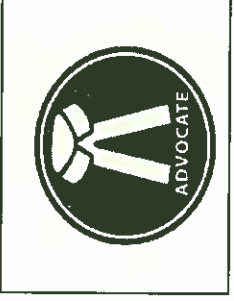


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NEAR DENA BANK, STATION ROAD, DHANDHUKA - 382460
DIST. AHMEDABAD.

15 OCT 2018

TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

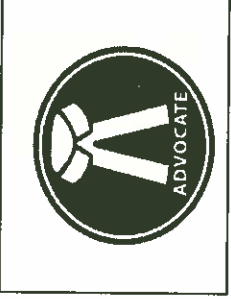
Subject: Title Clear Certificate of Agriculture land bearing Revenue Survey No. 292 (Old Survey No. 49/17 Paiki), Total admeasuring He. Ra. Sq. Mts. 2-03-26, Assessment Rs. 1.55, Account No: 357 situated on the outskirts of Village Panchi of Taluka Dholera of District Sub District Ahmadabad belonging to Revtubha Popatbha, Minor Chudasama Jayrajsinh Revtubha's guardian Revtubha Popatbha and Minor Hardiksinh Revtubha's guardian Revtubha Popatbha, All residing at Village Panchi, 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 Revtubha Popatbha, Minor Chudasama Jayrajsinh Revtubha's guardian Revtubha Popatbha and Minor Hardiksinh Revtubha's guardian Revtubha Popatbha, All residing at Village: Panchi, Ta. Dholera, Dist. Ahmedabad for their land bearing Revenue Survey No. 292 (Old Survey No. 49/17 Paiki), Total Area: He. Ra. Sq. Mts. 2-03-26, Assessment Rs. 1.55, Account No. 357 situated on the outskirts of Village Panchi of Taluka Dholera of District Sub District Ahmadabad



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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
Panchi of Taluka **Dholera** of District Sub District **Ahmadabad**
having following measurements.

:: SCHEDULE ::

Village Account No.	:-	357
Revenue Survey No.	:-	292 (Old Survey No. 49/17 Paiki)
Hect. Are. Sq. Mtrs.	:-	2-03-26
Assessments Rs.	:-	1.55

Boundaries

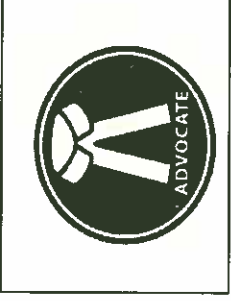
(As Per Village Form No.7)

On East Side	:-	Agri. Land of Maldevsinh Jitubha.
On West Side	:-	Agri. Land of Chandubha Popatbha.
On North Side	:-	Agri. Land of Haribhai Tejabhai.
On South Side	:-	Hebatpur Simado.



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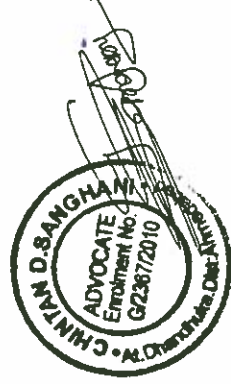
3. That, from the search of record being maintained by The Sub

Registrar Dhandhuka, Ta. Dhandhuka, Dist. Ahmedabad Search taken from **1989 to 2014** and The Sub Registrar Dholera, Ta. Dholera, Dist. Ahmedabad Search taken from **2014 to 2018** Search taken the last **30** years and A Public Notice was Published in

“DIVYA BHASHKAR” Daily news paper on Dt. 24/08/2018 inviting any objection to issue Title Clearance Certificate for the Revenue Survey No. 292 (Old Survey No. 49/17 Paiki), Total Area: He.

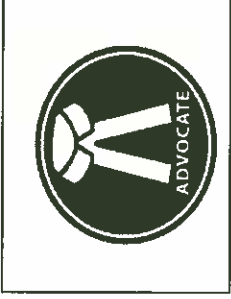
Ra. Sq. Mts. 2-03-26, Assessment Rs. 1.55, Account No. 357 situated on the outskirts of Village Panchi of Taluka Dholera of District Sub District Ahmadabad. But nobody has submitted any objection for the same till date and other documents produced before me, it appears that agriculture land Revenue Survey No.

292 (Old Survey No. 49/17 Paiki), Total Area: He. Ra. Sq. Mts. 2-03-26, Assessment Rs. 1.55, Account No. 357 situated on the outskirts of Village Panchi of Taluka Dholera of District Sub District Ahmadabad 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 Revtubha Popatbha, Minor Chudasama Jayrajsinh Revtubha's guardian Revtubha Popatbha and Minor Hardiksinh Revtubha's guardian Revtubha Popatbha in any



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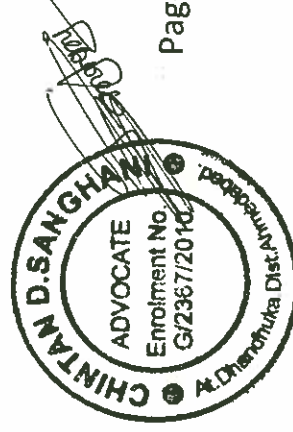
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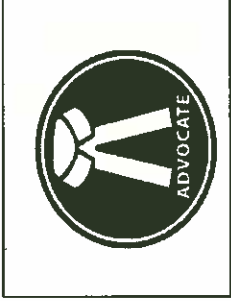
court of law. However at the time of looking revenue record regarding Revenue Survey No. 292 (Old Survey No. 49/17 Paiki) I have found the Dues of Dena Bank Dholera Branch So, I often gave instruction to the concern parties to produce The No Dues Certificate of Dena Bank Dholera Branch but they did not complies my instruction till today.

Therefore I am of the opinion that, Revenue Survey No. 292 (Old Survey No. 49/17 Paiki) of Village - Panchi, 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 No Dues Certificate of Dena Bank Dholera Branch.
- (2) To be produced Regi. Declaration of Maldevsinh Jitubha Chudasama legal heirs of Sajjanba Jitubha.
- (3) To be produced V.H.F. No.6 entry of (1) Minor Jayrajsinh Revtubha Chudasam and (2) Minor Hardiksinh Revtubha become mature and the name of their guardian Revtubha Popatbha was deteted from revenue record.



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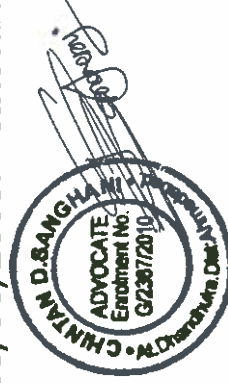
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Brief History

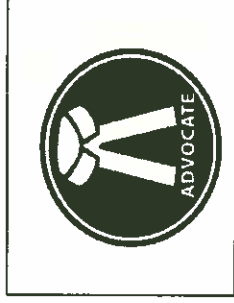
The ownership and title about Revenue Survey No. 292 (Old Survey No. 49/17 Paiki), Total Area: He. Ra. Sq. Mts. 2-03-26, Assessment Rs. 1.55, Account No. 357 situated on the outskirts of Village Panchi of Taluka Dholera of District Sub District Ahmadabad of Revtubha Popatbha, Minor Chudasama Jayrajsinh Revtubha's guardian Revtubha Popatbha and Minor Hardiksinh Revtubha's guardian Revtubha Popatbha, All residing at Village: Panchi, Ta. Dholera, Dist. Ahmedabad

The land bearing Survey No. 49/1 Paiki was entered in Government West land but in the formal inquiry Survey No. 49/1 Paiki, A. 39.37 G. land was declared private ownership of Jitubha Satubha and the name of Jitubha Satubha was entered in revenue record as par Ta.Hu.No. R.T.S.F.7, Dt.06/05/1957. **Vide Entry No. 54, Dt.01/12/1957.** Thereafter Popatbhai Satubhai got the physical possession of R.S.No.49/17, A. 19.39 G. land since 20 years and he cultivated said land hence Jitubha Satubha take off his rights from said land. **Vide Entry No. 349, Dt.28/11/1989.** Thereafter Popatbha Satubha died and his legal heirs (1) Chandubha Popatbha, (2) Dolubha Popatbha, (3) Revtubha Popatbha and (4) Parbatsang Popatbha comes on revenue record by the way of succession. **Vide**

Entry No.623, Dt.24/04/2003. Thereafter (1) Chandubha



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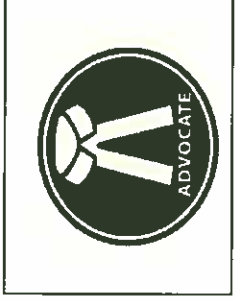
Popatbha, (2) Dolubha Popatbha, (3) Revtubha Popatbha and (4)

Parbatsang Popatbha made family partition and in this family partition Revtubha Poatbha got R.S.No.49/17 Paiki, A.4.39 G. land. **Vide Entry No.629, Dt.24/05/2003.** Thereafter Revtubha Popatbha add the names of (1) Minor Chudasama Jayrajsinh and (2) Minor Hardiksinh Revtubha guardian's of minors Revtubha Popatbha as a co-owner of said land. **Vide Entry No.1226, Dt.29/10/2014.** Thereafter SLR (Supt of Land Record), Office Patan made Re-survey of Village Panchi vide order no. Resurvey/ Dso/ Aakarbandh/ Kayam Khardo/ Panchi/ 2016, Dt.11/11/2016 and in this resurvey R.S.No.49/17 Paiki was converted in new R.S.No.292. **Vide Entry No.1444, Dt.18/11/2016.**

At present above mentioned Revtubha Popatbha, Minor Chudasama Jayrajsinh Revtubha's guardian Revtubha Popatbha and Minor Hardiksinh Revtubha's guardian Revtubha Popatbha are exclusive owner and occupier of the land bearing Revenue Survey No. 292 (Old Survey No. 49/17 Paiki), Total Area: He. Ra. Sq. Mts. 2-03-26, Assessment Rs. 1.55, Account No. 357 situated on the outskirts of Village Panchi of Taluka Dholera of District Sub District Ahmadabad and he is personally cultivating the same. Apart from concern revenue records Revtubha Popatbha made an affidavit cum declaration



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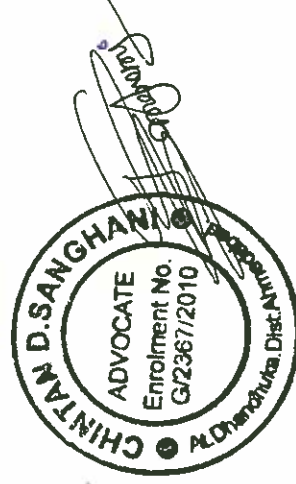
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before Gov. Notary that, there is no lien, charge, court matter, execution proceedings not pending against said property and title for the land bearing Revenue Survey No.292 (Old Survey No.49/17 Paiki) is clear, marketable, free from any encumbrance and reasonable doubt subject to following condition:-

- (1) To be produced the No Dues Certificate of The Panchi Seva Sahkari Mandli Ltd.
- (2) To be produced Regi. Declaration of Maldevsinh Jitubha Chudasama legal heirs of Sajjanba Jitubha.
- (3) To be produced V.H.F. No.6 entry of (1) Minor Jayrajsinh Revtubha Chudasam and (2) Minor Hardiksinh Revtubha become mature and the name of their guardian Revtubha Popatbha was deteted from revenue record.

List of Documents :-

1. Certified Copy of V.H.F. 8-A, Account No. 357 of Village - Panchi, Ta. Dholera, Dist. Ahmedabad.
2. Certified Copy of V.H.F. 7 of Survey No. 292 (Old Survey No. 49/17 Paiki) of Village - Panchi, Ta. Dholera, Dist. Ahmedabad.



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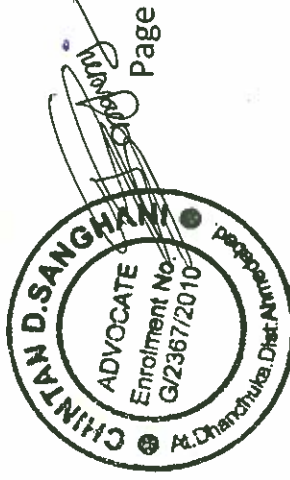
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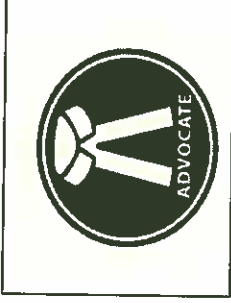
NEAR DENA BANK, STATION ROAD, DHANDHUKA - 382460
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3. Certified Copy of V.H.F.12 of Old Survey No. 49/17 Paiki (New Survey No. 292) for 1957 - 58 to 1964 - 65 of Village - Panchi, Ta. Dholera, Dist. Ahmedabad.
4. Certified Copy of V.H.F.12 of Old Survey No. 49/17 Paiki (New Survey No. 292) for 1964 - 65 to 1973 - 74 of Village - Panchi, Ta. Dholera, Dist. Ahmedabad.
5. Certified Copy of V.H.F.12 of Old Survey No. 49/17 Paiki (New Survey No. 292) for 1975 - 76 to 1983 - 84 of Village - Panchi, Ta. Dholera, Dist. Ahmedabad.
6. Certified Copy of V.H.F.12 of Old Survey No. 49/17 Paiki (New Survey No. 292) for 1984 - 85 to 1996-97 of Village - Panchi, Ta. Dholera, Dist. Ahmedabad.
7. Certified Copy of V.H.F.12 of Old Survey No. 49/17 Paiki (New Survey No. 292) for 2001 - 02 to 2003 - 04 of Village - Panchi, Ta. Dholera, Dist. Ahmedabad.
8. Certified Copy of V.H.F.12 of Survey No.292 (Old Survey No. 49/17 Paiki) for 2004 - 05 to 2017 - 18 of Village - Panchi, Ta.Dholera, Dist.Ahmedabad.
9. Certified copy of V.H.F. No.6 (Record of rights) of Village - Panchi, Ta.Dholera, Dist.Ahmedabad. Entry No.54, 349, 366, 623, 629, 665, 838, 838, 848, 851, 875, 915, 923, 924, 925, 979, 984, 1026, 1179, 1226, 1423, 653, 659, 663, 719, 802, 804, 832, 1348, 1444.
10. Boundary Certificate issued by Talati Cum Mantri of Village - Panchi, Ta.Dholera, Dist.Ahmedabad.
11. No Due Certificate issued by Talati Cum Mantri of Village - Panchi, Ta.Dholera, Dist.Ahmedabad.



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12. No Due Certificate of The Gujarat State Co. Op. Agriculture and

Rural Development Bank, Dhandhuka Branch.

13. Pedigree of Late. Popatbhai Satubha Chudasama.

14. Pedigree of Revtubha Popatbha.

15. Pedigree of Late. Sajjanba Jitubha Chudasama.

16. Notarized Affidavit cum Declaration of Revtubha Popatbha.

17. Copy of Birth Certificate of Jayrajsinh Revtubha.

18. Copy of Birth Certificate of Hardiksinh alias Hardipsinh Revtubha.

19. A Public Notice was published in "Divya Bhaskar" Dt.24/08/2018 inviting any objection to issue Title Clearance Certificate for the R.S.No.292 (Old R.S.No.49/17 Paiki) But nobody has submitted any objection for the same till date.

20. No Encumbrance Certificate issued by Sub Registrar Dhandhuka.

21. No Encumbrance Certificate issued by Sub Registrar Dholera.

22. Search availed receipt No.2018027003347, Dt.15/10/2018 from Dhandhuka Sub Registrar Office.

23. Search availed receipt No.2018402001607, Dt.15/10/2018 from Dholera Sub Registrar Office.

Date:15/10/2018

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

CHINTAN D.SANGHANI
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15/10/2018
Chintan D. Sanghani

