

**B.COM. L.L.B.,
ADVOCATE & NOTARY
MO. 9825285510**



**B.COM. L.L.B.,
ADVOCATE
MO. 9825320434
MO. 9574464000**

OFFICE: 6, SWASTIC COMPLEX, 1ST FLOOR,
NEAR DENA BANK, STATION ROAD, DHANDHUKA - 382460
DIST. AHMEDABAD.

TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Subject: Title Clear Certificate of land bearing Revenue Survey No. 154 (Old R.S.No.104), Area: He. Ra. Sq. Mts.2-38-78, Assessment Rs.11.05, Account No.440 situated in the sim of Village-Shela, Ta.Dholera, Dist.Ahmedabad belonging to Manishkumar Bachulal Shah Residing at Village-Gadh, Ta.Palanpur, Dist.Banaskantha (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 **Manishkumar Bachulal Shah** Residing at **Village-Gadh, Ta.Palanpur, Dist.Banaskantha** for his land bearing **Revenue Survey No.154 (Old R.S.No.104), Area: He. Ra. Sq. Mts.2-38-78, Assessment Rs.11.05, Account No.440** situated in the sim of village-**Shela, Ta. Dholera, Dist. Ahmedabad** more particularly described in the schedule and submits 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:-





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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 **Manishkumar Bachulal Shah** Residing at **Village-Gadh, Ta.Palanpur, Dist.Banaskantha** for his land bearing **Revenue Survey No.154 (Old R.S.No.104), Area: He. Ra. Sq. Mts.2-38-78, Assessment Rs.11.05, Account No.440** situated in the sim of village-Shela, Ta. Dholera, Dist. Ahmedabad more particularly described in the schedule and submits 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:-



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All these pieces and parcels of agricultural land of Village-
Shela, Ta.Dholera, Dist.Ahmedabad having following
measurements.

Khata No.	R.S.No.	H. R. Sq. Mts.	Assessment
440	154 (Old R.S.No.104)	2-38-78	11.05

Boundaries

- On East Side** :- Agri. Land of R.S.No.156 and 155.
On West Side :- Agri. Land of R.S.No.150 and 151.
On North Side :- Agri. Land of R.S.No.153.
On South Side :- Agri. Land of R.S.No.146.



3. That, from the search of record being maintained by The Sub Registrar Dhandhuka, Dist. Ahmedabad Search taken from **1988 to 2014** and The Sub Registrar Dholera Search taken from **2014 to 2017** Search taken the last **30** years and A Public Notice was Published in **"DIVYA BHASHKAR"** Daily news paper on Dt. 11/07/2017 inviting any objection to issue Title Clearance Certificate for the **R.S.No.154 (Old R.S.No.104)** of village- **Shela**. But nobody has submitted any objection for the same till date and other documents produced before me, it appears that agriculture land **R.S.No.154 (Old R.S.No.104); Area: He. Ra. Sq. Mts.2-38-78, Assessment Rs.11.05, Account No.440** of village **Shela, Ta**



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Dholera, Dist. Ahmedabad 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 **Manishkumar Bachulal Shah** in any court of law. I have found The Order No. T.N.C./ DHANDHUKA TALUKA/ JUSH/ S.R/ 82/08, Dt.10/06/2008 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 of Hone. Collector at- Ahmedabad but they did not complies my instruction till today.



Therefore I am of the opinion that, R.S.No. 154 (Old R.S.No.104) 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 TALUKA/ JUSH/ S.R/ 82/08, Dt.10/06/2008 of Dy. Collector and Dholka Prant at Dholka.



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Brief History

The ownership and title about R.S.No. 154 (Old R.S.No.104),
Area: He. Ra. Sq. Mts.2-38-78, Assessment Rs.11.05, Account
No.440 of the village-Shela, Ta.Dholera, Dist-Ahmedabad of
Manishkumar Bachulal Shah Residing at Village-Gadh,
Ta.Palanpur, Dist.Banaskantha

The possession holder of R.S.No.104 Vishnupal Nitvarlal died
on Dt.30/04/1946 and his legal heirs Drupadlal, Virendralal and
Vinodlal were entered in revenue record by the way of succession
and the name of his elder son Drupadlal Vishnupal was entered as
administrator of said land and another undivided lands. **Vide Entry
No.400.** Thereafter in the year of 1946-47 the name of Dharamshi
Kalu was entered as a protected tenant of said land according to
Section-3(A) of Tenancy Act. **Vide Entry No.426, Dt.27/11/1947.**
Thereafter the tenant Dharamshibhai Kalubhai purchased said land
by order of A.L.T. and Mamlatdar at Dhandhuka in tenancy Case
No.88/58, Dt.10/11/1958 of The Tenancy Act under section 32(G).
Vide Entry No.559, Dt.15/10/1959. Thereafter Dharamshibhai
Kalubhai paid purchase price Rs.540.00 as per order of A.L.T and
Mamlatdar at Dhandhuka in Tenancy Case No.88/58 and A.L.T and
Mamlatdar at Dhandhuka issued From No.9 in favour of
Dharamshibhai Kalubhai. **Vide Entry No.678, Dt.26/10/1968.**



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Thereafter Dharamshibhai Kalubhai died on Dt.02/04/1992 and his legal heirs Bhikhabhai Dharamshibhai, Savjibhai Dharamshibhai, Ranchodbhai Dharamshibhai, Vashrambhai Dharamshibhai, Bachuben Dharamshibhai, Champaben Dharamshibhai, Gangaben Dharamshibhai, Takhuben Dharamshibhai and Jamnaben Wd./o Dharamshibhai Kalubhai comes on revenue record by the way of succession. **Vide Entry No.919, Dt.18/04/1992.** Thereafter Hone. Dy. Collector and Dholka Prant at Dholka converted said land in old tenure from new tenure vide order No. T.N.C./ DHANDHUKA TALUKA/ JUSH/ S.R/ 82/08, Dt.10/06/2008. **Vide Entry No.1090, Dt.12/06/2008.** Thereafter Bachuben Dharamshibhai, Champaben Dharamshibhai, Gangaben Dharamshibhai and Takhuben Dharamshibhai waived their rights from said land. **Vide Entry No.1142, Dt.09/09/2010.** Thereafter Jamnaben Wd./o. Dharamshibhai Kalubhai died and her name was removed from revenue record. **Vide Entry No.3344, Dt.26/06/2015.** Thereafter SLR (Supt of Land Record), Office Ahmedabad 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.102 was converted in new R.S.No.155. **Vide Entry No.1356, Dt.06/01/2016.** Thereafter Vashrambhai Dharamshibhai, Ranchodbhai Dharamshibhai, Savjibhai Dharamshibhai and Bhikhabhai Dharamshibhai sold R.S.No.154, He.2-38-78 land to



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Manishkumar Bachulal Shah by the way of Regd. Sale deed No. 1513/2016, Dt. 09/11/2016. Vide Entry No. 1383, Dt. 09/11/2016.

At present above mentioned **Manishkumar Bachulal Shah** is exclusive owner and occupier of the land bearing **R.S.No.154 (Old R.S.No.104)** and he is personally cultivating the same. Apart from concern revenue records **Manishkumar Bachulal Shah** 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.154 (Old R.S.No.104)** 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/ JUSH/ S.R/ 82/08, Dt.10/06/2008 of Dy. Collector and Dholka Prant at Dholka.

List of Documents:-

1. Certified Copy of V.H.F. 8-A, Account No.440 of village Shela, Ta.Dholera, Dist.Ahmedabad.
2. Certified Copy of V.H.F. 7 of R.S.No.154 (Old R.S.No.104) of village Shela, Ta.Dholera, Dist.Ahmedabad.
3. Certified Copy of V.H.F. 12 of R.S.No.154 (Old R.S.No.104) for 1951-52 to 2005-06 of village Shela, Ta.Dholera, Dist.Ahmedabad.



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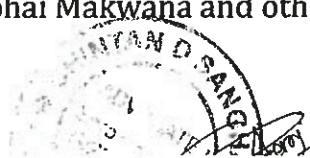


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4. Certified Copy of V.H.F. 12 of R.S.No.154 (Old R.S.No.104) for 2005-06 to 2015-16 of village Shela, Ta.Dholera, Dist.Ahmedabad.
5. Certified copy of V.H.F. No.6 (Record of rights) of village Bhimtalav, Ta.Dholera, Dist.Ahmedabad Entry No.400, 426, 678, 559, 801, 919, 1090, 1108, 1119, 1142, 1344, 1356, 1382, 1383.
6. Boundary Certificate issued by Talati Cum Mantri of village Shela, Ta.Dholera, Dist.Ahmedabad.
7. No Due Certificate issued by Talati Cum Mantri of village Shela, Ta.Dholera, Dist.Ahmedabad.
8. No Due Certificate of **The Gujrat State Co. Op. Agriculture and Rural Development Bank, Dhandhuka Branch.**
9. Copy of pedigree of Jamnaben Dharamshibhai Makwana.
10. Copy of Sale deed No.1513, Dt.09/11/2016 executed by and between Bhikhabhai Dharamshibhai and others and Manishkumar Bachulal Shah of R.S.No.154 (Old R.S.No.104).
11. Copy of Ragi. Declaration No.1514, Dt.09/11/2016 executed by Bhikhabhai Dharamshibhai and others.
12. Copy of Ragi. Declaration No.1526, Dt.17/11/2016 executed by Bachuben Dharamshibhai W./o. Samatbhai Pathabhai Hapani and others.
13. Copy of Ragi. Declaration No.1517, Dt.17/11/2016 executed by Kantuben Bhikhabhai Makwana and others.



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14. Copy of Ragi. Declaration No.1529, Dt.18/11/2016 executed by Vinuben Ranchodbhai Makwana and others.
15. Copy of Ragi. Declaration No.1530, Dt.18/11/2016 executed by Jasuben Savjibhai Makwana and others.
16. Copy of Ragi. Declaration No.1531, Dt.18/11/2016 executed by Shantuben Vashrambhai Makwana and others.
17. Notarized Affidavit cum Declaration of Manishkumar Bachulal Shah.
18. A Public Notice was published in "Divya Bhaskar" Dt.11/07/2017 inviting any objection to issue Title Clearance Certificate for the R.S.No.154 (Old R.S.No.104) But nobody has submitted any objection for the same till date.
19. Search availed receipt No.2017027001581 from Dhandhuka Sub Registrar Office. Dt.17/07/2017.
20. Search availed receipt No.2017402000910 from Dholera Sub Registrar Office. Dt.12/07/2017.

Date: 28/07/2017

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

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Enrolment No.G/2367/2010

Office:Swastic Complex, 1st Floor,

Nr.Dena Bank, Station Road,

DHANDHUKA, Dist.Ahmedabad.

28/07/2017

