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

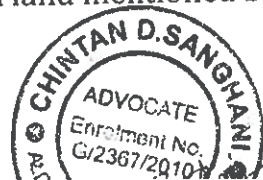
## **TITLE CLEARANCE CERTIFICATE**

**TO WHOMSOEVER IT MAY CONCERN**

**Subject: Title Clear Certificate of land bearing Revenue Survey No. 155 (Old R.S.No.102), Area: He. Ra. Sq. Mts.2-98-12, Assessment Rs.14.25, Account No.369 situated in the sim of Village-Shela, Ta.Dholera, Dist.Ahmedabad belonging to Hirabhai Savjibhai Residing at village-Shela, Ta.Dholera, 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 **Hirabhai Savjibhai** Residing at **Shela, Ta. Dholera, Dist. Ahmedabad** for their land bearing **Revenue Survey No.155 (Old R.S.No.102), Area: He. Ra. Sq. Mts.2-98-12, Assessment Rs.14.25, Account No.369** 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
369	155 (Old R.S.No.102)	2-98-12	14.35

**Boundaries**

- On East Side** :- Agri. Land of R.S.No.103.  
**On West Side** :- Agri. Land of R.S.No.154.  
**On North Side** :- Agri. Land of R.S.No.156.  
**On South Side** :- Agri. Land of R.S.No.145.

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.155 (Old R.S.No.102) 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. 155 (Old R.S.No.102), Area: He. Ra. Sq. Mts.2-98-12, Assessment Rs.14.25, Account No.369 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 Hirabhai Savjibhai in any court of law. However at the time of looking revenue record regarding 155 (Old R.S.No.102), I have found Savjibhai Odhubhai made family Partition between his two sons and in this family Partition Hirabhai Savjibhai got R.S.No.102 and 93 and Dalsukhbhai Savjibhai got R.S.No.103 and 118. Vide Entry No.917, Dt.13/11/1991. But at the time of family partition the consents of (1) Chandubhai Savjibhai and (2) Labhuben Savibhai the legal heirs of Savjibhai Odhubhai were not taken So, I often gave instruction to the concern parties to produce the consent of the legal heirs of Savjibhai Odhubhai but they did not complies my instruction till today.

Therefore I am of the opinion that, R.S.No.155 (Old R.S.No.102) 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 consents of (1) Chandubhai Savjibhai and (2) Labhuben Savibhai the legal heirs of Savjibhai Odhubhai.



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### Brief History

The ownership and title about R.S.No.155 (Old R.S.No.102) of the village-Shela, Ta.Dholera, Dist-Ahmedabad of Hirabhai Savjibhai Residing at village- Shela, Ta.Dholera, Dist. Ahmedabad.

The possession holder of R.S.No.102 was Hariram Gangaram died on Dt.24/03/1939 and his legal heirs Mulshankar Hariram, Lalshankar Hariram and Chotalal Hariram comes on revenue record by the way of succession. **Vide Entry No.297, Dt.08/09/1939.** Thereafter R.S.No.102 and another agriculture land were entered in the name of Chotalal Hariram by the way of distribution amongst brothers on Dt.26/08/1939 after the death of Lalshankar Hariram and Hariram Gangaram. **Vide Entry No.298, Dt.08/09/1939.** Thereafter in the year 1946-47 the name of Govind kalu was entered as a tenant of said land and another agriculture land according to Tenancy Act Section-3A. **Vide Entry No.426, Dt.27/11/1947.** Thereafter Govind Kalu waived his possession and Chotalal Harilal take the possession of said land according to T.N.C 1292, Dt. **Vide Entry No.431, Dt. 22/08/1949.** Thereafter Govind Kalu cultivating said land in the year 1947-48 hence his name was entered as a tenant of said land. **Vide Entry No.470, Dt.18/02/1957.** Thereafter Govind Kalu not having physical possession of said land in the year 1949-50 hence his name



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was deleted as tenant of said land. **Vide Entry No.473, Dt.18/02/1957.** Thereafter Chotalal Hariram sold said land to Chotalal Tribhovan by the way of Regd. Sale deed. **Vide Entry No.487.** Thereafter Raval Chotalal Tribhovandas sold said land to Minor Patel Savjibhai Odhubhai's guardian Patel Mavjibhai Odhubhai by the way of Regd. Sale deed on Dt.13/06/1960. **Vide Entry No.584, Dt.21/09/1960.** Thereafter Minor Patel Savjibhai Odhubhai became major and the name of his guardian Patel Mavjibhai Odhubhai was removed from revenue record. **(As par V.H.F No.7/12 From the years 1961-62 to 1970-71).** Thereafter in the proceeding of Section-21 of The Gujarat Agricultural Lands Ceiling Act-1960 Honorable A.L.T Mamlatdar (Ceiling) No.4 passed order no. 108/ Shela/ 76, Dt.31/12/1976 and decided Savjibhai Odhubhai not having land more than 54 Acre land and withdraw the notice which is issued under Section-20(2), Dt.22/09/1976 of above said Act. **Vide Entry No.781, Dt.05/01/1977.** Thereafter Savjibhai Odhubhai made family Partition between his two sons and in this family Partition Hirabhai Savjibhai got R.S.No.102, A.7.03.6G. land and another agriculture land. **Vide Entry No.917, Dt.13/11/1991.** 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



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and in this resurvey R.S.No.102 was converted in new R.S.No.155.

**Vide Entry No.1356, Dt.06/01/2016.**

At present above mentioned **Hirabhai Savjibhai** is exclusive owner and occupier of the land bearing **R.S.No.155 (Old R.S.No.102)** and he is personally cultivating the same. Apart from concern revenue records **Hirabhai Savjibhai** 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.155 (Old R.S.No.102)** is clear, marketable, free from any encumbrance and reasonable doubt subject to following condition :-

1. To be produced the consents of (1) Chandubhai Savjibhai and (2) Labhuben Savibhai the legal heirs of Savjibhai Odhubhai.

**List of Documents:-**

1. Certified Copy of V.H.F. 8-A, Account No.369 of village Shela, Ta.Dholera, Dist.Ahmedabad.
2. Certified Copy of V.H.F. 7 of R.S.No.155 (Old R.S.No.102) of village Shela, Ta.Dholera, Dist.Ahmedabad.
3. Certified Copy of V.H.F. 12 of R.S.No.155 (Old R.S.No.102) for 1951-52 to 2005-06 of village Shela, Ta.Dholera, Dist.Ahmedabad.



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4. Certified Copy of V.H.F. 12 of R.S.No.155 (Old R.S.No.102) 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.6, 297, 298, 426, 431, 470, 473, 487, 584, 781, 917, 1119, 1159, 1356, 1360.
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 No Due Certificate of The Valinda Seva Sahkari Mandli Ltd.
10. The Certificate of Mamlatdar shree Dholera for Entry No.1 to 138 of village Shela were not found.
11. Copy of pedigree of Hirabhai Savjibhai Gohel.
12. Pedigree of Late Savjibhai Odhubhai.
13. Copy of Sale deed no.841, Dt.22/08/1960 executed by and between Chotalal Tribhovandas and Minor Savjibhai Odhubhai's guardian Mavjibhai Odhubhai of R.S.No.102.
14. Notarized Affidavit cum Declaration of Hirabhai Savjibhai.
15. A Public Notice was published in "**Divya Bhaskar**" Dt.11/07/2017 inviting any objection to issue Title Clearance Certificate for the



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R.S.No.155 (Old R.S.No.102) But nobody has submitted any objection for the same till date.

16. Search availed receipt No.2017027001579 from Dhandhuka Sub Registrar Office. Dt.17/07/2017.

17. Search availed receipt No.2017402000911 from Dholera Sub Registrar Office. Dt.12/07/2017.

Date: 24/07/2017

Place: Dhandhuka



Full Name and Address:-

**Chintan D. Sanghani**  
Advocate  
Office : 6, Swastic Complex, 1<sup>st</sup> Floor,  
Near Dena Bank, Station Road,  
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**(Chintan D. Sanghani)**  
Advocate

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24/07/2017