

N. H. VAISHNAV.

B. COM. LL.B.

ADVOCATE

SUNDAR KUWA CHAWCK, DHANDHUKA,

TA. DHANDHUKA. DIST. AHMEDABAD.

DT. 29/12/2024.

-: TITLE CLEARANCE CERTIFICATE AND REPORT

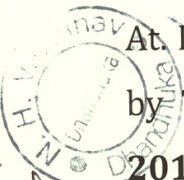
ON TITLE :-

TO WHOMSOEVER IT MAY CONCERN

Subject: Title Clearance Certificate with respect to Account No. **1439, S.No. 860 (Old S. No. 294)**, Hec. **3-27-16**, of Village - Ganf, Ta. Dholera, Dist. Ahmedabad, of **Chandubhai Jashrajibhai Patel (Vasoya)**, Resi. At. B-31, Sanskruti Complex, Ambli Bopal Road, Nr Tejas School, Bopal, Dist. Ahmedabad - 380058.

With reference to the above subject and pursuant to instruction of my client, I have to state that, I have investigated the title of the property in question, more particularly described in the schedule as written bellow and submit my report on and the title clearance certificate as under.

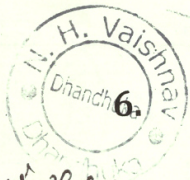
That from the search of the records being maintained by the Talati cum Mantri of village **Ganf**, E-Dhara, Deputy Mamlatdar at **Dholera**, No Due Certificate of Talati Cum Mantri At. Ganf, Ta. Dholera and The Gujarat State Co. Op. Agri. and Rural Development Bank Ltd. At. Dhandhuka, Dist. Ahmedabad also of the records being maintained by The Sub-Registrar at **Dhandhuka** search carried from **1995 to 2014** and The Sub-Registrar at **Dholera** search carried from **2014 to 2024** total years for last **30 years** for S.No. **860 (Old S.No. 294)** of



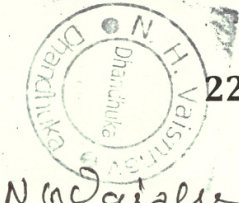
Ganf and a public notice was published in "DIVYA BHASKAR" Daily News Paper on Dt. 22/12/2024 about S.No. **860 (Old S.No. 294)** of Ganf of **Chandubhai Jashrajibhai Patel (Vasoya)** to invite any objection to issue title clearance certificate but, nobody has raise any objection before me till today, and also according to Title Declaration of **Chandubhai Jasarajibhai Patel (Vasoya)** there is neither insolvency proceeding started nor pending against **Chandubhai Jasarajibhai Patel (Vasoya)** and his said property/ies not involved in any proceeding in any court of law, Therefore I am opinioned that, the property/ies mentioned in the schedule here under is title Clear, marketable and without any charge or encumbrance on this date.

I have examined and consider the following documents which are produced before me:-

1. Digitally Signed copy of V.H.F. No. 8-A, Account No. **1439** of Village Ganf, Ta. Dholera, Dist. Ahmedabad. Dt. 14/12/2024 and Dt. 29/12/2024.
2. Certified copy of V.H.F. No. 7 / 12 of S.No. **4/2** for 1954-1955 to 1963-1964 of Village Ganf, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 30/05/2024.
3. Certified copy of V.H.F. No. 7 / 12 of S.No. **4/2** for 1964-1965 to 1973-1974 of Village Ganf, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 30/05/2024.
4. Certified copy of V.H.F. No. 7 / 12 of S.No. **4/2** for 1974-1975 to 1983-1984 of Village Ganf, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 30/05/2024.
5. Certified copy of V.H.F. No. 7 / 12 of S.No. **294** for 1984-1985 to 1995-1996 of Village Ganf, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 30/05/2024.
6. Certified copy of V.H.F. No. 7 / 12 of S.No. **294** for 1996-1997 to 2004-05 of Village Ganf, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 30/05/2024.



7. Digitally Signed copy of V.H.F. No. 7 of S.No. **860 (Old S.No. 294)** of Village Ganf, Ta. Dholera, Dist. Ahmedabad. 27/05/2024 and Dt. 14/12/2024 and Dt. 29/12/2024.
8. Digitally Signed copy of V.H.F. No. 6 of record rights of Village Ganf, Ta. Dholera (Dhandhuka) Entry No. 169, 562, 583, 1501, 2194, 2851, 3742, 3794, and 5268. Dt. 27/05/2024 and 14/12/2024.
9. Boundaries Certificate of S.No. 860 (Old S.No. 294) which is prepared by Talati cum Mantri of Village – Ganf, Ta. Dholera, Dt. 31/05/2024.
10. No Due Certificate Talati cum Mantri of Village – Ganf, Ta. Dholera for S.No. 860 (Old S.No. 294) of Village – Ganf, Ta. Dholera. Dt. 31/05/2024.
11. No Due Certificate of The Gujarat State Co. Op. Agri. and Rural Development Bank Ltd. At. Dhandhuka, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 11/06/2024.
12. Notarized Usual Title Declaration of Occupant Chandubhai Jashrajbhai Patel (Vasoya). Dt. 26/12/2024.
13. Original Copy of Regd. Declaration Deed No. 45873, Dt. 25/09/2024.
14. Original Regd. Sale Deed No. 4874, Dt. 25/09/2024.
15. Original Regd. Declaration No. 4875, Dt. 25/09/2024.
16. Original Regd. Declaration No. 4876, Dt. 25/09/2024.
17. Original Regd. Declaration No. 4877, Dt. 25/09/2024.
18. Original Regd. Declaration No. 4878, Dt. 25/09/2024.
19. Original Regd. Declaration No. 4879, Dt. 25/09/2024.
20. Original Regd. Declaration No. 4880, Dt. 25/09/2024.
21. Advertisement of S.No. 860 (Old S.No. 294) of Village - Ganf in "Divya Bhaskar" Daily News paper on Dt. 22/12/2024.
22. Online Search / E.C. Receipt No. 202402700007419 from 1995 to 2014 of Sub-Registrar office at. Dhandhuka, Ta. Dhandhuka, Dt. 23/12/2024.



23. Online Search / E.C. Receipt No. 202440200008811 from 2014 to 2017 of Sub-Registrar office at. Dholera, Ta. Dholera, Dt. 29/12/2024.
24. Online Search / E.C. Receipt No. 202440200008812 from 2017 to 2024 of Sub-Registrar office At. Dholera, Ta. Dholera, Dt. 29/12/2024.

- **Brief history of ownership and title about S.No. 860 (Old S.No. 294) of village Ganf, Ta. Dholera, Dist. Ahmedabad :-**

:- S.No. 860 (Old S.No. 294), Hec. 3-27-16 of

Village - Ganf, Ta. Dholera :-

Originally owner of this land of Old S.No. 4/2, Acre-8-00 Guntha was Shri Vikramsinhji Manharsinhji Ganf Thakor Saheb and Tenant was Shri Mobatsang Kalubha. (Entry No. 169). Thereafter, Tenancy Proceeding started under section - 32 (G) of The Tenancy Act and in this Tenancy Proceedings, land owner and tenant was declared that, As per Talukadari Abolition Act Tenant Mobatsang Kalubha being a permanent tenant was paid six time assessment as purchase price paid to the land owner Ganf Thakor Saheb Vikramsinhji Manharsinhji and also land owner accepted said purchased price, in lieu of that event, Tenant Mobatsang Kalubha became an occupant of said land therefore A.L.T. and Mamlatdar pleased to passed an appropriate order in Tenancy Case No. 318/320/1964, Dt. 28/02/1965, on the strength of said order name of Mobatsang Kalubha entered in revenue record of this land as occupant. (Entry No. 562, Dt. 11/05/1965). Thereafter, family partitioned taken place between family members and as per the family partition this land of Old S.No. 4/2 along with Old S.No. 906 goes in favour of Moabtsang Kalubha and another family members got another agri. land as per partition. (Entry No. 563, Dt. 11/05/1965). Thereafter,



bifurcation taken place and Village Umargadh make a separate village, therefore resurvey held both the village Ganf and Umargadh and in this resurvey as per possession of area and name of holding the land of occupant noted in the survey order vide order No. 1362, Dt. 11/11/1974 of Settlement Commissioner and Land Record Director and on the strength of that survey order as per possession and holding area of occupant entered in revenue record and as per survey order given new survey number S.No. 294 instead of S.No. 4/2 and area of this land mentioned as Hec. 3-40-00 instead of Hec. 3-23-75 and revenue authority given effect in V.H.F. No. 7/12 of 1984-85 to 1994-95 and as per V.H.F. No. 7/12 of 1984-85 to 1994-95 Mobatsangbhai Kalubhai mentioned as occupant of S.No. 294, Hec. 3-40-00. (Entry No. 1501 (311), Dt. 16/07/1984). Thereafter, Mobatsang Kalubha died on Dt. 01/06/1989 and his legal heirs entered in revenue record namely (1) Jayaben W/o. Mobatsinh Kalubha, (2) Ajitsinh Mobatsinh, (3) Kiritsinh Mobatsinh, (4) Bharatsinh Mobatsinh, (5) Ashoksinh Mobatsinh and (6) Ranjitsinh Mobatsinh. (Entry No. 2194, Dt. 24/06/2000). Thereafter, Jayaba W/o. Mobatsinh Kalubha died and names of her all legal heirs remain on revenue therefore her name was removed from the revenue record. (Entry No. 3742, Dt. 23/06/2016). Thereafter, resurvey of agricultural land, held by Rajeshkumar K Gandhi (SLR) superintended of land record office at Ahmadabad, and after the fallowing prescribed procedure Rajeshkumar K Gandhi please to passed an order no. dso / resurvey / Akarbandh / Kayam Khardo / Ganf / 2017, Dt. 23/02/2017 and on the strength of the said order this survey no. 294 became New Survey No. 860 and area of this land became Hec. 3-27-16 instead of Hec. 3-40-00 vide entry posted in revenue record entry no. 3794, Dt. 23/02/2017. (Entry No. 3794, Dt. 23/02/2017). Thereafter, (1) Ajitsinh Mobatsinh, (2) Kiritsinh



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Mobatsinh, (3) Bharatsinh Mobasinh, (4) Ashoksinh Mobatsinh and (5) Ranjitsinh Mobatsinh willingly sold and conveyed this land of S.No. 860, Hec. 3-27-16 by way of Regd. Sale Deed, Vide Regd. No. 4874 on Dt. 25/09/2024 for Rs. 2,25,00,000/- to Shri Chandubhai Jashrajbhai Patel (Vasoya). (Entry No. 5268, Dt. 25/09/2024). As per above stated facts name of **Chandubhai Jashrajbhai Patel (Vasoya)** run in revenue record as occupant till today. As per above stated facts name of **Chandubhai Jashrajbhai Patel (Vasoya)** run in revenue record as occupant till today.

Whereas, at the time of carrying a search at Sub Registrar Office at Dholera I found that, Sardarsinh Hemantsinh Chauhan willingly executed a Regd. Declaration – Kabulat Khat, vide Regd. No. 4873, Dt. 25/09/2024 in favour of (1) Ajitsinh Mobatsinh, (2) Kiritsinh Mobatsinh, (3) Bharatsinh Mobatsang, (4) Ashoksinh Mobatsinh and (5) Ranjitsinh Mobatsinh. Thereafter, (1) Ajitsinh Mobatsinh, (2) Kiritsinh Mobatsinh, (3) Bharatsinh Mobatsinh, (4) Ashoksinh Mobatsinh and (5) Ranjitsinh Mobatsinh willingly executed Regd. Declaration in favour of Chandubhai Jashrajbhai Patel (Vasoya) vide Regd. No. 4875, Dt. 25/09/2024. Thereafter, Heirs of Ajitsinh Mobatsinhnamely Sajjanba Ajitsinh and Vijaysinh Ajitsinh willingly executed Regd. Declaration in favour of Chandubhai Jashrajbhai Patel (Vasoya) vide Regd. No. 4876, Dt. 25/09/2024. Thereafter, Heirs of Kiritsinh Mobatsinh namely Kokilaben Kiritsinh Chauhan and Anjanaba Kiritsinh Chauhan Wife of Narendrasinh Raulji willingly executed Regd. Declaration in favour of Chandubhai Jashrajbhai Patel (Vasoya) vide Regd. No. 4877, Dt. 25/09/2024. Thereafter, Heirs of Bharatsinh Mobatsinh namely Shivbharasinh Bharatsinh Chauhan and Virbhadrasinh Bharatsinh Chauhan willingly executed Regd. Declaration in favour of Chandubhai Jashrajbhai Patel (Vasoya) vide Regd. No.



4878, Dt. 25/09/2024. Thereafter, Heirs of Ashoksinh Mobatsinh namely Ilaba Ashoksinh Chauhan and Hitashaba Ashoksinh Chauhan wife of Vaghela Dolarsinh willingly executed Regd. Declaration in favour of Chandubhai Jashrajibhai Patel (Vasoya) vide Regd. No. 4879, Dt. 25/09/2024 and I also found Heirs of Ranjitsinh Mobatsinh namely Dakshaba Ranjitsinh Chauhan and Dakshrajsinh Ranjitsinh Chauhan willingly executed Regd. Declaration in favour of Chandubhai Jashrajibhai Patel (Vasoya) vide Regd. No. 4880, Dt. 25/09/2024. Whereas, Jaspalsinh alias Jaypalsinh Ashoksinh Chauhan also willingly executed Notarized Declaration vide Notary Serial No. 8245/2024 on Dt. 25/11/2024 before the Notary S. G. Husseni.

As per above stated facts I have opined that, Account No. **1439**, S.No. **860 (Old S. No. 294)**, Hec. **3-27-16**, of Village - **Ganf**, Ta. Dholera, Dist. Ahmedabad of **Chandubhai Jashrajibhai Patel (Vasoya)** is Title Clear marketable and without any charge or encumbrance on this date.

-: Schedule :-

As per Regd. Sale Deed.

S.No.	Hec.	On East	On West	On North	On South
860 (Old S.No. 294)	3-27-16	New S.No. 858	Way Ganf to Kasindra	New S.No. 858	New S.No. 861

Date :- 29/12/2024.

Place : - Dhandhuka.

Thanking You,

Yours faithfully,


N. H. VAISHNAV.

(Advocate)

Attached with :-

All the documents which is referred in this title clearance report.