

Title Clear Certificate Dholera Metro City-1



Mo: 94263 61703.

MUKUND N. JANI.

B.A.L.L.B.

Advocate & Notary.

Jagnath Chambers, Jagnath Darwaja,

Ta. Dhandhuka. Dist. Ahmadabad.

Date: 24/01/2012.

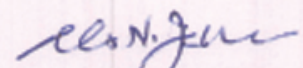
-: TITLE CLEARANCE CERTIFICATE AND REPORT ON TITLE :-

TO WHOMSOEVER IT MAY CONCERN

Subject: Title Clearance certificate with respect to S.No. 198, Hec. 3-68-27, of village Valinda, Ta. Dhandhuka, Dist. Ahmedabad, of (1) **Dhirubhai Kanjibhai** and (2) **Narottambhai Mankanbhai** of Village Valinda, Ta. Dhandhuka, Dist. Ahmadabad.

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.

Page 1 of 7


MUKUND N. JANI (NOTARY)
At Jalga Ta. Ramnagar Dist. A'Bad
Office Jagnath Chambers Dhandhuka

That from the search of the records being maintained by the Talati cum Mantri of village **Valinda**, E-Dhara, Deputy Mamlatdar at **Dhandhuka**, No due certificate of Talati Cum Mantri At. Valinda, Ta. Dhandhuka, No due certificate of Umargadh Group Seva Sahkari Mandli, Ltd., and also of the records being maintained by The Sub-Registrar at **Dhandhuka** for last **30 years** and a public notice was published in "DIVYA BHASKAR" Daily News Paper on Dt. 16/12/2011 and Dt. 17/12/2011 about S.No. 198 of Valinda of **(1) Dhirubhai Kanjibhai and (2) Narottambhai Mankanbhai** 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 and without any charge or encumbrance on this date and also according to affidavit of **Shri Dhirubhai Kanjibhai**, there is neither insolvency proceeding started nor pending against **Shri Dhirubhai Kanjibhai and Narottambhai Mankanbhai** and thier said property/ies not involved in any proceeding in any court of law.

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. **509** of Village Valinda, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 23/12/2011.

2. Certified copy of V.H.F. No. 7 / 12 of S.No. **198** for 1951-52 to 1962-63 of Village Valinda, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 23/12/2011.
3. Certified copy of V.H.F. No. 7 / 12 of S.No. **198** for 1961-62 to 1970-71 of Village Valinda, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 23/12/2011.
4. Certified copy of V.H.F. No. 7 / 12 of S.No. **198** for 1971-72 to 1982-83 of Village Valinda, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 23/12/2011.
5. Certified copy of V.H.F. No. 7 / 12 of S.No. **198** for 1981-82 to 1994-95 of Village Valinda, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 23/12/2011.
6. Certified copy of V.H.F. No. 7 / 12 of S.No. **198** for 1995-96 to 2005-06 of Village Valinda, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 23/12/2011.
7. Certified copy of V.H.F. No. 7 / 12 of S.No. **198** for 2009-10 to 2011-12 of Village Valinda, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 23/12/2011.
8. Certified copy of V.H.F. No. 6 of record rights of Village Valinda, Ta. Dhandhuka Entry No. 509, 540, 604, 633, 634, 755, 1125, 1403, 1517, 1518, 1819, 2153. Dt. 11/01/2012.
9. Certificate of Talati cum Mantri of Village Valinda about not available entry no. 225. Dt. 03/01/2012.

10. Boundary Certificate of Talati cum Mantri of Village Valinda, Ta. Dhandhuka, Dt. 27/12/2011.
 11. No due Certificate of Talati cum Matri of Village Valinda. Dt. 27/12/2011.
 12. No due Certificate of The Umargadh Group Seva Sahkari Mandli Ltd. At. Umargadh, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 26/12/2011.
 13. No due certificate of The Gujarat State Co. Op. Agri. and Rural Development Bank Ltd. Dhandhuka Branch, Dt. 17/12/2011.
 14. Advertisement of S.No. 198 of Valinda in "Divya Bhaskar" Daily News paper on Dt. 16/12/2011 and Dt. 17/12/2011.
 15. Affidavit of Dhirubhai Kanjibhai of Kharva, Dist. Surendranagar. Dt. 23/01/2012.
 16. Regd. Sale deed of No. 1564, Dt. 27/09/2006 which is executed in favour of Shri Chandrakantbhai Tokarshibhai Shah for Rs. 92,300/-
 17. Regd. Sale deed of No. 4208, Dt. 27/10/2010 which is executed in favour of Shri Dhirubhai Kanjibhai and Narottambhai Makanbhai for Rs. 7,73,367/-.
 18. Search Receipt No. 2012027000130 Dt. 13/01/2012 of Sub-Registrar office At. Dhandhuka.
- **Brief history of ownership and title about S.No. 198 Of village Valinda, Ta. Dhandhuka, Dist. Ahmedabad.**

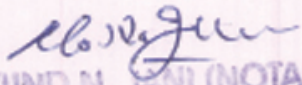
-: S.No. 198 Hec. 3-68-27 of village-Valinda, Ta. Dhandhuka :-

Original owner of this land was Shri Vadilal Dolatchand. Thereafter Shri Vadilal Dolatchand sold this land by Regd. Sale deed to Shri Remanbhai Daudbhai on Dt. 27/06/1944 for Rs. 900/. (Entry No. 509, Dt. 25/10/1945). Thereafter Remabhai Daudbhai executed Regd. Mortgage deed in favour of Hargovan Mulshankar and Ramnarayan Mulshankar on Dt. 21/05/1947 for Rs. 500/-. (Entry No. 540, Dt. 14/05/1949). Thereafter Ramanbhai Daudbhai paid Rs. 500/- to Shri Hargovan Mulshankar and Ramnarayan Mulshankar, therefore Shri Hargovan Mulshankar and Ramnarayan Mulshankar executed Regd. Re-Convenience deed in favour of Shri Remanbhai Daudbhai on Dt. 09/05/1956. (Entry No. 604, Dt. 22/10/1956). Thereafter name of Shri Kanjibhai Ramjibhai and Ranabhai Vaghabhai entered in this land as tenant due to cultivated this land in the year of 1949-50. (Entry No. 632, Dt. 22/02/1957). Thereafter name of Shri Kanjibhai Maganbhai entered in this land as tenant due to cultivated this land in the year of 1950-51. (Entry No. 633, Dt. 22/02/1957). Thereafter Kanjibhai Maganbhai not cultivated this land therefore name of Shri Kanjibhai Maganbhai as tenant remove from the revenue record. (Entry No. 634, Dt. 30/03/1957). Thereafter Remanbhai Daudbhai partitioned his agricultural and in his lifetime and this land given to his son namely Shri Mahmadbhai Remanbhai. (Entry



No. 755, Dt. 27/02/1961). Thereafter Mahmadbhai Remanbhai partitioned his agricultural and in his lifetime and this land given to his son namely Shri Umarbhai Mahmadbhai. (Entry No. 1403, Dt. 27/05/1993). Thereafter Mahmadbhai Daudbhai sold this land by Regd. Sale deed No. 1564, on Dt. 27/09/2006 to Shri Chandrakantbhai Tokarshibhai for Rs. 92,300/-. (Entry No. 1819, Dt. 21/03/2007). Thereafter Chandrakantbhai Tokarshibhai sold this land by Regd. Sale deed No. 4208 on Dt. 27/10/2010 to Shri Dhirubhai Kanjibhai and Narottambhai Makanbhai for Rs. 7,73,367/-. (Entry No. 2153, Dt. 04/12/2010). On the strength of this entry name of **Shri Dhirubhai Kanjibhai and Narottambhai Makanbhai** entered in revenue record as occupant and name of **Shri Dhirubhai Kanjibhai and Narottambhai Makanbhai** run in revenue record as occupant till today.

As per above stated facts I have opined that, **S.No. 198** of Village Valinda of **Shri Dhirubhai Kanjibhai and Narottambhai Makanbhai** is title Clear and without any charge or encumbrance on this date.


MUKUND N. JANI (NOTARY)
At Jalila Ta. Ranpur Dist. A'Bad.
Office: Jagdish Chambers Chandhrka

-: Schedule :-

As per Boundary Certificate of Talati cum Mantri.

S.No.	Hec.	On East	On West	On North	On South
198	3-68-27	S.No. 259	S.No. 196 and S.No. 197	S.No. 259	S.No. 199

Date :- 24/01/2012.

Place :- Dhandhuka.

Thanking You,



Yours faithfully,

M.N. JANI.

(Advocate & Notary)

MUKUND N. JANI (NOTARY)

At Jalga To. Ranpur Dist. A'Bad.

Office: Jangath Chaurias Dhandhuka

Attached with :-

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