



MUKUNDRAY N. JANI.

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Advocate & Notary.

Mo: 94263 61703.



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Offices :- Dhandhuka:: Jagnath Chambers, Jagnath Darwaja, Ta. Dhandhuka. Dist. Ahmedabad.

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Date: 26/08/2022.

-: TITLE CLEARANCE CERTIFICATE AND REPORT ON TITLE :-

TO WHOMSOEVER IT MAY CONCERN

Subject: Title Clearance certificate with respect to Non-Agricultural Residential use land of **Final Plot No. 897, Admeasuring – 8,954 Sq. Mtrs.** in T. P. Scheme No. 1 in Residential Zone of DSIRDA, which is allotted by Dholera Special Investment Regional Development Authority (DSIRDA) instead of acquired land of Revenue S.No. **470** (Old S.No. 260), Hector – 1-80-41, Account No. **609**, of Village – **Kadipur, Ta. Dholera** of District - **Ahmedabad** belonging to **(1) Narayan Nandkishor Rathi (70%),** Resi. At. 901, Priyansh Tower, Ghod Dod Road, Surat City, Surat - 395002, **(2) Gaurangbhai Khetabhai Patel (15%),** Resi. At. Near Bus Stop, Vareli, Kadodara, Surat -394327 and **(3) Lalchand Mohanlal Lahoti (15%),** Resi. At. 12/A,

Poddar Residency F Tower, Near Capital Green, Vesu,
Bharthana, Surat - 395007.

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 **Kadipur**, E-Dhara, Deputy Mamlatdar at **Dholera**, No due certificate of Talati Cum Mantri At. Kadipur, Ta. Dholera, and also of the records being maintained by The Sub-Registrar at **Dhandhuka** search carried from **1993 to 2014** and The Sub-Registrar at **Dholera** search carried from **2014 to 2022** total years for last **30 years** and a public notice was published in "DIVYA BHASKAR" Daily News Paper on Dt. 10/08/2022 about Non-Agricultural Residential use land of **Final Plot No. 897**, **Admeasuring – 8,954** Sq. Mtrs. in Draft T. P. Scheme No. 1 in Residential Zone of DSIRDA, which is allotted by Dholera Special Investment Regional Development Authority (DSIRDA) instead of acquired land of Revenue S.No. **470** (Old S.No. 260), Hector – 1-80-41, Account No. **609**, of Village – **Kadipur**, Ta. **Dholera** of District – **Ahmedabad** belonging to **(1) Narayan Nandkishor Rathi (70%)**, **(2) Gaurangbhai Khetabhai Patel (15%)**, **(3) Lalchand Mohanlal Lahoti (15%)** to invite any objection to issue title


clearance certificate but, nobody has raise any objection before me till today, on this date **However, I often instructed to the party to be Original Regd. Sale Deeds, but not complies my instruction by the party, Therefore I am opinion that, the property/ies mentioned in the scheduled here under is title Clear on this date, Subject to below mentioned conditions :-**

- (1) To be Produce Original Regd. Sale Deed No. 1975, Dt. 11/12/1970.**
- (2) To be Produce Original Regd. Sale Deed No. 270, Dt. 27/12/1989.**
- (3) Conditions mentioned in the N. A. order passed by the Hon. District Collector.**

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. 609 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 21/07/2022.**
- 2. Certified copy of V.H.F. No. 7 / 12 of S.No. 260 for 1953-54 to 1962-63 of Village Kadipur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 20/07/2022.**

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Office: Jagdish Chandra Dhandhuka



3. Certified copy of V.H.F. No. 7 / 12 of S.No. **260** for 1963-64 to 1973-74 of Village Kadipur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 20/07/2022.
4. Certified copy of V.H.F. No. 7 / 12 of S.No. **260** for 1973-74 to 1983-84 of Village Kadipur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 20/07/2022.
5. Certified copy of V.H.F. No. 7 / 12 of S.No. **260** for 1984-85 to 1993-1994 of Village Kadipur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 20/07/2022.
6. Certified copy of V.H.F. No. 7 / 12 of S.No. **260** for 1993-94 to 2005-06 of Village Kadipur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 20/07/2022.
7. Certified copy of V.H.F. No. 7 of S.No. **470 (Old S. No. 260)** of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 21/07/2022.
8. Certified copy of V.H.F. No. 12 of S.No. **470 (Old S. No.260)** for 2002-2003 to 2004-2005 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 21/07/2022.
9. Certified copy of V.H.F. No. 12 of S.No. **470 (Old S. No.260)** for 2005-06 to 2007-08 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 21/07/2022.
10. Certified copy of V.H.F. No. 12 of S.No. **470 (Old S. No.260)** for 2008-09 to 2010-11 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 21/07/2022.

11. Certified copy of V.H.F. No. 12 of S.No. **470 (Old S. No.260)** for 2011-12 to 2013-14 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 21/07/2022.
12. Certified copy of V.H.F. No. 12 of S.No. **470 (Old S. No.260)** for 2014-15 to 2016-17 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 21/07/2022.
13. Certified copy of V.H.F. No. 12 of S.No. **470 (Old S. No.260)** for 2017-18 to 2019-20 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 21/07/2022.
14. Certified copy of V.H.F. No. 12 of S.No. **470 (Old S. No.260)** for 2020-21 to 2022-23 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 21/07/2022.
15. Certified copy of V.H.F. No. 6 of record rights of Village Kadipur, Ta. Dholera (Dhandhuka) Entry No. 53, 147, 443, 536, 827, 1094, 1622, 1659, 1665 and 1696. Dt. 21/07/2022.
16. Boundaries Certificate of S.No. 470 (Old S.No. 260) issued by Talati cum Mantri of Village Kadipur, Ta. Dholera. Dt. 23/07/2022.
17. No due Certificate of Talati cum Mantri of Village Kadipur, Ta. Dholera. Dt. 23/07/2022.
18. Advertisement of S.No. 470 (Old S. No. 260), Final Plot No. 897, T.P. Scheme No. 1 Residential Zone of Village - Kadipur in "Divya Bhaskar" Daily Newspaper on Dt. 10/08/2022.

19. Xerox True Copy of N. A. Order passed by District Collector at Ahmedabad vide order no. CB/LAND-1/N.A./S.R.-202/2016, Dt. 01/03/2016.
 20. Certified Copy of Regd. Sale Deed No. 1975, Dt. 26/10/1970, Which is executed by Mahadevsinh Sangaramsinhji Chudasama in favour of Chudasama Vikramsinh Khumansinh.
 21. Certified Copy of Regd. Sale Deed vide Regd. No. 270, Dt. 27/04/1989 Which is executed by Chudasama Vikramsinh Khumansinh in favour of Vaghari Mavjibhai Ramsangbhai.
 22. Original Regd. Sale Deed vide Regd. No. 465, Dt. 31/03/2016 which is executed by Mavjibhai Ramsangbhai in favour of (1) Narayan Nandkishor Rathi (70%), (2) Gaurangbhai Khetabhai Patel (15%) and (3) Lalchand Mohanlal Lahoti (15%).
 23. Certified Copy of zoning certificates, part plan, sanctioned part plan, F form issued by DSRIDA. Dt. /08/2022. Without Date.
 24. Search Receipt No. 202202700003524, Dt. 17/08/2022 from 1993 to 2014 of Sub-Registrar office At. Dhandhuka.
 25. Search Receipt No. 202240200003312 Dt. 18/08/2022 from 2014 to 2022 of Sub-Registrar office At. Dholera.
- **Brief history of ownership and title about Non-Agricultural Residential use land of Final Plot No. 897, Admeasuring – 8,954 Sq. Mtrs. in Draft T. P. Scheme No. 1 in Residential Zone of DSIRDA, which is allotted by Dholera Special Investment**

Regional Development Authority (DSIRDA) instead of acquired land of Revenue S.No. 470 (Old S.No. 260), Hector – 1-80-41, Account No. 609, of Village – Kadipur, Ta. Dholera of District – Ahmedabad.

-: Non Agricultural land 8,954 Sq. Mts. of Final Plot No. 897 in T.P. 1, S.No. 470 (Old S.No. 260), Hec. 1-80-41 of village-Kadipur,

Ta. Dholera :-

Original owner of this land was (1) Dilubha Khumansinhji, (2) Vikramsinhji Khumansinji and (3) Mahadevsinhji Sangramsinji. (Entry No. 53). Thereafter, family arrangement taken place between family members and in this family arrangement this land of S.No. 260 along with another agricultural land goes in favour of Mahadevsinhji Sangramsinji. (Entry No. 147, Dt. 01/05/1955). Thereafter, Mahadevsinhji Sangramsinji willingly sold and conveyed this land of S.No. 260 to Shri Vikramsinhji Khumansinhji by way of Regd. Sale Deed on Dt. 26/10/1970 for Rs. 800/-. (Entry No. 536, Dt. 20/01/1972). Thereafter, Vikramsinhji Khumansinhji willingly sold and conveyed this land of S.No. 260 to Shri Mavjibhai Ramsangbhai by way of Regd. Sale Deed on Dt. 27/04/1989 for Rs. 5,000/-. (Entry No. 827, Dt. 19/05/1991). Thereafter, Mavjibhai Ramsangbhai seek an application for getting permission to convert the said land in Non-Agricultural land, in respect of T. P. Scheme No. 1 of DSIRDA, Final Plot No.

897, admeasuring 8,954 Sq. Mtrs, which is allotted by DSIRDA instead of land of S.No. 470 (Old S.No. 260) and in response of the said application Hone. District Collector at Ahmedabad pleased to pass an order no. CB/LAND-1/N.A./S.R.-202/2016, Dt. 01/03/2016 and on the strength of said order this land convert in Non-Agricultural land for Residential Purpose and in lieu of said order vide entry posted in revenue record entry no. 1659, Dt. 10/03/2016. (Entry No. 1659, Dt. 10/03/2016). Thereafter, Mavjibhai Ramsangbhai willingly sold and conveyed land of S.No. 470 (Old S.No. 260), Hec. 1-80-41 which is encompassed in T.P.No. 1 of DSRIDA, F.P. No. 897 Non-Agricultural land Admeasuring – 8,954 Sq. Mtrs. for Residential Purpose to (1) Narayan Nandkishor Rathi (70%), (2) Gaurangbhai Khetabhai Patel (15%) and (3) Lalchand Mohanlal Lahoti (15%) by way of Regd. Sale Deed No. 465, Dt. 31/03/2016 for Rs. 48,00,000/-. (Entry No. 1665, Dt. 09/05/2016). Thereafter resurvey of agricultural land, held by superintended of land record office at Ahmedabad, and after the fallowing prescribed procedure Kansagara Umeshchandra Mohanbhai (SLR) please to passed an order no. dso / resurvey / Akarbandh / Kayam Khardo / Kadipur / 2016, Dt. 16/09/2016 and on the strength of the said order this survey no. 260 became New Survey No. 470, Hec. 1-80-41, vide entry posted in revenue record entry no. 1696, Dt. 19/09/2016. (Entry No. 1696, Dt. 19/09/2016). As per Above stated facts name of (1)

Narayan Nandkishor Rathi (70%), (2) Gaurangbhai Khetabhai Patel (15%) and (3) Lalchand Mohanlal Lahoti (15%) run in revenue record as occupant of **Final Plot No. 897, Admeasuring – 8,954 Sq. Mtrs. in Draft T. P. Scheme No. 1, in Residential Zone of DSIRDA, which is allotted by Dholera Special Investment Regional Development Authority (DSIRDA) instead of acquired land of Revenue S.No. 470 (Old S.No. 260), Hector – 1-80-41, Account No. 609, of Village – Kadipur, Ta. Dholera of District – Ahmedabad.**

As per above stated facts I have opined that, Non-Agricultural for Residential Purpose **Final Plot No. 897, Admeasuring – 8,954 Sq. Mtrs. in Draft T. P. Scheme No. 1, in Residential Zone of DSIRDA, which is allotted by Dholera Special Investment Regional Development Authority (DSIRDA) instead of acquired land of Revenue S.No. 470 (Old S.No. 260), Hector – 1-80-41, Account No. 609, of Village – Kadipur, Ta. Dholera of District – Ahmedabad belonging to (1) Narayan Nandkishor Rathi (70%), (2) Gaurangbhai Khetabhai Patel (15%), (3) Lalchand Mohanlal Lahoti (15%) and name of (1) Narayan Nandkishor Rathi (70%), (2) Gaurangbhai Khetabhai Patel (15%), (3) Lalchand Mohanlal Lahoti (15%) is title Clear, Subject to below mentioned conditions :-**



(1) To be Produce Original Regd. Sale Deed No.
1975, Dt. 11/12/1970.

(2) To be Produce Original Regd. Sale Deed No.
270, Dt. 27/12/1989.

(3) Conditions mentioned in the N. A. order
passed by the Hon. District Collector.

-: Schedule :-

Non-Agricultural Residential use land of **Final Plot No. 897**,
Admeasuring – 8,954 Sq. Mtrs. in Draft T. P. Scheme No. 1 in
Residential Zone of DSIRDA, which is allotted by Dholera Special
Investment Regional Development Authority (DSIRDA) instead of
acquired land of Revenue S.No. **470** (Old S.No. 260), Hector – 1-80-
41, Account No. **609**, of Village – **Kadipur**, Ta. **Dholera** of District –
Ahmedabad.


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Boundaries as per V.H.F. No. 7 of S.No. 470 (Old-260) of Village-Kadipur.

S.No.	Hec.	On East	On West	On North	On South
470 (old S.No. 260)	1-80-41	S.No. 471	S.No. 464	S.No. 463	S.No. 469

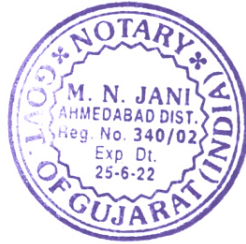
Note :- At the time of caring a search at the sub registrar office at Dhandhuka, I found that, some record like Index-2 of years 1993, 2002 and 2004, 2006 damaged in said sub registrar office and also at Dholera, immediate past about some months is not maintained properly due to that not in the position to carrying search properly therefore, search may lack some particulars.

Date :- 26/08/2022.

Place :- Dhandhuka.

Thanking You,

Attached with :-



Yours faithfully,


M. N. JANI.

(Advocate & Notary)
MUKUND N. JANI (NOTARY)
At Jalla Ta Ranpur Dist. A'Bad.
Office: Jagannath Grantlers Dhandhuka

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