



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

To**21 SEP 2019****BhaveshKumar Chhabildas Hakani****Resi. at. Dholera, Ta.Dholera, Dist.Ahmedabad.****TITLE CLEARANCE CERTIFICATE**

Subject: Title Clear Certificate of Agriculture land bearing Revenue Survey No. 492 (Old Survey No. 299 Paiki), Total admeasuring Hect. Are. Sq. Mtrs. 1-49-54, Assessment Rs. 4.40, Account No. 382 situated on the outskirts of Village Kadipur of Taluka Dholera of District Sub District Ahmadabad belonging to Ravjibhai Ramubhai Ko.Patel, Residing at Village Kadipur, 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 **Ravjibhai Ramubhai Ko.Patel** Residing at Village **Kadipur**, Taluka **Dholera**, District **Ahmadabad (Gujarat)** for his land bearing Revenue Survey No. 492 (Old Revenue Survey No. 299 Paiki), Total admeasuring Hect. Are. Sq. Mtrs. 1-49-54, Assessment Rs. 4.40, Account No. 382 situated on the outskirts of Village **Kadipur** of Taluka **Dholera** of District Sub





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District **Ahmadabad** 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:-

All these pieces and parcels of agricultural land of Village
Kadipur of Taluka **Dholera** of District Sub District **Ahmadabad**
having following measurements.

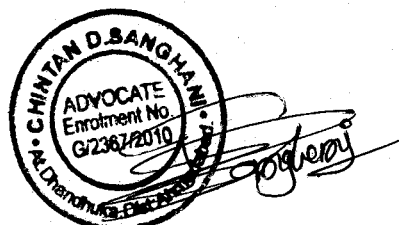
:: SCHEDULE ::

Village Account No. :- **382**
Revenue Survey No. :- **492 (Old Survey No. 299 Paiki)**
Hect. Are. Sq. Mtrs. :- **1-49-54**
Assessments Rs. :- **4.40**

Boundaries

On East Side :- Agri. Lands of R.S.No.463 & 437.
On West Side :- Agri. Land of R.S.No.491 & 493.
On North Side :- Agri. Land of R.S.No.491 & 463.
On South Side :- Agri. Land of R.S.No.493, 494 & 437.

3. That, from the search of record being maintained by The Sub
Registrar Dhandhuka, Dist. Ahmedabad Search taken from **1990 to**





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2014 and The Sub Registrar Dholera Search taken from **2014 to 2019** Search taken the last **30** years and A Public Notice was Published in "**DIVYA BHASHKAR**" Daily news paper on Dt.20/07/2019 inviting any objection to issue Title Clearance Certificate for the **Revenue Survey No. 492** (Old Revenue Survey No. 299 Paiki), **Total admeasuring Hect. Are. Sq. Mtrs. 1-49-54, Assessment Rs. 4.40, Account No. 382** situated on the outskirts of Village **Kadipur** 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. 492** (Old Revenue Survey No. 299 Paiki), **Total admeasuring Hect. Are. Sq. Mtrs. 1-49-54, Assessment Rs. 4.40, Account No. 382** 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 **Ravjibhai Ramubhai Ko.Patel** in any court of law. However at the time of looking revenue record regarding **Revenue Survey No. 511** (Old R.S.No. 294 Paiki 1) I have found the name of **Sundarben Ramubhai** was deleted from revenue record after her death Vide Entry No. 810, Dt.15/08/1990. So, I often gave instruction to the concern parties to produce the





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**pedigree of late. Sundarben Ramubhai but they did not
complies my instruction till today.**

**Therefore I am of the opinion that Revenue Survey No.
492 (Old R.S.No. 299 Paiki) of Village- Kadipur, Ta. Dholera,
Dist. Ahmedabad is title Clear, Marketable and without any
charge or encumbrance on this date subject to following
condition:-**

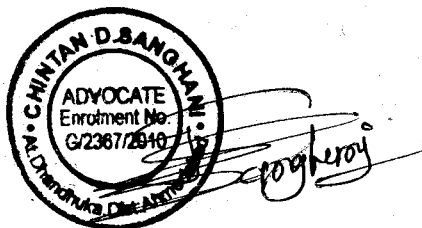


- 1. To be produced the pedigree of Late. Sundarben
Ramubhai.***

Brief History

The ownership and title about **Revenue Survey No. 492** (Old
Revenue Survey No. 299 Paiki), **Total admeasuring Hect. Are. Sq.
Mtrs. 1-49-54, Assessment Rs. 4.40, Account No. 382** situated on
the outskirts of Village **Kadipur** of Taluka **Dholera** of District Sub
District **Ahmadabad** belonging to **Ravjibhai Ramubhai Ko.Patel**,
Residing at residing at Village **Kadipur**, Taluka **Dhandhuka**,
District **Ahmadabad (Gujarat)**.

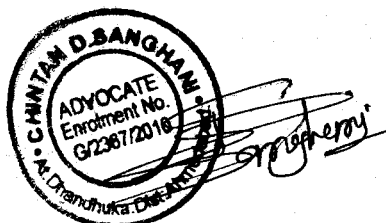
The possession holder of R.S.No.299 was **Hathibhai Jethibhai**.
Vide Entry No. 199(A). While the protected tenant of said land
was **Ramubhai Kuvarabhai**. **Vide Entry No. 199(B)(3)**. Thereafter
Hathibhai Jethibhai sold said new tenure land to **Ramubhai**





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Kuvrabhai under the order of tenancy case no.39/60. **Vide Entry No. 241, Dt.17/11/1960.** Thereafter Ramubhai Kuvrabhai paid Rs.1339.00/- patts amount as par tenancy act section -32 (G) hence his name was entered as a possession holder of said new tenure land under the order No.39/60, Dt.27/05/1968 of V.H.F.No.9. **Vide Entry No. 457, Dt.09/11/1968.** Thereafter Ramubhai Kuvrabhai died on Dt.05/05/1975 and his legal heirs (1) Dahiben Ramubhai, (2) Kalubhai Ramubhai, (3) Kalyanbhai Ramubhai, (4) Ravjibhai Ramubhai, (5) Kuvarben Ramubhai, (6) Sundarben Ramubhai, (7) Parvatiben Ramubhai, (8) Majuben Ramubhai comes on revenue record by way of succession. **Vide Entry No. 578, Dt.01/06/1975:** Thereafter Kalubhai Ramubhai died on Dt.28/04/1985 and his legal heirs (1) Jivanbhai Kalubhai, (2) Amjiben Kalubhai, (3) Gangaben Kalubhai, (4) Jivuben Kalubhai, (5) Gavriben Kalubhai comes on revenue record by way of succession. **Vide Entry No. 744, Dt.20/10/1985.** Thereafter (1) Dahiben Ramubhai, (2) Sundarben Ramubhai and (3) Parvatiben Ramdubhai died and their names were deleted from revenue record and (1) Kuvarben Ramubhai and (2) Majuben Ramubhai willingly waived their rights from said land. **Vide Entry No. 810, Dt.15/08/1990.** Thereafter (1) Amjiben Kalubhai, (2) Gangaben Kalubhai, (3) Jivuben Kalubhai and (4) Gavriben Kalubhai willingly waived their rights from said

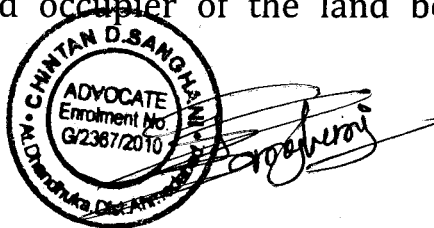




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land. **Vide Entry No. 811, Dt.15/08/1990.** Thereafter Dy. Collector Dholka Prant converted said land into old tenure from new tenure vide their order no.T.N.C./ Dhandhuka Taluka/ Ju.Sha./ S.R.66/99, Dt.27/07/1999. **Vide Entry No. 939, Dt.28/07/1999.** Thereafter (1) Ravjibhai Ramubhai, (2) Kalyanbhai Ramubhai and (3) Jivanbhai Kalubhai made distribution of their lands and in this distribution Kalyanbhai Ramubhai got R.S.No.299 P, A. 5.24 G. land, Ravjibhai Ramubhai got R.S.No.299 P, A.3.30 G. land and Jivanbhai Kalubhai got R.S.No.299 P, A. 3.30 G. land. **Vide Entry No. 840, Dt.28/07/1999.** Thereafter SLR (Supt of Land Record), Office Patan made Re-survey of Village Kadipur vide order no. Dso/ Resurvey/ Aakarbandh/ Kayam Khardo/ Kadipur/ 2016, Dt.16/09/2016 and in this resurvey R.S.No. 299 Paiki was converted in new R.S.No. 492. **Vide Entry No.1696, Dt.19/09/2016.** Thereafter Ravjibhai Ramubhai Ko.Patel sold said R.S.No.492 (Old R.S.No.299 Paiki), He. Ra. Sq. Mts.1-49-54, Assessment Rs.4.40, T.P. No.1A2, F.P.No.934/3 to Bhaveshkumar Chhabildas Hakani by the way of Registration Sale Banakhat (without possession) No.631, Dt.21/05/2019. Which is registered at Sub Registrar office, At-Dholera, Ta.Dholera, Dist.Ahmedabad.

At present above mentioned **Ravjibhai Ramubhai Ko.Patel** is exclusive owner and occupier of the land bearing **Revenue**





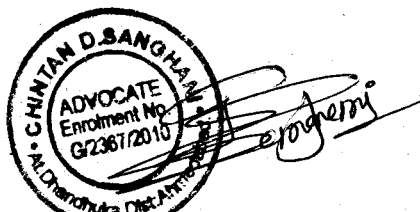
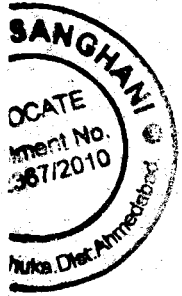
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Survey No. 492 (Old Revenue Survey No. 299 Paiki), Total admeasuring Hect. Are. Sq. Mtrs. 1-49-54, Assessment Rs. 4.40, Account No. 382 and he is personally cultivating the same. Apart from concern revenue records **Ravjibhai Ramubhai Ko.Patel** made 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. 492 (Old Revenue Survey No. 299 Paiki), Total admeasuring Hect. Are. Sq. Mtrs. 1-49-54, Assessment Rs. 4.40, Account No. 382** is clear, marketable, free from any encumbrance and reasonable doubt subject to following condition:-

1. To be produced the pedigree of Late. Sundarben Ramubhai.

List of Documents:-

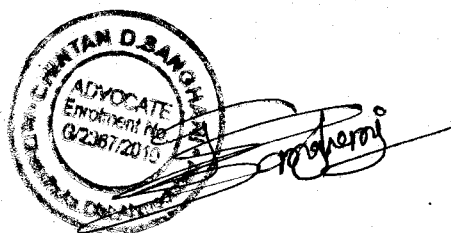
1. Certified Copy of V.H.F. 8-A, Account No. 382 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
2. Certified Copy of V.H.F. 7 of R.S.No. 492 (Old R.S.No. 299 Paiki) of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
3. Certified copy of V.H.F. No.6 (Record of rights) of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad. Entry No.119, 241, 457, 578, 744, 810, 811, 939, 940, 1086, 1355, 1670, 1696, 1886.
4. Certified Copy of V.H.F. 12 of Old R.S.No. 299 for the year 1953-54 to 1962-63 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.





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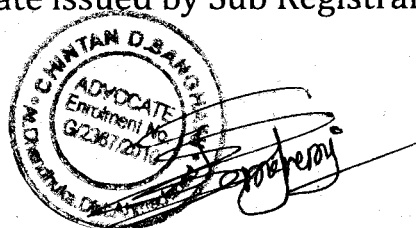
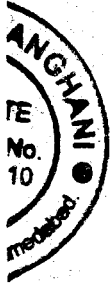
5. Certified Copy of V.H.F. 12 of old R.S.No. 299 for the year 1963-64 to 1973-74 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
6. Certified Copy of V.H.F. 12 of old R.S.No. 299 for the year 1973-74 to 1983-84 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
7. Certified Copy of V.H.F. 12 of old R.S.No. 299 for the year 1983-84 to 1993-94 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
8. Certified Copy of V.H.F. 12 of old R.S.No. 299 for the year 1993-94 to 2005-06 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
9. Certified Copy of V.H.F. 12 of R.S.No. 492 (Old R.S.No. 299 Paiki) for the year 2004-05 to 2006-07 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
10. Certified Copy of V.H.F. 12 of R.S.No. 492 (Old R.S.No. 299 Paiki) for the year 2007-08 to 2009-10 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
11. Certified Copy of V.H.F. 12 of R.S.No. 492 (Old R.S.No. 299 Paiki) for the year 2010-11 to 2012-13 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
12. Certified Copy of V.H.F. 12 of R.S.No. 492 (Old R.S.No. 299 Paiki) for the year 2013-14 to 2015-16 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
13. Certified Copy of V.H.F. 12 of R.S.No. 492 (Old R.S.No. 299 Paiki) for the year 2016-17 to 2018-19 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
14. Boundary Certificate issued by Talati Cum Mantri of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.





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15. No Due Certificate issued by Talati Cum Mantri of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
16. No Due Certificate of **The Gujrat State Co. Op. Agriculture and Rural Development Bank, Dhandhuka Branch.**
17. Regi. Declaration No.488, Dt.16/04/2019 of R.S.No.492 (Old R.S.No.299 Paiki) executed by and between Keshubhai Hirabhai Solanki & others legal heirs of Late Parvatiben D/o Ramubhai Kuvrabhai W/o Hirabhai Solanki and Ravjibhai Ramubhai Ko.Patel.
18. Regi. Declaration No.729, Dt.18/07/2019 of R.S.No.492 (Old R.S.No.299 Paiki) executed by and between Arvindbhai Karshanbhai Solanki & others legal heirs of Late Sundarben D/o Ramubhai Kuvrabhai & W/o Shivabhai Gohil and Ravjibhai Ramubhai Ko.Patel.
19. Sale Banakhat (with out possession) No.631, Dt.21/05/2019 of R.S.No.492 (Old R.S.No.299 Paiki) executed by and between Ravjibhai Ramubhai Ko.Patel and Bhaveshkumar Chhabildas Hakani.
20. Pedigree of **Late. Parvatiben D/o Ramubhai and W/o Hirabhai Solanki.**
21. Notarized Affidavit cum Declaration of **Ravjibhai Ramubhai Ko.Patel.**
22. A Public Notice was published in "**Divya Bhaskar**" Dt.20/07/2019 inviting any objection to issue Title Clearance Certificate for the **Revenue Survey No. 492 (Old R.S.No. 299 Paiki)** But nobody has submitted any objection for the same till date.
23. No Encumbrance Certificate issued by Sub Registrar Dhandhuka.



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



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

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24. No Encumbrance Certificate issued by Sub Registrar Dholera.
25. Search availed Receipt No. 2019027003209 from Dhandhuka Sub Registrar Office. Dt.18/09/2019.
26. Search availed Receipt No. 2019402001793 from Dholera Sub Registrar Office. Dt.20/09/2019.

Date : 21/09/2019

Place : Dhandhuka

Full Name and Address:-

CHINTAN D. SANGHANI

Advocate

Office : 6, Swastic Complex, 1st Floor,
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Dhandhuka - 382460, Dist.Ahmedabad.



(Signature)
21/09/19
(CHINTAN D. SANGHANI)

Advocate

CHINTAN D.SANGHANI

ADVOCATE

Mo.98253 20434

Enrolment No.G/2367/2010

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DHANDHUKA, Dist.Ahmedabad,

21 SEP 2019