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Dist.Ahmedabad.

TITLE CLEARANCE CERTIFICATE

27 FEB 2019

TO WHOMSOEVER IT MAY CONCERN

Subject: Title Clear Certificate of Agriculture land bearing Revenue Survey No. 153 (Old Survey No. 107), Total admeasuring Hect. Are. Sq. Mtrs. 1-91-35 Jarayat From East side, Assessment Rs. Pro rata from 10.60, Account No. 460 situated on the outskirts of Village Shela of Taluka Dholera of District Sub District Ahmadabad belonging to Prasannaba Digvijaysinh Chudasama, Resi. At - 19, Aaryvijay Society, Bhavnagar Road, Dhandhuka, Ta. Dhandhuka, 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 Prasannaba Digvijaysinh Chudasama, Residing at 19, Aaryvijay Society, Bhavnagar Road, Dhandhuka, Ta.Dhandhuka, Dist.Ahmedabad (Gujarat) for her land bearing Revenue Survey No. 153 (Old Survey No. 107), Total admeasuring Hect. Are. Sq. Mtrs. 1-91-35 Jarayat From East side, Assessment Rs. Pro rata from 10.60, Account No. 460 situated on the outskirts of Village Shela 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 Shela of Taluka Dholera of District Sub District Ahmadabad having following measurements.

:: SCHEDULE ::

Village Account No. :- 460
Revenue Survey No. :- 153 (Old Survey No. 107)
Hect. Are. Sq. Mtrs. :- 1-91-35 Jarayat From East side
Assessments Rs. :- Pro rata from 10.60

Boundaries

(As par Sale deed No.1515, Dt.31/12/2018)

On East Side :- Agri. Lands of R.S.No.157.
On West Side :- Agri. Land of R.S.No.153 Paiki.
On North Side :- Shela - Kashindra Road.
On South Side :- Agri. Land of R.S.No.154 & 156.

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. 26/01/2019 inviting any objection to issue Title Clearance Certificate for the Revenue Survey No. 153 (Old Survey No. 107), Total admeasuring Hect. Are. Sq. Mtrs. 1-91-35 Jarayat From East side, Assessment Rs. Pro rata from 10.60, Account No. 460 situated on the outskirts of Village Shela 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. 153 (Old Survey No. 107), Total admeasuring Hect. Are. Sq. Mtrs. 1-91-35 Jarayat From East side, Assessment Rs. Pro rata from 10.60, Account No. 460 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 Prasannaba Digvijaysinh Chudasama in any court of law. However at the time of looking revenue record regarding Revenue Survey No. 153 (Old Survey No. 107) I have found The Order No. T.N.C./ DHANDHUKA/ JUSH/ ZUMBESH S.R. 268/2005, Dt.04/07/2005 of Dy. Collector and Dholka Prant at Dholka For converted said land into old Tenure said order was not review by Hone. Collector at- Ahmedabad. So, I often gave instruction to the concern parties to produce the review order



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of Hone. Collector at- Ahmedabad but they did not comply
my instruction till today.

Therefore I am of the opinion that, Revenue Survey No.
153 (Old Survey No. 107) of Village- Shela, 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 / ZUMBESH/ JUSH/
S.R. 268/05, Dt.04/07/2005 of Dy. Collector and Dholka
Prant at Dholka.*



Brief History

The ownership and title about Revenue Survey No. 153
(Old Revenue Survey No. 107), Total admeasuring Hect. Are. Sq.
Mtrs. 1-91-35 Jarayat From East side, Assessment Rs. Pro rata
from 10.60, Account No. 460 situated on the outskirts of Village
Shela of Taluka Dholera of District Sub District Ahmadabad
belonging to Prasannaba Digvijaysinh Chudasama, Residing at
19, Aaryvijay Society, Bhavnagar Road, Dhandhuka, Ta. Dhandhuka,
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The possession holder of Revenue Survey No. 107 Sarafali
Kamruddin died and his brother Razabali Kamruddin became



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possession holder of said land. **Vide Entry No.156.** Thereafter Rajjabali Kamruddin transferred his mortgage rights in favour of Jeshankar Prabhashankar and Krushnkant Ramchandra by the way of Regi. Deed of mortgage rights transfer. **Vide Entry No.329, Dt.14/06/1942.** Thereafter Raghubhai Mansangbhai sold said land to Jeshankar Prabhashankar and Krushnkant Ramchandra by the way of Regd. Sale deed. **Vide Entry No. 330, Dt.14/06/1942.** Thereafter the name of Raghav Mansang entered as a protected tenant of said land in the year 1946-47 according to the Tenancy Act. **Vide Entry No. 426, Dt.17/11/1947.** Thereafter Dhanjibhai Raghavbhai, Savjibhai Raghavbhai and Chaturbhai Raghavbhai cultivated said land in the year 1952-53 hence their name were entered as a ordinary tenant. **Vide Entry No. 480, Dt.18/02/1957.** Thereafter Dhanjibhai Raghavbhai, Savjibhai Raghavbhai and Chaturbhai Raghavbhai became possession holder of said new tenure land under the order of A.L.T. Mamlatdar shree in the Tenancy Case No.764. **Vide Entry No. 644/2, Dt.30/12/1966.** Thereafter Dhanjibhai Raghavbhai and others paid Rs.2170.50 to land Lord Jeshankar Prabhasankar according to Tenancy Case No.154/A/60, Dt.29/05/1967 and according to Taluka Form No.9 the names of tenant were entered as possession holder of said land and this land tenure shall be subject to Section - 43 of Tenancy Act.



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Vide Entry No. 650, Dt.01/09/1967. Thereafter Dhanjibhai Raghavbhai died and his legal heirs (1) Bai Motiben Wd./o Dhanjibhai, (2) Jamanben Dhanjibhai, (3) Samuben Dhanjibhai, (4) Minor Narsang Dhanjibhai and (5) Minor Baldev Dhanjibhai, Minors guardian Motiben Dhanjibhai comes on revenue record by the way of succession. **Vide Entry No.711, Dt.15/06/1970.** Thereafter (1) Jamanben Dhanjibhai and (2) Samuben Dhanjibhai takeoff their rights from said land. **Vide Entry No.712, Dt.20/06/1970.** Thereafter Savjibhai Raghavbhai died on Dt.11/02/1982 and his legal heirs (1) Lakhmanbhai Savjibhai, (2) Gordhanbhai Savjibhai, (3) Ramsangbhai Savjibhai, (4) Ramben Savjibhai, (5) Minor Rupsangbhai Savjibhai, (6) Minor Panchabhai Savjibhai's guardian Lakhmanbhai Savjibhai and (7) Jakuben Wd./o Savjibhai Raghavbhai comes on revenue record by the way of succession. **Vide Entry No.828, Dt.17/04/1982.** Thereafter Chaturbhai Raghavbhai takeoff his rights from said land. **Vide Entry No.872, Dt.28/04/1987.** Thereafter Minor Narsangbhai Dhanjibhai and Minor Minor Baldevbhai Dhanjibhai became adult and the name of their guardian Motiben Dhanjibhai deleted from revenue record. **(As par V.H.F No.7/12 From the years 1981-82 to 1993-94).** Thereafter (1) Lakhmanbhai Savjibhai, (2) Gordhanbhai Savjibhai, (3) Ramsangbhai Savjibhai, (4) Ramben Savjibhai, (5) Minor



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Rupsangbhai Savjibhai, (6) Minor Panchabhai Savjibhai's guardian Lakhmanbhai Savjibhai and (7) Jakuben Wd./o Savjibhai Raghavbhai takeoff their rights from said land. **Vide Entry No.873, Dt.28/04/1987.** Thereafter R.S.No.107, Hect. Are. Sq. Mtrs.0-23-76, Assessment Rs.1.10 land was gone into the road deduction hence Mamlatdar shree Dhandhuka deduction its assessments vide their order no. Jamin/ Vashi. Mamlatdar office, Dhandhuka, Dt.28/09/1992. **Vide Entry No. 922, Dt.15/11/1992.** Thereafter Motiben Dhanjibhai died on Dt.17/04/2000 and her name was deleted from revenue record. **Vide Entry No. 1003, Dt.31/12/2001.** Thereafter Hone. Dy. Collector and Dholka Prant at Dholka converted said land in old tenure from new tenure vide their order No. T.N.C./ DHANDHUKA JUSH/ ZUBESH/ S.R. 268/2005, Dt.04/07/2005. **Vide Entry No.1064, Dt.02/12/2005.** Thereafter SLR (Supt of Land Record), Office Ahemdabad made Re-survey of Village Shela vide order no. Jamin/ Resurvey/ Record/ Promulgation/ Shela/ 2015, Dt.31/12/2015 and in this resurvey R.S.No.107 was converted in new R.S.No.153. **Vide Entry No.1356, Dt.06/01/2016.** Thereafter Mamlatdar Shree Dholera passed correction order no. Jamin/ Sudhara Hukam/ Shela/ S.R.90/17/ Vashi.468/2018, Dt.19/09/2017 and the deleted the impression of Entry No.1396 from said land. **Vide Entry No.1462,**



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Dt.06/01/2018. Thereafter Narsangbhai Dhanjibhai and Baldevbhai Dhanjibhai sold said R.S.No.153 (Old R.S.No.107), Hect. Are. Sq. Mtrs.2-44-48 Jarayat, 0-23-76 Po.Kha.A. and 0-04-05 Po.Kha.B, Total Hect. Are. Sq. Mtrs.2-72-29 Paiki East side Hect. Are. Sq. Mtrs. 1-91-35 Jarayat land to Prasannaba Digvijaysinh Chudasama and West side Hect. Are. Sq. Mtrs. 0-80-94 to Rathod Jagdishbhai Baldevbhai and others by the way of Regd. Sale deed No.1515, Dt.31/12/2018. Vide Entry No.1545, Dt.11/01/2019.

At present above mentioned **Prasannaba Digvijaysinh Chudasama** is exclusive owner and occupier of the land bearing **Revenue Survey No. 153 (Old Survey No. 107)**, Total admeasuring Hect. Are. Sq. Mtrs. 1-91-35 Jarayat From East side, Assessment Rs. Pro rata from 10.60, Account No. 460 and she is personally cultivating the same. Apart from concern revenue records **Prasannaba Digvijaysinh 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. 153 (Old Survey No. 107)**, Total admeasuring Hect. Are. Sq. Mtrs. 1-91-35 Jarayat From East side, Assessment Rs. Pro rata from 10.60, Account No. 460 is clear, marketable, free from any encumbrance and reasonable doubt subject to following condition:-



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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 / ZUMBESH/ JUSH/ S.R. 268/05; Dt.04/07/2005 of Dy. Collector and Dholka Prant at Dholka.

List of Documents:-

1. Certified Copy of V.H.F. 8-A, Account No. 460 of Village- Shela, Ta.Dholera, Dist.Ahmedabad.
2. Certified Copy of V.H.F. 7 of R.S.No. 153 (Old R.S.No. 107) of Village- Shela, 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.156, 329, 330, 644, 650, 711, 712, 828, 872, 873, 922, 1003, 1064, 1356, 1396, 1397, 1462, 1545, 426, 746, 812, 935, 1064, 1108, 1109, 1110, 1356, 1358, 1391, 1513.
5. Certified Copy of V.H.F. 12 of old R.S.No. 107 (New R.S.No. 153) for the year 1951-52 to 1961-62 of Village - Shela, Ta.Dholera, Dist.Ahmedabad.
6. Certified Copy of V.H.F. 12 of old R.S.No. 107 (New R.S.No. 153) for the year 1961-62 to 1970-71 of Village- Shela, Ta.Dholera, Dist.Ahmedabad.
7. Certified Copy of V.H.F. 12 of old R.S.No. 107 (New R.S.No. 153) for the year 1971-72 to 1982-83 of Village- Shela, Ta.Dholera, Dist.Ahmedabad.



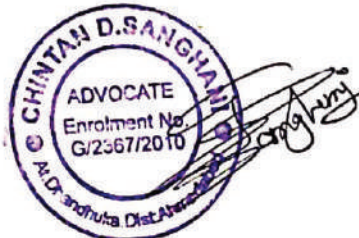
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8. Certified Copy of V.H.F. 12 of old R.S.No. 107 (New R.S.No. 153) for the year 1981-82 to 1993-94 of Village- Shela, Ta.Dholera, Dist.Ahmedabad.
9. Certified Copy of V.H.F. 12 of old R.S.No. 107 (New R.S.No. 153) for the year 1994-95 to 2005-06 of Village- Shela, Ta.Dholera, Dist.Ahmedabad.
10. Certified Copy of V.H.F. 12 of R.S.No. 153 (Old R.S.No. 107) for the year 2005-06 to 2007-08 of Village- Shela, Ta.Dholera, Dist.Ahmedabad.
11. Certified Copy of V.H.F. 12 of R.S.No. 153 (Old R.S.No. 107) for the year 2008-09 to 2010-11 of Village- Shela, Ta.Dholera, Dist.Ahmedabad.
12. Certified Copy of V.H.F. 12 of R.S.No. 153 (Old R.S.No. 107) for the year 2011-12 to 2013-14 of Village- Shela, Ta.Dholera, Dist.Ahmedabad.
13. Certified Copy of V.H.F. 12 of R.S.No. 153 (Old R.S.No. 107) for the year 2014-15 to 2016-17 of Village- Shela, Ta.Dholera, Dist.Ahmedabad.
14. Boundary Certificate issued by Talati Cum Mantri of Village- Shela, Ta.Dholera, Dist.Ahmedabad.
15. No Due Certificate issued by Talati Cum Mantri of Village- Shela, Ta.Dholera, Dist.Ahmedabad.
16. No Due Certificate of The Gujrat State Co. Op. Agriculture and Rural Development Bank, Dhandhuka Branch.



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17. Copy of order No. T.N.C./ DHANDHUKA JUSH/ ZUBESH/ S.R. 268/2005, Dt.04/07/2005 issued by Dy. Collector Dholka, At.Dholka.
18. Copy of Pedigree of Narsangbhai Dhanjibhai.
19. Copy of Pedigree of Baldevbhai Dhanjibhai.
20. Notarized Affidavit cum Declaration of Prasannaba Digvijaysinh Chudasama.
21. Copy of Mortgage deed No.994, Dt.22/06/1942 of R.S.No.107 (New R.S.No153) executed by and between Maheta Jeshankar Prabhashankar and other and Vora Razabali Kamruddin.
22. Copy of Sale deed No.995, Dt.22/06/1942 of R.S.No.107 (New R.S.No153) executed by and between Maheta Jeshankar Prabhashankar and other and Patel Raghubhai Mansangbhai.
23. A Public Notice was published in "Divya Bhaskar" Dt.25/01/2019 inviting any objection to issue Title Clearance Certificate for the Revenue Survey No. 153 (Old R.S.No. 107) 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. 2019027000560 from Dhandhuka Sub Registrar Office. Dt.25/02/2019.
27. Search availed Receipt No. 2019402000279 from Dholera Sub Registrar Office. Dt.25/02/2019.

Date : 27/02/2019

Place : Dhandhuka

Full Name and Address:-

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ADVOCATE

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