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Dist.Ahmedabad.

TITLE CLEARANCE CERTIFICATE

16 SEP 2019

TO WHOMSOEVER IT MAY CONCERN

Subject: Title Clear Certificate of Agriculture land bearing Revenue Survey No. 523 (Old Survey No. 289/2), Total admeasuring Hect. Are. Sq. Mtrs. 2-67-71, Assessment Rs. 8.25, Account No. 575 situated on the outskirts of Village Kadipur of Taluka Dholera of District Sub District Ahmadabad belonging to Manchaba Gajubha Chudasama, Residing at Village Kadipur, Taluka Dholera, District Ahmadabad (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 **Manchaba Gajubha Chudasama** Residing at Village **Kadipur**, Taluka **Dholera**, District **Ahmadabad** (Gujarat) for her land bearing Revenue Survey No. 523 (Old Revenue Survey No. 289/2), Total admeasuring Hect. Are. Sq. Mtrs. 2-67-71, Assessment Rs. 8.25, Account No. 575 situated on the outskirts of Village **Kadipur** of Taluka **Dholera** of District Sub District **Ahmadabad** more particularly described in the schedule and submits my Title Clearance Certificate as under.



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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** of Taluka **Dholera** of District Sub District **Ahmadabad** having following measurements.

:: SCHEDULE ::

Village Account No. :- 575
Revenue Survey No. :- 523 (Old Survey No. 289/2)
Hect. Are. Sq. Mtrs. :- 2-67-71
Assessments Rs. :- 8.25

Boundaries

On East Side :- Agri. Lands of R.S.No.522 & 521.
On West Side :- Agri. Land of R.S.No.526.
On North Side :- Agri. Land of R.S.No.520.
On South Side :- Agri. Land of R.S.No.525 & 524.

3. That, from the search of record being maintained by The Sub Registrar Dhandhuka, Dist. Ahmedabad Search taken from **1990 to 2014** and The Sub Registrar Dholera Search taken from **2014 to 2019** Search taken the last **30** years and A Public Notice was



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Published in "DIVYA BHASHKAR" Daily news paper on Dt. 30/06/2019 inviting any objection to issue Title Clearance Certificate for the Revenue Survey No. 523 (Old Revenue Survey No. 289/2), Total admeasuring Hect. Are. Sq. Mtrs. 2-67-71, Assessment Rs. 8.25, Account No. 575 situated on the outskirts of Village Kadipur of Taluka Dholera of District Sub District Ahmadabad. But nobody has submitted any objection for the same till date and other documents produced before me, it appears that agriculture land Revenue Survey No. 523 (Old Revenue Survey No. 289/2), Total admeasuring Hect. Are. Sq. Mtrs. 2-67-71, Assessment Rs. 8.25, Account No. 575 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 Manchaba Gajubha Chudasama in any court of law. However at the time of looking revenue record regarding Revenue Survey No. 523 (Old R.S.No. 289/2) I have found the distribution Entry No. 1536, Dt.22/01/2014 in this distribution Gajubha Sahdevji gave R.S.No.289/2 to Manchaba Gajubha but in this distribution the consent of legal heirs of Gajubha Sahdevji was not taken So, I often gave instruction to the concern parties to produce the pedigree of Gajubha Sahdevji but they did not complies my instruction till today.



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Therefore I am of the opinion that Revenue Survey No. 523 (Old R.S.No. 289/2) 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 Pedigree of Gajubha Sahdevji.

Brief History

The ownership and title about Revenue Survey No. 523 (Old Revenue Survey No. 289/2), Total admeasuring Hect. Are. Sq. Mtrs. 2-67-71, Assessment Rs. 8.25, Account No. 575 situated on the outskirts of Village Kadipur of Taluka Dholera of District Sub District Ahmadabad belonging to Manchaba Gajubha Chudasama, Residing at residing at Village Kadipur, Taluka Dhandhuka, District Ahmadabad (Gujarat).

The possession holder of R.S.No.289/2 was Anopsang Hamirji and Karshansang Bhagvatsang. **Vide Entry No. 25(A).** Thereafter the name of Anopsang Hamirji was running as a mortgagee of said land and the names of (1) Gajraba Wd/o dajibhai Nathabhai, (2) Ranjubha Dajibhai and (3) Mahipatsang Dajibhai were running as mortgagor of said land and the mortgagee paid Rs.1500/- as a mortgage amount and Rs.500/- as sale amount to the mortgagor hence (1) Gajraba Wd/o dajibhai Nathabhai, (2) Ranjubha Dajibhai



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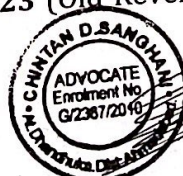
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and (3) Mahipatsang Dajibhai sold said land to Anopsang Hamirji by way of Regd. Sale deed on Dt.16/04/1970 hence the name of Anopsang Hamirji was entered in revenue record. **Vide Entry No. 512, Dt.06/11/1969.** Thereafter Anopsang Hamirji sold said land to Sahdevji Dadubha on Dt.11/03/1977 hence the name of Sahdevji Dadubha was entered in revenue record. **Vide Entry No.600, Dt.13/03/1977.** Thereafter Sahdevsinh Dadubha made distribution of his lands amongst his sons (1) Indrakumar Sahdevji Chudasama and (2) Gajubha Sadevji Chudasama and in this distribution Gajubha Sahdevji Chudasama got said R.S.No.289/2, He.2-72-15 and another agricultural lands. **Vide Entry No.1318, Dt.28/12/2010.** Thereafter Gajubha Sahdevji made distribution of his land and in this distribution he gave said land to his wife Manchaba Gajubha. **Vide Entry No.1536, Dt.22/01/2014.** Thereafter SLR (Supt of Land Record), Office Patan made Re-survey of Village Kadipur vide order no. Dso/ Resurvey/ Aakarbandh/ Kayam Khardo/ Kadipur/ 2016, Dt.16/09/2016 and in this resurvey R.S.No. 289/2 was converted in new R.S.No. 523. **Vide Entry No.1696, Dt.19/09/2016.**

At present above mentioned **Manchaba Gajubha Chudasama** is exclusive owner and occupier of the land bearing **Revenue Survey No. 523 (Old Revenue Survey No. 289/2), Total**

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admeasuring Hect. Are. Sq. Mtrs. 2-67-71, Assessment Rs. 8.25, Account No. 575 and she is personally cultivating the same. Apart from concern revenue records **Manchaba Gajubha 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 **Revenue Survey No. 523** (Old Revenue Survey No. 289/2), **Total admeasuring Hect. Are. Sq. Mtrs. 2-67-71, Assessment Rs. 8.25, Account No. 575** is clear, marketable, free from any encumbrance and reasonable doubt subject to following condition:-

1. To be produced Pedigree of Gajubha Sahdevji

List of Documents:-

1. Certified Copy of V.H.F. 8-A, Account No. 575 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
2. Certified Copy of V.H.F. 7 of R.S.No. 523 (Old R.S.No. 289/2) of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
3. Certified copy of V.H.F. No.6 (Record of rights) of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad. Entry No.25, 173, 512, 598, 600, 983, 1094, 1145, 1318, 1376*, 1536, 1545, 1696, 1884.
4. Certified Copy of V.H.F. 12 of Old R.S.No. 289/2 for the year 1953-54 to 1962-63 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
5. Certified Copy of V.H.F. 12 of old R.S.No. 289/2 for the year 1963-64 to 1973-74 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.

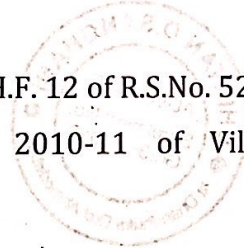


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6. Certified Copy of V.H.F. 12 of old R.S.No. 289/2 for the year 1973-74 to 1983-84 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
7. Certified Copy of V.H.F. 12 of old R.S.No. 289/2 for the year 1983-84 to 1993-94 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
8. Certified Copy of V.H.F. 12 of old R.S.No. 289/2 for the year 1993-94 to 2005-06 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
9. Certified Copy of V.H.F. 12 of R.S.No. 523 (Old R.S.No. 289/2) for the year 2005-06 to 2007-08 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
10. Certified Copy of V.H.F. 12 of R.S.No. 523 (Old R.S.No. 289/2) for the year 2008-09 to 2010-11 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
11. Certified Copy of V.H.F. 12 of R.S.No. 523 (Old R.S.No. 289/2) for the year 2011-12 to 2013-14 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
12. Certified Copy of V.H.F. 12 of R.S.No. 523 (Old R.S.No. 289/2) for the year 2014-15 to 2018-19 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
13. Boundary Certificate issued by Talati Cum Mantri of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
14. No Due Certificate issued by Talati Cum Mantri of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
15. No Due Certificate of **The Gujrat State Co. Op. Agriculture and Rural Development Bank, Dhandhuka Branch.**
16. No Due Certificate of **The Kadipur Seva Sahkari Mandli Ltd.**



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17. Certified copy of Regd. Sale deed No.195, Dt.11/03/1977 of R.S.No. 289/2 executed by and between Anopsang Hamirji Chudasama and Sahdevji Dadubha Chudasama.
18. Notarized Affidavit cum Declaration of **Manchaba Gajubha Chudasama**.
19. A Public Notice was published in "**Divya Bhaskar**" Dt.30/07/2019 inviting any objection to issue Title Clearance Certificate for the **Revenue Survey No. 523 (Old R.S.No. 289/2)** But nobody has submitted any objection for the same till date.
20. No Encumbrance Certificate issued by Sub Registrar Dhandhuka.
21. No Encumbrance Certificate issued by Sub Registrar Dholera.
22. Search availed Receipt No. 2019027002488 from Dhandhuka Sub Registrar Office. Dt.16/07/2019.
23. Search availed Receipt No. 2018402001196 from Dholera Sub Registrar Office. Dt.16/07/2019.

Date : 16/07/2019

Place : Dhandhuka

Full Name and Address:-

CHINTAN D. SANGHANI

Advocate

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(CHINTAN D. SANGHANI)

Advocate

CHINTAN D.SANGHANI

ADVOCATE

Mo.98253 20434

Enrolment No.G/2367/2010

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16 SEP 2019