE CLEARANCE CERTIFICATE

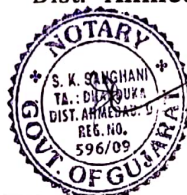
TO WHOMSOEVER IT MAY CONCERN

Subject :- Title Clear Certificate of land bearing Revenue Survey No.388p2, Area : He. Ra. Sq. Mts. 2-34-72, Assessment Rs. 7.97, Account No.54 situated in the sim of village - Kadipur, Ta.Dholera, Dist. Ahmedabad belonging to Gunvantbhai Jaydevbhai Chudasama, Residing at village- Kadipur, Ta.Dholera, Dist.Ahmedabad (Gujarat).

With reference to the above subject, I have gone through the Documents which are submitted before me and investigated in the title of above mentioned **Gunvantbhai Jaydevbhai Chudasama, Residing at Kadipur, Ta.Dholera, Dist.Ahmedabad** for his land bearing **Survey No. 388p2, admeasuring He. 2-34-72 Sq. Mts. Assessment Rs. 7.97, situated in the sim of village Kadipur, Ta.Dholera, Dist. Ahmedabad** more particularly described in the schedule and submit my Title Clearance Certificate as under.

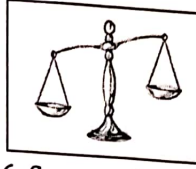
1. I have gone through the revenue records which were given to me for the said purpose.
2. The Schedule of said land mentioned below :-

All these pieces and parcels of agricultural land of village **Kadipur, Ta. Dholera, Dist. Ahmedabad** having following measurements.



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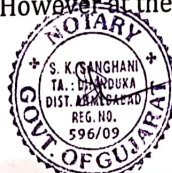
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Khata No.	Survey No.	H. R. Sq. Mts.	Assessment
54	388p2	2-34-72	7.97

Boundaries

- On East Side :- Agri. Land of R.S.No. 389.
On West Side :- Agri. Land of R.S.No. 401.
On North Side :- Agri. Land of R.S.No. 388/1.
On South Side :- Agri. Land of R.S.No. 397.

3. That, from the search of record being maintained by The Sub Registrar Dhandhuka, Dist. Ahmedabad Search taken from 1985 to 2014 and The Sub Registrar Dholera Search taken from 2014 to 2015 Search taken the last 31 years and A Public Notice was Published in "DIVYA BHASHKAR" Daily news paper on Dt. 7/02/2015 inviting any objection to issue Title Clearance Certificate for the Survey no. 388p2 of village- Kadipur. But nobody has submitted any objection for the same till date and other documents produced before me, it appears that agriculture land Survey No. 388p2, admeasuring He. 2-34-72 Sq. Mts. of village Gorasu, Ta.Dholera, Dist. Ahmedabad is of the possession as owner and occupier in the name of above mentioned person. There are neither insolvency proceedings nor any execution proceeding pending against Gunvantbhai Jaydevbhai Chudasama in any court of law. However at the time of looking revenue record





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regarding R.S.No. 388p2 I have found due of The Kadipur Seva Sahkari Mandli L.t.d , Kadipur . So, I often gave instruction to the concern parties to produce the No Due Certificate of Kadipur Seva Sahkari Mandli L.t.d but they did not complies my instruction till today.

Therefore I am of the opinion that, S.No. 388p2 of village Kadipur, Ta. Dholera, Dist. Ahmedabad is title Clear, Marketable and without any charge or encumbrance on this date subject to following condition :-

1. To be produced No Due Certificate of Kadipur Seva Sahkari Mandli L.t.d.

Brief History

The ownership and title about R.S. No. 388p2 of the village Kadipur of Gunvantbhai Jaydevbhai Chudasama, Residing at village Kadipur, Ta. Dholera, Dist. Ahmedabad.

The possession holder of R.S.No. 388 A. 11.24 G. land were Parbatsang Japabhai, Jaydev Gulabsang and Sursang Gulabsang. Vide Entry No. 65(A). Thereafter The Possession holder of R.s.No.388p , A. 2.36 G. land Sursang Gulabsang was died on Dt.11/01/58 and the name of his legal heir Jaydev Gulabsang comes



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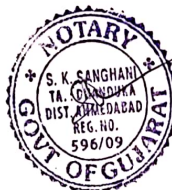
on Revenue Record by the way of sucession. Vide Entry No. 175, Dt.15/3/58. Thereafter Jaydevsinh Gulabsang Made a Dristibution amongst his sons Gunvantbhai Jaydevbhai and Chotubhai Jaydevbhai in this Distribution Gunvantbhai Jaydevbhai got R.S.No.388p2 A.5.32 G. Land. Vide Entry No. 663, Dt.24/07/80.

At present above mentioned **Gunvantbhai Jaydevbhai Chudasama** is exclusive owner and occupier of the land bearing **R. S. No. 388p2** and he is personally cultivating the same. Apart from concern revenue records, **Gunvantbhai Jaydevbhai Chudasama** made an affidavit cum declaration before Gov. Notary that, there is no lien, charge, court matter, execution proceedings not pending against said property and title for the land bearing **R. S. No. 388p2** is clear, marketable, free from any encumbrance and reasonable doubt subject to following condition.

1. To be produced No Due Certificate of The Kadipur Seva Sahkari Mandli L.t.d.

List of Documents :-

1. Certified Copy of V.H.F. 8-A, Account No. 54 of village Kadipur, Ta.Dholera, Dist.Ahmedabad.



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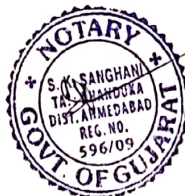


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2. Certified Copy of V.H.F. 7 of Survey No. 388p2 of village Kadipur, Ta.Dholera, Dist.Ahmedabad.
3. Certified Copy of V.H.F. 12 of Survey No. 388p2 for 1953-54 to 2005-06 and 2005-06 to 2014-15 of village Kadipur, Ta.Dholera, Dist.Ahmedabad.
4. Certified copy of V.H.F. No.6 (Record of rights) of village Kadipur, Ta.Dholera, Dist.Ahmedabad Entry No.65,172,175,663,1087.
5. Boundary Certificate issued by Talati Cum Mantri Kadipur, Ta.Dholera, Dist.Ahmedabad.
6. No Due Certificate issued by Talati Cum Mantri Kadipur, Ta.Dholera, Dist.Ahmedabad.
7. Certified copy of No Due Certificate of **Land Development Bank, Dhandhuka Branch.**
8. Notarized Affidavit cum Declaration of Gunvantbhai Jaydevbhai Chudasama.
9. A Public Notice was published in "**Divya Bhaskar**" Dt.17/02/2015 inviting any objection to issue Title Clearance Certificate for the **S.No. 388p2.** But nobody has submitted any objection for the same till date.



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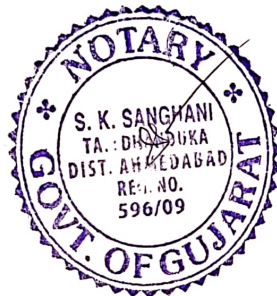
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11. Search availed receipt No. 2015027000736 from Dhandhuka Sub Registrar Office. Dt. 16/03/2015.
12. Search availed receipt No. 2015402000440 from Dholera Sub Registrar Office. Dt. 09/03/2015.

Date : 23/04/2015

Place : Dhandhuka


S. K. Sanghani
Advocate



S. K. SANGHANI

Advocate

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Sanad No. G/489/1986

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