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Mo. 9825285510



**Chintan D. Sanghani**  
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Office : 6, Swastie Complex, 1<sup>st</sup> floor,  
Near Dena Bank, Station Road, Dhandhuka - 382460  
Dist.Ahmedabad.

01 AUG 2019

## **TITLE CLEARANCE CERTIFICATE**

**TO WHOMSOEVER IT MAY CONCERN**

**Subject:** Title . Clear Certificate of Agriculture land bearing Revenue Survey No. 116 (Old Survey No. 1406/1), Total admeasuring Hect. Are. Sq. Mtrs. 2-32-68, Assessment Rs. 13.80, Account No. 265 situated on the outskirts of Village Bhadiyad of Taluka Dholera of District Sub District Ahmadabad belonging to Ghanshyambhai Muljibhai, Residing at Village Bhadiyad, 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 **Ghanshyambhai Muljibhai** Residing at Village **Bhadiyad**, Taluka **Dholera**, District **Ahmadabad (Gujarat)** for his land bearing **Revenue Survey No. 116** (Old Revenue Survey No. 1406/1), Total admeasuring Hect. Are. Sq. Mtrs. 2-32-68, Assessment Rs. 13.80, Account No. 265 situated on the outskirts of Village **Bhadiyad** 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  
**Bhadiyad** of Taluka **Dholera** of District Sub District **Ahmadabad**  
having following measurements.

**:: SCHEDULE ::**

Village Account No. :- 265  
Revenue Survey No. :- 116 (Old Survey No. 1406/1)  
Hect. Are. Sq. Mtrs. :- 2-32-68  
Assessments Rs. :- 13.80

**Boundaries**

On East Side :- Agri. Lands of R.S.No.114 & 113.  
On West Side :- Agri. Land of R.S.No.118.  
On North Side :- Agri. Land of R.S.No.115.  
On South Side :- Agri. Land of R.S.No.117.

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





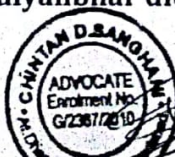
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Published in "DIVYA BHASHKAR" Daily news paper on  
Dt.14/07/2019 inviting any objection to issue Title Clearance  
Certificate for the Revenue Survey No. 116 (Old Revenue Survey  
No. 1406/1), Total admeasuring Hect. Are. Sq. Mtrs. 2-32-68,  
Assessment Rs. 13.80, Account No. 265 situated on the outskirts  
of Village Bhadiyad 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. 116 (Old Revenue Survey No.  
1406/1), Total admeasuring Hect. Are. Sq. Mtrs. 2-32-68,  
Assessment Rs. 13.80, Account No. 265 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 Ghanshyambhai Muljibhai in any court of law.  
However at the time of looking revenue record regarding  
Revenue Survey No. 116 (Old R.S.No. 1406/1) I have found the  
inheritance entry No.7180, Dt.08/01/1988 in which Kalubhai  
Kalyanbhai died and his legal heirs (1) Khimjibhai Kalyanbhai  
and (2) Khodubhai Kalyanbhai comes on revenue record by  
way of Inheritance and I have also found the inheritance entry  
No.8896, Dt.24/09/2006 in which (1) Khimjibhai Kalyanbhai  
and (2) Khodubhai Kalyanbhai died and their legal heirs (1)



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Savitaben Khimjibhai, (2) Bharatbhai Khimjibhai, (3) Kiranbhai Khimjibhai, (4) Kalpeshbhai Khimjibhai and (5) Nitaben Khimjibhai comes on revenue record by way of Inheritance So, I often gave instruction to the concern parties to produce the pedigree of (1) Late. Kalubhai Kalyanbhai, (2) Late. Khimjibhai Kalyanbhai and (3) Late. Khodubhai Kalyanbhai but they did not complies my instruction till today.

Therefore I am of the opinion that Revenue Survey No. 116 (Old R.S.No. 1406/1) of Village- Bhadiyad, 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 pedigree of (1) Late. Kalubhai Kalyanbhai, (2) Late. Khimjibhai Kalyanbhai and (3) Late. Khodubhai Kalyanbhai.
2. To be produced Certificate of Village Form No.9.
3. To be produce No Due Certificate of Dholera Group Seva Sahkari Mandli Ltd.

#### Brief History

The ownership and title about Revenue Survey No. 116 (Old Revenue Survey No. 1406/1), Total admeasuring Hect. Are. Sq. Mtrs. 2-32-68, Assessment Rs. 13.80, Account No. 265 situated





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on the outskirts of Village **Bhadiyad** of Taluka **Dholera** of District  
Sub District **Ahmadabad** belonging to **Ghanshyambhai Muljibhai**,  
Residing at residing at Village **Bhadiyad**, Taluka **Dhandhuka**,  
District **Ahmadabad (Gujarat)**.

The possession holder of Revenue Survey No. 1406/1 was  
Govindbhai Bhagvanbhai and others administrator of Sadavrat  
Charities. **Vide Entry No. 3633, Dt.06/11/1950.** Thereafter  
Govindbhai Bhagvanbhai administrator of Sadavrat Charities sold  
said land to Kalyanbhai Haribhai under the order of Tenancy Case  
No.765/59, Dt.25/07/1959. **Vide Entry No.4497, Dt.08/10/1959.**  
Thereafter Kalyanbhai Haribhai died on Dt.10/09/1968 and his  
legal heirs (1) Kalubhai Haribhai, (2) Khodabhai Kalyanbhai, (3)  
Khimbhai Kalyanbhai, (4) Narmadaben Kalyanbhai, (5) Gauriben  
Kalyanbhai, (6) Savitaben Kalyanbhai, (7) Jamanaben Kalyanbhai,  
(8) Santaben Kalayanbhai and (9) Kadaviben Wd./o Kalyanbhai  
Haribhai comes on revenue record by way of succession. **Vide**  
**Entry No.5076, Dt.01/11/1968.** Thereafter (1) Narmadaben  
Kalyanbhai, (2) Gauriben Kalyanbhai, (3) Savitaben Kalyanbhai, (4)  
Jamanaben Kalyanbhai and (5) Santaben Kalayanbhai willingly  
waved their rights from said land in favour of their other co-  
owners. **Vide Entry No.5078(A), Dt.02/11/1968.** Thereafter  
Kalubhai Kalyanbhai died on Dt.08/01/1988 and his legal heirs (1)



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Khimjibhai Kalyanbhai and (2) Khodubhai Kalyanbhai comes on revenue record by way of succession. **Vide Entry No.7180, Dt.08/01/1988.** Thereafter Dy. Collector Dholka Prant Dholka converted said land into old tenure from new tenure vide their order no. T.N.C./ Dhandhuka Taluka/ Ju.sha./ Zumbesh/ S.R.897/02, Dt.20/05/2003. **Vide Entry No.8236, Dt.30/05/2003.** Thereafter (1) Khimjibhai Kalyanbhai and (2) Khodubhai Kalyanbhai died and their legal heirs (1) Savitaben Khimjibhai, (2) Bharatbhai Khimjibhai, (3) Kiranbhai Khimjibhai, (4) Kalpeshbhai Khimjibhai and (5) Nitaben Khimjibhai comes on revenue record by way of succession. **Vide Entry No.8896, Dt.24/09/2006.** Thereafter (1) Savitaben Khimjibhai, (2) Bharatbhai Khimjibhai, (3) Kiranbhai Khimjibhai, (4) Kalpeshbhai Khimjibhai and (5) Nitaben Khimjibhai sold said R.S.No.1406/1, He.2-32-69 to Ghanshyambhai Muljibhai Bhadiyadra by way of Regi. Sale deed No.1678/2011, Dt.10/10/2011. **Vide Entry No.9820, Dt.11/10/2011.** Thereafter SLR (Supt of Land Record), Office Ahmedabad made Re-survey of Village Bhadiyad vide order no. Dso/ Resurvey/ Aakarbandh/ Kayam Khardo/ Bhadiyad/ 2017, Dt.31/03/2017 and in this resurvey R.S.No. 1406/1 was converted in new R.S.No. 116. **Vide Entry No.11088, Dt.20/04/2017.**





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At present above mentioned **Ghanshyambhai Muljibhai** is exclusive owner and occupier of the land bearing **Revenue Survey No. 116** (Old Revenue Survey No. 1406/1), **Total admeasuring Hect. Are. Sq. Mtrs. 2-32-68, Assessment Rs. 13.80, Account No. 265** and he is personally cultivating the same. Apart from concern revenue records **Ghanshyambhai Muljibhai** 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. 116** (Old Revenue Survey No. 1406/1), **Total admeasuring Hect. Are. Sq. Mtrs. 2-32-68, Assessment Rs. 13.80, Account No. 265** is clear, marketable, free from any encumbrance and reasonable doubt subject to following condition:-

- 1. To be produced the pedigree of (1) Late. Kalubhai Kalyanbhai, (2) Late. Khimjibhai Kalyanbhai and (3) Late. Khodubhai Kalyanbhai.*
- 2. To be produced Certificate of Village Form No.9.*
- 3. To be produce No Due Certificate of Dholera Group Seva Sahkari Mandli Ltd.*

**List of Documents:-**

1. Certified Copy of V.H.F: 8-A, Account No. 265 of Village- Bhadiyad, Ta.Dholera, Dist.Ahmedabad.



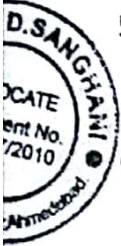
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2. Certified Copy of V.H.F. 7 of R.S.No. 116 (Old R.S.No. 1406/1) of Village- Bhadiyad, Ta.Dholera, Dist.Ahmedabad.
3. Certified copy of V.H.F. No.6 (Record of rights) of Village- Bhadiyad, Ta.Dholera, Dist.Ahmedabad. Entry No.3633, 3918, 4497, 5076, 7180, 7193, 8236, 8336, 8821, 8896, 8989, 9672, 9820, 10038, 11088, 11478.
4. Certified Copy of V.H.F. 12 of old R.S.No. 1406/1 for the year 1951-52 to 1961-62 of Village- Bhadiyad, Ta.Dholera, Dist.Ahmedabad.
5. Certified Copy of V.H.F. 12 of old R.S.No. 1406/1 for the year 1961-62 to 1970-11 of Village- Bhadiyad, Ta.Dholera, Dist.Ahmedabad.
6. Certified Copy of V.H.F. 12 of old R.S.No. 1406/1 for the year 1971-72 to 1982-83 of Village- Bhadiyad, Ta.Dholera, Dist.Ahmedabad.
7. Certified Copy of V.H.F. 12 of old R.S.No. 1406/1 for the year 1981-82 to 1992-93 of Village- Bhadiyad, Ta.Dholera, Dist.Ahmedabad.
8. Certified Copy of V.H.F. 12 of old R.S.No. 1406/1 for the year 1991-92 to 2002-03 of Village- Bhadiyad, Ta.Dholera, Dist.Ahmedabad.
9. Certified Copy of V.H.F. 12 of R.S.No. 116 (Old R.S.No. 1406/1) for the year 2005-06 to 2007-08 of Village- Bhadiyad, Ta.Dholera, Dist.Ahmedabad.
10. Certified Copy of V.H.F. 12 of R.S.No. 116 (Old R.S.No. 1406/1) for the year 2008-09 to 2010-11 of Village- Bhadiyad, Ta.Dholera, Dist.Ahmedabad.
11. Certified Copy of V.H.F. 12 of R.S.No. 116 (Old R.S.No. 1406/1) for the year 2010-11 to 2012-13 of Village- Bhadiyad, Ta.Dholera, Dist.Ahmedabad.





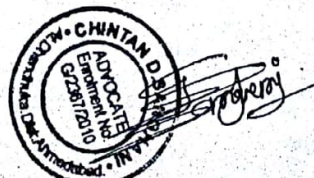
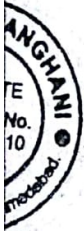
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12. Certified Copy of V.H.F. 12 of R.S.No. 116 (Old R.S.No. 1406/1) for the year 2014-15 to 2016-17 of Village- Bhadiyad, Ta.Dholera, Dist.Ahmedabad.
13. Certified Copy of V.H.F. 12 of R.S.No. 116 (Old R.S.No. 1406/1) for the year 2016-17 to 2018-19 of Village- Bhadiyad, Ta.Dholera, Dist.Ahmedabad.
14. Boundary Certificate issued by Talati Cum Mantri of Village- Bhadiyad, Ta.Dholera, Dist.Ahmedabad.
15. No Due Certificate issued by Talati Cum Mantri of Village- Bhadiyad, Ta.Dholera, Dist.Ahmedabad.
16. No Due Certificate of **The Gujrat State Co. Op. Agriculture and Rural Development Bank, Dhandhuka Branch.**
17. Xerox Copy Regi. Sale deed No.1678, Dt.10/10/2011 of R.S.No.1406/1 executed by and between Savitaben Khimjibhai and others and Ghanshyambhai Muljibhai Bhadiyadra.
18. Certified Copy of T.N.C./ Dhandhuka Taluka/ Ju.sha./ Zumbesh/ S.R.897/02, Dt.20/05/2003 of Dy. Collector Dholka Prant Dholka.
19. Certified Copy of Tenancy Case No.765/1959.
20. Pedigree of **Ghanshyambhai Muljibhai.**
21. Affidavit of **Kiranbhai Khimjibhai Patel.**
22. Notarized Affidavit cum Declaration of **Ghanshyambhai Muljibhai.**
23. Zoning Certificate.
24. A Public Notice was published in "**Divya Bhaskar**" Dt.14/07/2019 inviting any objection to issue Title Clearance Certificate for the



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**Revenue Survey No. 116 (Old R.S.No. 1406/1) But nobody has submitted any objection for the same till date.**

25. No Encumbrance Certificate issued by Sub Registrar Dhandhuka.
26. No Encumbrance Certificate issued by Sub Registrar Dholera.
27. Search availed Receipt No. 2019027002777 from Dhandhuka Sub Registrar Office. Dt.31/07/2019.
28. Search availed Receipt No. 2019402001395 from Dholera Sub Registrar Office. Dt.31/07/2019.

Date : 01/08/2019

Place : Dhandhuka

Full Name and Address:-

**CHINTAN D. SANGHANI**

Advocate

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Advocate

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ADVOCATE

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Enrolment No.G/2367/2010

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01 AUG 2019

