

S.K. Sanghani

B.Com, LL.B.,
Advocate & Notary
Mo. 9825285510



Chintan D. Sanghani

B.Com, LL.B., Advocate
Mo. 9825320434
Mo. 9574464000

Office : 6, Swastic Complex, 1st floor,
Near Dena Bank, Station Road, Dhandhuka - 382460
Dist.Ahmedabad.

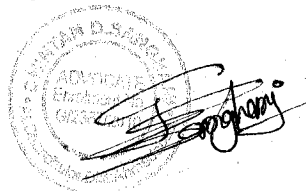
12 JAN 2021

TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Subject: Title Clear Certificate of Agriculture land bearing Revenue Survey No.158 (Old Survey No.66/2), Total admeasuring Hect. Are. Sq. Mtrs. 3-12-62, Assessment Rs. 9.00, Account No. 379 situated on the outskirts of Village - Bhimtalav of Taluka Dholera of District Sub District Ahmadabad belonging to (1) Vijaysinh Jorubha Chudasama, (2) Pravinsinh Jorubha Chudasama, (3) Dhavniba Vijaysinh Chudasama and (4) Truptiba Vijaysinh Chudasama, All residing at Village - Dholera, 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 (1) Vijaysinh Jorubha Chudasama, (2) Pravinsinh Jorubha Chudasama, (3) Dhavniba Vijaysinh Chudasama and (4) Truptiba Vijaysinh Chudasama, All residing at Village - Dholera, Taluka Dholera, District Ahmadabad (Gujarat) for their land bearing Revenue Survey No.158 (Old Survey No.66/2), Total admeasuring Hect. Are. Sq. Mtrs. 3-12-62, Assessment Rs. 9.00, Account No. 379 situated on the outskirts of Village Bhimtalav of Taluka Dholera of District Sub District Ahmadabad more particularly described in the schedule and submits my Title Clearance Certificate as under.



S.K. Sanghani
B.Com, LL.B.,
Advocate & Notary
Mo. 9825285510



Chintan D. Sanghani
B.Com, LL.B., Advocate
Mo. 9825320434
Mo. 9574464000

Office : 6, Swastic Complex, 1st floor,
Near Dena Bank, Station Road, Dhandhuka - 382460
Dist.Ahmedabad.

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

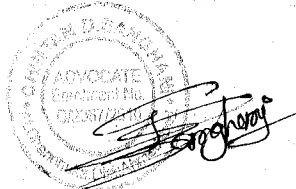
:: SCHEDULE ::

Village Account No. :- **379**
Revenue Survey No. :- **158 (Old Survey No.66/2)**
Hect. Are. Sq. Mtrs. :- **3-12-62**
Assessments Rs. :- **9.00**

Boundaries

On East Side :- Agri. Land of R.S.No.157.
On West Side :- Agri. Lands of R.S.No.160, 155 & 156.
On North Side :- Agri. Land of R.S.No.161.
On South Side :- Agri. Lands of R.S.No.155 & 156.

3. That, from the search of record being maintained by The Sub Registrar Dhandhuka, Dist. Ahmedabad Search taken from **1992 to 2014** and The Sub Registrar Dholera Search taken from **2014 to 2021** Search taken the last **30** years and A Public Notice was



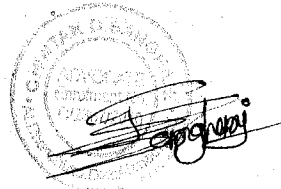
S.K. Sanghani
B.Com, LL.B.,
Advocate & Notary
Mo. 9825285510



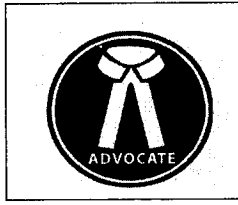
Chintan D. Sanghani
B.Com, LL.B., Advocate
Mo. 9825320434
Mo. 9574464000

Office : 6, Swastic Complex, 1st floor,
Near Dena Bank, Station Road, Dhandhuka - 382460
Dist. Ahmedabad.

Published in "DIVYA BHASHKAR" Daily news paper on
Dt.22/12/2020 inviting any objection to issue Title Clearance
Certificate for the **Revenue Survey No.158 (Old Survey No.66/2),**
Total admeasuring Hect. Are. Sq. Mtrs. 3-12-62, Assessment Rs.
9.00, Account No. 379 situated on the outskirts of Village
Bhimtalav 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.158 (Old Survey No.66/2), Total**
admeasuring Hect. Are. Sq. Mtrs. 3-12-62, Assessment Rs. 9.00,
Account No. 379 is of the possession as owner and occupier in the
name of above mentioned persons. There are neither insolvency
proceedings nor any execution proceeding pending against (1)
Vijaysinh Jorubha Chudasama, (2) Pravinsinh Jorubha
Chudasama, (3) Dhavniba Vijaysinh Chudasama and (4)
Truptiba Vijaysinh Chudasama in any court of law. However at
the time of looking revenue record regarding Revenue Survey
No.158 (Old Survey No.66/2) I have found The Order No. TNC/
Dhandhuka Taluka/ Ju.Sh./ S.R.36/2008 Vashi.3570/2008,
Dt.22/04/2008 of Dy. Collector Dholka, at - Dholka for
converted said land into old tenure from new tenure said
order was not reviewed by Hone. Collector at - Ahmedabad. So,



S.K. Sanghani
B.Com, LL.B.,
Advocate & Notary
Mo. 9825285510



Chintan D. Sanghani
B.Com, LL.B., Advocate
Mo. 9825320434
Mo. 9574464000

Office : 6, Swastic Complex, 1st floor,
Near Dena Bank, Station Road, Dhandhuka - 382460
Dist.Ahmedabad.

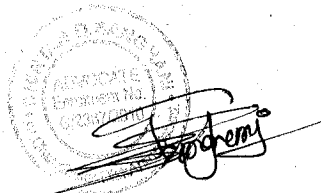
I often gave instruction to the concern parties to produce the review order of Hone. Collector at- Ahmedabad but they did not complies my instruction till today.

Therefore I am of the opinion that Revenue Survey No. 158 (Old Survey No.66/2) of Village- Bhimtalav, 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 the Review order of Hone. Collector at- Ahmedabad and delete Condition No. 8 which is indicate in the Order No. T.N.C./ Dhandhuka Taluka/ Ju.Sh./ S.R.36/2008 Vashi. 3570/2008, Dt.11/08/2011 of Dy. Collector Dholka, at Dholka.*

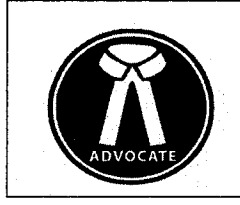
Brief History

The ownership and title about Revenue Survey No.158 (Old Survey No.66/2), Total admeasuring Hect. Are. Sq. Mtrs. 3-12-62, Assessment Rs. 9.00, Account No. 379 situated on the outskirts of Village **Bhimtalav** of Taluka **Dholera** of District Sub District **Ahmadabad** belonging to (1) **Vijaysinh Jorubha Chudasama**, (2) **Pravinsinh Jorubha Chudasama**, (3) **Dhavniha Vijaysinh Chudasama** and (4) **Truptiba Vijaysinh Chudasama**,



S.K. Sanghani

B.Com, LL.B.,
Advocate & Notary
Mo. 9825285510



Chintan D. Sanghani

B.Com, LL.B., Advocate
Mo. 9825320434
Mo. 9574464000

Office : 6, Swastic Complex, 1st floor,
Near Dena Bank, Station Road, Dhandhuka - 382460
Dist.Ahmedabad.

**All residing at Village - Dholera, Taluka Dholera, District
Ahmadabad (Gujarat).**

The possession holder of R.S.No.66/2 was Bahadursang Adesang. **Vide Entry No.26(A)**. While the tenant of said land was Reman Asmal. **Vide Entry No.26(K)**. Thereafter Bahadursang Adesang entered the names of (1) Bai Sajjanba Wd./o Manubha Takhatsang, (2) Ranubha Manubha and (3) Sahdev Manubha as a co-owner of said land. **Vide Entry No.131, Dt.05/11/1961**. Thereafter Manubha Takhatsang gave said land to Mansukhbhai Manilal Patel by way of Regi. Mortgage deed on Dt.29/06/1948 for Rs.550/- **Vide Entry No.133, Dt.05/11/1961**. Thereafter tenant Reman Asmal became possession holder of said new tenure land under the order of A.L.T. and Mamlatdar Dhandhuka in Tenancy Case No.39/1961, Dt.21/03/1962. **Vide Entry No.180(27), Dt.06/01/1967**. Thereafter Remanbhai Asmalbhai paid Rs.540/- to land owners as par Village Form No.9 of tenancy case no.39/1961, Dt.16/06/1969 hence his name was entered as a possession holder of said new tenure land. **Vide Entry No.221, Dt.17/11/1972**. Thereafter Dy. Collector Dholka, at Dholka converted said land into old tenure from new tenure vide their order No. T.N.C./ Dhandhuka Taluka/ Ju.Sh./ S.R.36/08 Vashi3570/2008, Dt.22/04/2008. **Vide Entry No.603,**

S.K. Sanghani

B.Com, LL.B.,
Advocate & Notary
Mo. 9825285510

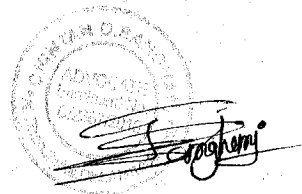


Chintan D. Sanghani

B.Com, LL.B., Advocate
Mo. 9825320434
Mo. 9574464000

Office : 6, Swastic Complex, 1st floor,
Near Dena Bank, Station Road, Dhandhuka - 382460
Dist.Ahmedabad.

Dt.30/06/2009. Thereafter Harpalsinh Ranubha Chudasama power of attorney holder of Rahemanbhai Asmalbhai sold said R.S.No.66/2, He.3-12-62 land to Vanrajsinh Khodubha Chudasama by way of Regd. Sale Deed No.54/2009, Dt.12/01/2009. **Vide Entry No.626, Dt.22/02/2010.** Thereafter Vanrajsinh Khodubhai Chudasama died on Dt.12/02/2014 and his legal heirs (1) Vilasba Wd./o Vanrajsinh Khidubha, (2) Virendrasinh Vanrajsinh Chudasama, (3) Rajendrasinh Vanrajsinh Chudasama, (4) Varshaba Vanrajsinh Chudasama and (5) Shaktisinh Vanrajsinh Chudasama comes on revenue record by way of succession. **Vide Entry No.869, Dt.05/07/2014.** Thereafter SLR (Supt of Land Record), Office Ahmedabad made Re-survey of Village Bhimtalav vide order no. Resurvey/ Dso/ Aakarbandh/ Kayam Khardo/ Bhimtalav/ 2015, Dt.14/05/2015 and in this resurvey R.S.No. 66/2 was converted in new R.S.No. 158. **Vide Entry No.935, Dt.27/05/2015.** Thereafter (1) Vilasba Wd./o Vanrajsinh Khidubha, (2) Virendrasinh Vanrajsinh Chudasama, (3) Rajendrasinh Vanrajsinh Chudasama, (4) Varshaba Vanrajsinh Chudasama and (5) Shaktisinh Vanrajsinh Chudasama sold said R.S.No.158, He.3-12-62 land to (1) Vijaysinh Jorubha Chudasama, (2) Pravinsinh Jorubha Chudasama, (3) Dhavniba Vijaysinh Chudasama and (4) Truptiba Vijaysinh



S.K. Sanghani
B.Com, LL.B.,
Advocate & Notary
Mo. 9825285510



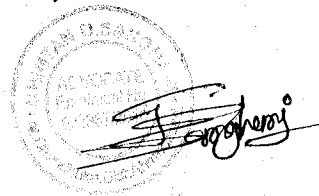
Chintan D. Sanghani
B.Com, LL.B., Advocate
Mo. 9825320434
Mo. 9574464000

Office : 6, Swastic Complex, 1st floor,
Near Dena Bank, Station Road, Dhandhuka - 382460
Dist.Ahmedabad.

Chudasama by way of Regd. Sale Deed No.571/2020,
Dt.19/08/2020. **Vide Entry No.1124, Dt.21/08/2020.**

At present above mentioned (1) **Vijaysinh Jorubha Chudasama**, (2) **Pravinsinh Jorubha Chudasama**, (3) **Dhavniba Vijaysinh Chudasama** and (4) **Truptiba Vijaysinh Chudasama**, All residing at Village - **Dholera**, Taluka **Dholera**, District **Ahmadabad (Gujarat)** are exclusive owner and occupier of the land bearing **Revenue Survey No.158 (Old Survey No.66/2)**, Total admeasuring Hect. Are. Sq. Mtrs. **3-12-62**, Assessment Rs. **9.00**, Account No. **379** and they are personally cultivating the same. Apart from concern revenue records **Vijaysinh Jorubha 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.158 (Old Survey No.66/2)**, Total admeasuring Hect. Are. Sq. Mtrs. **3-12-62**, Assessment Rs. **9.00**, Account No. **379** is clear, marketable, free from any encumbrance and reasonable doubt subject to following condition:-

- 1. To be produced the Review order of Hone. Collector at- Ahmedabad and delete Condition No. 8 which is indicate in the Order No. T.N.C./ Dhandhuka Taluka/ Ju.Sh./ S.R.36/2008 Vashi. 3570/2008, Dt.11/08/2011 of Dy. Collector Dholka, at Dholka.**



S.K. Sanghani
B.Com, LL.B.,
Advocate & Notary
Mo. 9825285510

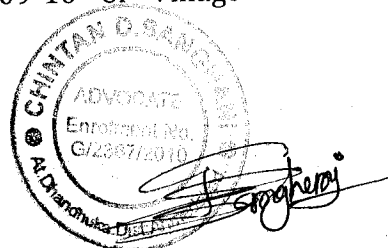


Chintan D. Sanghani
B.Com, LL.B., Advocate
Mo. 9825320434
Mo. 9574464000

Office : 6, Swastic Complex, 1st floor,
Near Dena Bank, Station Road, Dhandhuka - 382460
Dist.Ahmedabad.

List of Documents:-

1. Certified Copy of V.H.F. 8-A, Account No. 379 of Village- Bhimtalav, Ta.Dholera, Dist.Ahmedabad.
2. Certified Copy of V.H.F. 7 of R.S.No. 158 (Old R.S.No.66/2) of Village- Bhimtalav, Ta.Dholera, Dist.Ahmedabad.
3. Certified copy of V.H.F. No.6 (Record of rights) of Village- Bhimtalav, Ta.Dholera, Dist.Ahmedabad. Entry No.26A, 26K, 104(24), 131, 133, 180(27), 199, 221, 523, 538, 574, 603, 626, 869, 935, 1081, 1224.
4. Certified Copy of V.H.F. 12 of Old R.S.No.66/2 for the year 1953-54 to 1962-63 of Village- Bhimtalav, Ta.Dholera, Dist.Ahmedabad.
5. Certified Copy of V.H.F. 12 of Old R.S.No.66/2 for the year 1963-64 to 1973-74 of Village- Bhimtalav, Ta.Dholera, Dist.Ahmedabad.
6. Certified Copy of V.H.F. 12 of Old R.S.No.66/2 for the year 1973-74 to 1983-84 of Village- Bhimtalav, Ta.Dholera, Dist.Ahmedabad.
7. Certified Copy of V.H.F. 12 of Old R.S.No.66/2 for the year 1983-84 to 1994-95 of Village- Bhimtalav, Ta.Dholera, Dist.Ahmedabad.
8. Certified Copy of V.H.F. 12 of Old R.S.No.66/2 for the year 1993-94 to 2005-06 of Village- Bhimtalav, Ta.Dholera, Dist.Ahmedabad.
9. Certified Copy of V.H.F. 12 of R.S.No.158 (Old R.S.No.66/2) for the year 2004-05 to 2006-07 of Village- Bhimtalav, Ta.Dholera, Dist.Ahmedabad.
10. Certified Copy of V.H.F. 12 of R.S.No.158 (Old R.S.No.66/2) for the year 2007-08 to 2009-10 of Village- Bhimtalav, Ta.Dholera, Dist.Ahmedabad.



S.K. Sanghani

B.Com, LL.B.,
Advocate & Notary
Mo. 9825285510

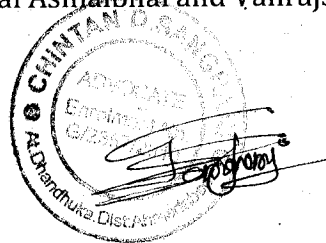


Chintan D. Sanghani

B.Com, LL.B., Advocate
Mo. 9825320434
Mo. 9574464000

Office : 6, Swastic Complex, 1st floor,
Near Dena Bank, Station Road, Dhandhuka - 382460
Dist.Ahmedabad.

11. Certified Copy of V.H.F. 12 of R.S.No.158 (Old R.S.No.66/2) for the year 2010-11 to 2012-13 of Village- Bhimtalav, Ta.Dholera, Dist.Ahmedabad.
12. Certified Copy of V.H.F. 12 of R.S.No.158 (Old R.S.No.66/2) for the year 2013-14 to 2015-16 of Village- Bhimtalav, Ta.Dholera, Dist.Ahmedabad.
13. Certified Copy of V.H.F. 12 of R.S.No.158 (Old R.S.No.66/2) for the year 2016-17 to 2018-19 of Village- Bhimtalav, Ta.Dholera, Dist.Ahmedabad.
14. Certified Copy of V.H.F. 12 of R.S.No.158 (Old R.S.No.66/2) for the year 2018-19 to 2020-21 of Village- Bhimtalav, Ta.Dholera, Dist.Ahmedabad.
15. Boundary Certificate issued by Talati Cum Mantri of Village- Bhimtalav, Ta.Dholera, Dist.Ahmedabad.
16. No Due Certificate issued by Talati Cum Mantri of Village- Bhimtalav, Ta.Dholera, Dist.Ahmedabad.
17. No Due Certificate of **The Gujrat State Co. Op. Agriculture and Rural Development Bank, Dhandhuka Branch.**
18. Copy of order of Tenancy Case No.39/1961.
19. Copy of order no. TNC/ Dhandhuka Taluka/ Ju.Sh./ S.R.36/2008 Vashi.3570/2008, Dt.22/04/2008 of Dy. Collector Dholka, at- Dholka.
20. Copy of Regd. Sale Deed No.54/2011, Dt.12/01/2009 executed by and between Harpalsinh Ranubha Chudasama power of attorney holder of Rahemanbhai Asmalbhai and Vanrajsinh Khodubha.



S.K. Sanghani

B.Com, LL.B.,
Advocate & Notary
Mo. 9825285510



Chintan D. Sanghani

B.Com, LL.B., Advocate
Mo. 9825320434
Mo. 9574464000

Office : 6, Swastic Complex, 1st floor,
Near Dena Bank, Station Road, Dhandhuka - 382460
Dist.Ahmedabad.

21. Copy of Regd. Sale Deed No.571/2020, Dt.19/08/2020 executed by and between Vilashba Wd./o Vanrajsinh Khodubha Chudasama and Vijaysinh Jorubha Chudasama and others.
22. Notarized Affidavit cum Declaration of **Chudasama Kusumba Pratapsinh.**
23. A Public Notice was published in "**Divya Bhaskar**" Dt. 22/12/2021 inviting any objection to issue Title Clearance Certificate for the **Revenue Survey No.158 (Old R.S.No.66/2)** But nobody has submitted any objection for the same till date.
24. No Encumbrance Certificate issued by Sub Registrar Dhandhuka.
25. No Encumbrance Certificate issued by Sub Registrar Dholera.
26. Search availed Receipt No.2021027000116 from Dhandhuka Sub Registrar Office. Dt.08/01/2021.
27. Search availed Receipt No.2021402000055 from Dholera Sub Registrar Office. Dt.07/01/2021.

Date : 12/01/2021

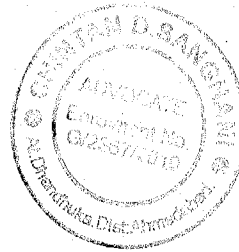
Place : Dhandhuka

Full Name and Address:-

CHINTAN D. SANGHANI

Advocate

Office : 6, Swastic Complex, 1st Floor,
Near Dena Bank, Station Road,
Dhandhuka - 382460, Dist.Ahmedabad.



(**CHINTAN D. SANGHANI**)
Advocate

CHINTAN D. SANGHANI
ADVOCATE
Mo. 9825320434
Enrollment No. 022587/2010
Office: Swastic Complex, 1st Floor,
Nr. Dena Bank, Station Road,
Dhandhuka, Dist. Ahmedabad

12 JAN 2021