

MO: 94261 86461.

N. H. VAISHNAV.

B. COM. LL.B.

ADVOCATE

SUNDAR KUWA CHAWCK, DHANDHUKA,
TA. DHANDHUKA. DIST. AHMEDABAD.

DATE: 07/10/2020.

-: TITLE CLEARANCE CERTIFICATE AND REPORT
ON TITLE :-

TO WHOMSOEVER IT MAY CONCERN

Subject: Title Clearance Certificate with respect to Non Agricultural land for Residential Purpose bearing Revenue Survey Number - **351** (Old S.No. 133/1/ Paiki 2), Admeasuring about **12,141** Sq. Mts., Account No. 376 of village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad, of **Maneklal Keshavlal Raval**, Resi. At. C/1/1402, Vishwash Appartment, Behind J.J.International School, Gulab Tower Road, Thaltej, Ahmedabad.

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 title and the title clearance certificate as under.



N.H. Vaishnav

That from the search of the records being maintained by the Talati cum Mantri of village **Ratanpur**, E-Dhara, Deputy Mamlatdar at **Dhandhuka**, No due certificate of Talati Cum Mantri of Pachham - Ratanpur Group Gram Panchayat, At. Ratanpur, Ta. Dhandhuka, No due certificate The Gujarat State Co. Op. Agri. and Rural Development Bank Ltd. Dhandhuka Branch, At. Dhandhuka, Ta. Dhandhuka, Dist. Ahmedabad and notarized title declaration of **Maneklal Keshavlal Raval**, and also of the records being maintained by The Sub-Registrar at **Dhandhuka** search of S.No. 351 (Old S.No. 133/1/ Paiki 2) of Village - Ratanpur carried from **1991 to 2020** total years for last **30 years** and a public notice was published in "DIVYA BHASKAR" Daily News Paper main or local publications on Dt. 26/09/2020 Admeasuring about 12,141 Sq. Mts. Non Agricultural land of S.No. 351 (Old S.No. 133/1/ Paiki 2) of Village - Ratanpur of **Maneklal Keshavlal Raval** to invite any objection to issue title clearance certificate but, nobody has raise any objection before me till today, Therefore I am opinion that, the property/ies mentioned in the schedule here under is title Clear, Marketable and without any charge or encumbrance on this date and also according to title declaration executed by **Maneklal Keshavlal Raval**, there is neither insolvency proceeding started nor pending against **Shri Maneklal Keshavlal Raval** and his said property/ies not involved in any proceeding in any court of law.



N.H. Desai

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

1. Certified copy of V.H.F. No. 8-A, Account No. 376 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. 18/09/2020.
2. Certified copy of V.H.F. No. 7 / 12 of S.No. 133/1 Paiki for 1954-55 to 1963-64 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 10/08/2011.
3. Certified copy of V.H.F. No. 7 / 12 of S.No. 133/1/ Paiki for 1964-65 to 1973-74 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 10/08/2011.
4. Certified copy of V.H.F. No. 7 / 12 of S.No. 133/1 for 1974-75 to 1983-84 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 10/08/2011.
5. Certified copy of V.H.F. No. 7 / 12 of S.No. 133/1 for 1984-85 to 1996-97 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 10/08/2011.
6. Certified copy of V.H.F. No. 7 / 12 of S.No. 133/1 for 1996-97 to 2004-2005 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 10/08/2011.
7. Certified copy of V.H.F. No. 7 of S.No. 351 (old S.No. 133/1/ Paiki 2) of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 18/09/2020.



N.H. Vaisnav

8. Certified copy of V.H.F. No. 12 of S.No. 351 (Old S.No. 133/1/Paiki 2) for 2003-04 to 2005-06 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 18/09/2020.
9. Certified copy of V.H.F. No. 12 of S.No. 351 (Old S.No. 133/1/Paiki 2) for 2005-06 to 2007-08 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 18/09/2020.
10. Certified copy of V.H.F. No. 12 of S.No. 351 (Old S.No. 133/1/Paiki 2) for 2008-09 to 2010-2011 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 18/09/2020.
11. Certified copy of V.H.F. No. 6 of record rights of Village Ratanpur, Ta. Dhandhuka Entry No. 49, 93, 278, 404, 414, 594, 751, 770, 771, 863, 866, 880, 1201, 1349. Dt. 18/09/2020.
12. Original Receipt No. 18 of Local Fund issued by Talati Cum Mantri of Ratanpur-Pachham Group Gram Panchyat, in the name of Maneklal Keshavlal in respect of Khata No. 376 of Village-Ratanpur, Ta. Dhandhuka. Dt. 06/10/2020.
13. Boundaries Certificate of S. No. 351 (Old S.No. 133/1/ Paiki 2) of Village Ratanpur, Ta. Dhandhuka issued by Talati cum Mantri of Pachham-Ratanpur Group Grampanchayat, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 06/10/2020.
14. No due Certificate of Talati cum Mantri of Village Ratanpur, Ta. Dhandhuka of S. No. 351 (Old S.No. 133/1/ Paiki 2). Dt. 06/10/2020.



N H Chet'she

15. No Due Certificate of The Gujarat State Co-Op. Agri. and Rural Development Bank Ltd. Dhandhuka Branch, at Dhandhuka, Dt. 07/10/2020.
 16. Advertisement of Non Agricultural land of S.No. 351 (Old S. No. 133/1/ Paiki 2), admeasuring - 12,141 Sq. Mts. at Village - Ratanpur, Ta. Dhandhuka published in "Divya Bhaskar" Daily News paper in main and Amdavad - Botad Bhaskar on Dt. 26/09/2020.
 17. Notarized Title Declaration of Occupant Maneklal Keshavlal Raval. Dt. 03/10/2020.
 18. True copy of Regd. Sale deed of No. 776, Dt. 14/05/2012 which is executed in favour of Shri Maneklal Keshavlal Raval for Rs. 7,75,000/-.
 19. Certified Copy of N. A. Order of District Development Officer at Ahmedabad vide order no. M.S.L./B.KH.P. / S.R. - 101 / V.SHI. 180 to 187, Dt. 01/03/2012.
 20. Search Receipt No. 2020027002810 of Sub-Registrar office At. Dhandhuka. Dt. 05/10/2020.
- **Brief history of ownership and title about Non Agricultural land area about 12,141 Sq. Mts. Bearing S.No. 351 (Old S.No.133/1/ Paiki 2) of village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad.**



N H Jain

**-: Non Agriculture Land of S.No. 351 (Old S.No. 133/1/
Paiki 2), Admeasuring Area about - 12,141 Sq. Mtrs. for
Residential Purpose of village-Ratanpur, Ta. Dhandhuka :-**

As per V.H.F. No, 7/12 of 1964-65 to 1973-74 Originally owners of this land were (1) Popatbhai Manorbhai, and (2) Ranchhodbhai Manorbhai. Thereafter, family partition had been taken place between Ranchhodbhai Manorbhai, and (2) Popatbhai Manorbhai and in this family partition Popatbhai Manorbhai got land of S.No. 133/2 along with another agricultural land and Ranchhodbhai Manorbhai got S.No. 133/1 along with another agricultural land.

(Entry No. 278, Dt. 05/12/1971).

Thereafter, Ranchhodbhai Manorbhai died and his legal heirs entered in revenue record namely (1) Shantuben Ranchhodbhai, (2) Kantibhai Ranchhodbhai, (3) Prafullbhai Ranchhodbhai, (4) Labhuben Ranchhodbhai, (5) Madhuben Ranchhodbhai, (6) Kundanben Ranchhodbhai, (7) Rekhaben Ranchhodbhai, and (8) Minaben Ranchhodbhai.

(Entry No. 594, Dt. 01/07/2006).

Thereafter, co-shares namely (1) Shantuben Ranchhodbhai, (2) Labhuben Ranchhodbhai, (3) Madhuben Ranchhodbhai, (4) Kundanben Ranchhodbhai, (5) Rekhaben Ranchhodbhai, and

(6) Minaben Ranchhodbhai were willingly waived their rights in favour of other co sharers.

(Entry No. 770, Dt. 27/01/2010).

Thereafter, Kantibhai Ranchhodbhai was willingly waived his rights in favour of Prafullbhai Ranchhodbhai.

(Entry No. 771 Dt. 03/02/2010).

Thereafter, Prafullbhai Ranchhodbhai had seek an application to the appropriate authority to convert Hec. 1-21-41 out of 3-45-00 land of S.No. 133/1 in non agricultural land and in the response of the said application Hone. District development officer at Ahmedabad passed an order vide his order No. M.S.L. / B.Kh.P. / S.R. 101 / V.SHI. 180-87/12, Dt. 01/03/2012 and convert the said land in non agricultural land for residential purpose. (Entry No. 866, Dt. 02/03/2012).

Thereafter revenue authority divided the said S.No. 133/1 in two part and created V.H.F 7 separately whereas, agricultural land of S.No. 133/1 became S.No. 133/1/Paiki 1 and non agricultural land of S.No. 133/1 became S.No. 133/1/Paiki 2.



Nh Veer

Thereafter, Prafulbhai Ranchhodbhai sold the said Non Agricultural land 12,141 Sq. Mtrs. of S.No. 133/1/ Paiki 2 to Shri Maneklal Keshavlal Raval for Rs. 7,75,000/-.

(Entry No. 880, Dt. 07/06/2012).

Thereafter resurvey of agricultural land of village Ratanpur held by the authority and prepared record of said resurvey and Prant Officer at Dhandhuka follows the prescribed procedure and please to passed an order no. JAMIN / A.D.M./ RESURVEY / RECORD / PROMULGATION / RATANPUR /2016, Dt. 12/02/2016 and in lieu of that resurvey this old survey no. 133/1 /Paiki 2 Known as New Survey No. 351 and area of this land became 1-22-12 instead of Hec. 1-21-41.

(Entry No. 1201, Dt. 03/03/2016).

Thereafter, land owner of the said land lodged an objection before Hone. Superintended of Land Record at Ahmedabad and in e response of the said objection Hone. Superintended of Land Record at Ahmedabad pleased to passed an appropriate order No. Resurvey Promulgation/Vandha Arji/Dhandhuka/Ratanpur/ S.No. 133/1 Paiki/2016 wherein area of New S.No. 351 Khata No. 376 became Hec. 1-21-41 as before.

(Entry No. 1349, Dt. 21/10/2016).



N.H. Vaishnav

As per above stated facts I have opined that, Non Agricultural land for Residential Purpose bearing Survey Number - 351 (Old S.No. 133/1/ Paiki 2), Admeasuring - 12,141 Sq. Mts., Account No. 376 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad of **Maneklal Keshavlal Raval**, is Title Clear, Marketable and without any charge or encumbrance on this date.

-: Schedule :-

As per Boundaries Certificate issued by Talati Cum Mantri of Pachham Ratanpur Group Gram Panchyat, Ta. Dhandhuka

S.No.	Hec. / Sq. Mtrs.	On East	On West	On North	On South
351 (Old S.No. 133/1/ Paiki 2)	12,141	S.No. 347 and 348	Pachham - Ratanpur Road	S.No. 352	S.No. 349

Date :- 07/10/2020.

Place : - Dhandhuka.

Thanking You,



Yours faithfully,

N. H. VAISHANV.

N. H. VAISHANV.

(Advocate)

Attached with :-

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

