



**MUKUNDRAY N. JANI.**

B.A. LL.B.

Advocate & Notary.

Mo: 94263 61703.



**LAVKUMAR M. JANI.**

B.A. LL.B.

Advocate.

Mo: 9898101573

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

Dholera :: S/F 21-22, Ridhdhi Sidhdhi Complex, Dholera, Ta. Dholera, Dist. Ahmedabad.

Date: 10/11/2021.

**-: TITLE CLEARANCE CERTIFICATE AND REPORT ON TITLE :-**

**TO WHOMSOEVER IT MAY CONCERN**

**Subject:** Title Clearance certificate with respect to Non-Agricultural Multi-purpose use land of **Final Plot No. 28 (Old – 13/1), Admeasuring – 5,774 Sq. Mtrs. in Draft T. P. Scheme No. 2, Restructure T. P. Scheme No. 2-B-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. 544 (Old S.No. 358 Paiki 1), Hector – 1-15-48, Account No. 558, of Village – Kadipur, Ta. Dholera of District – Ahmedabad belonging to (1) Manishkumar Bachulal Shah and (2) Meghna Manishkumar Shah, Both Resi. At. 505, Nilkanthvarni Apartment, Opp. Sargam Shopping Center, Parle Point, Umara, 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 Zoning Certificate, Part Plan of Sanctioned Development Plan, Part Plan of Sanctioned Drat Town Planning Scheme No. 2, F Form (Redistribution and Valuation Statement) issued by Dholera Special Investment Regional Development Authority and also of the records being maintained by The Sub-Registrar at **Dhandhuka** search carried from **1992 to 2014** and The Sub-Registrar at **Dholera** search carried from **2014 to 2021** total years for last **30 years** and a public notice was published in "DIVYA BHASKAR" Daily News Paper on Dt. 21/10/2021 about Non-Agricultural Multi-purpose use land of **Final Plot No. 28 (Old – 13/1), Admeasuring – 5,774 Sq. Mtrs.** in Draft T. P. Scheme No. 2, Restructure T. P. Scheme No. 2-B-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. **544** (Old S.No. 358 Paiki 1), Hector – 1-15-48, Account No. **558**, of Village – **Kadipur**, Ta. **Dholera** of District – **Ahmedabad** belonging to **(1) Manishkumar Bachulal Shah and (2)**





**Meghna Manishkumar Shah** to invite any objection to issue title clearance certificate but, nobody has raise any objection before me till today, on this date and also according to title declaration of **Shri Manishkumar Bachulal Shah** there is neither insolvency proceeding started nor pending against **Shri Shri Manishkumar Bachulal Shah** and their said property/ies not involved in any proceeding in any court of law. Therefore I am opinion that, the property/ies mentioned in the schedule here under is title Clear, marketable and without any charge or encumbrance.

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. **558** of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 14/10/2021 and Dt. 17/10/2021.
2. Certified copy of V.H.F. No. 7 / 12 of S.No. **358** for 1953-54 to 1962-63 of Village Kadipur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 14/06/2021.
3. Certified copy of V.H.F. No. 7 / 12 of S.No. **358** for 1963-64 to 1973-74 of Village Kadipur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 14/06/2021.

4. Certified copy of V.H.F. No. 7 / 12 of S.No. **358** for 1973-74 to 1982-83 of Village Kadipur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 14/06/2021.
5. Certified copy of V.H.F. No. 7 / 12 of S.No. **358 Paiki** for 1983-84 to 1993-94 of Village Kadipur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 14/06/2021.
6. Certified copy of V.H.F. No. 7 / 12 of S.No. **358 Paiki 1** for 1993-94 to 2005-06 of Village Kadipur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 14/06/2021.
7. Certified copy of V.H.F. No. 7 of S.No. **358 Paiki 1** of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 03/08/2012.
8. Certified copy of V.H.F. No. 7 of S.No. **544 (Old S. No. 358 Paiki 1)** of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 14/10/2021 and Dt. 10/11/2021.
9. Certified copy of V.H.F. No. 12 of S.No. **544 (Old S. No.358 Paiki 1)** for 2003-2004 to 2005-2006 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 06/02/2021.
10. Certified copy of V.H.F. No. 12 of S.No. **544 (Old S. No.358 Paiki 1)** for 2006-07 to 2008-09 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 06/02/2021.
11. Certified copy of V.H.F. No. 12 of S.No. **544 (Old S. No.358 Paiki 1)** for 2009-2010 to 2011-12 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 06/02/2021.



12. Certified copy of V.H.F. No. 12 of S.No. **544 (Old S. No.358 Paiki 1)** for 2012-2013 to 2014-15 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 06/02/2021.
13. Certified copy of V.H.F. No. 12 of S.No. **544 (Old S. No.358 Paiki 1)** for 2015-16 to 2017-18 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 06/02/2021.
14. Certified copy of V.H.F. No. 12 of S.No. **544 (Old S. No.358 Paiki 1)** for 2018-19 to 2020-2021 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 06/02/2021.
15. Certified copy of V.H.F. No. 6 of record rights of Village Kadipur, Ta. Dholera (Dhandhuka) Entry No. 68, 147, 170, 172, 175, 373, 498, 552, 553, 584, 1085, 1207, 1436, 1445, 1447, 1471, 1696, 2199. Dt. 10/11/2021.
16. Original Regd. Sale Deed No. 684, Dt. 30/04/2012 which executed by (1) Ganpatsinh Jaydevbhai, (2) Chhotubha Jaydevbhai, (3) Hansaba Jaydevbhai, (4) Gnanba Jaydevbhai and (5) Prafulba Jaydevbhai in favour of Shri Manishkumar Bachulal Shah for Rs. 26,00,000/-.
17. Boundaries Certificate of S.No. 544 (Old S.No. 258 Paiki 1) issued by Talati cum Mantri of Village Kadipur, Ta. Dholera. Dt. 14/10/2021.
18. No due Certificate of Talati cum Mantri of Village Kadipur, Ta. Dholera. Dt. 14/10/2021.

19. No due certificate of The Kadipur Seva Sahkari Mandli Ltd. At. Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 18/10/2021.
20. No due certificate of The Gujarat State Co. Op. Agri. and Rural Development Bank Ltd. Dhandhuka Branch, Dt. 27/10/2021.
21. Zoning Certificate of old R.S.No. 358 Paiki 1, of village – Kadipur which is encompassed in T. P. Scheme No. 2, Residential Zone, of Dholera Special Investment Regional Development Authority, issued by Senior Town Planner, DSIRDA, Gandhinagar. Dt. 24/02/2021.
22. Part Plan of Sanctioned Development Plan of R.S.No. 358 Paiki 1 of village – Kadipur which is encompassed in T. P. Scheme No. 2, Residential Zone, of Dholera Special Investment Regional Development Authority, issued by Senior Town Planner, DSIRDA, Gandhinagar. Dt. 24/02/2021.
23. Part Plan of Sanctioned Draft Town Planning Scheme No. 2 in which R.S.No. 358 Paiki 1 of village - Kadipur encompassed by DSIRDA for Residential Zone and Final Plot No. 13/1 allotted instead of acquired land of S.No. 358/P/1 by Dholera Special Investment Regional Development Authority, issued by Senior Town Planner, DSIRDA, Gandhinagar. Dt. 24/09/2014.
24. Form – F (Redistribution and Valuation Statement) for R. S.No. S.No. 358/P/1, Final Plot No. 13/1 of Village Kadipur, Ta. Dholera which is issued by Senior Town Planner, DSIRDA, Gandhinagar.



25. Second Notice issued by Town Planning Officer of Draft T.P. 2-B-1 (Dholera S.I.R.) in case of DSIR/No.2-B-1 / Case No. 17 / 28 / 751, showing Final Plot No. 28, Admeasuring – 5,774 Sq. Mtrs. allotted instead of 11,548 Sq. Mtrs. land of S.No. 544 of Village-Kadipur, Ta. Dholera in the name of Manishkumar Bachulal Shah and Meghna Manishkumar Shah. Dt. 25/03/2019.
26. Advertisement of S.No. 544 (Old S. No. 358 Paiki 1), Final Plot No. 28 (Old – 13/1) T.P. Scheme No. 2 Restructure T.P. No. 2-B-1 Residential Zone of Village - Kadipur in "Divya Bhaskar" Daily Newspaper on Dt. 21/10/2021.
27. Certified Copy of N. A. Order of District Collector at Ahmedabad vide order no. 2294/07/13/051/2021, Dt. 18/10/2021.
28. Search Receipt No. 2021027003582, Dt. 22/10/2021 from 1992 to 2014 of Sub-Registrar office At. Dhandhuka.
29. Search Receipt No. 2021402002628 Dt. 28/10/2021 from 2014 to 2021 of Sub-Registrar office At. Dholera.
- **Brief history of ownership and title about Non-Agricultural Multi-purpose use land of Final Plot No. 28 (Old – 13/1), Admeasuring – 5,774 Sq. Mtrs. in Draft T. P. Scheme No. 2 Restructure T. P. Scheme No. 2-B-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. 544 (Old S.No. 358 Paiki 1), Hector – 1-15-**

48, Account No. 558, of Village – Kadipur, Ta. Dholera of District – Ahmedabad.

-: Non Agricultural land 5,774 Sq. Mts. of Final Plot No. 28 (Old-13/1) in T.P. 2-B-1, S.No. 544 (Old S.No. 358 Paiki 1), Hec. 1-15-48 of village–Kadipur, Ta. Dholera :-

S. No. 358, Admeasuring Acre – 11 – 14 Guntha of village – Kadipur, Ta. Dhandhuka (Now – Dholera) belongs to Parbatsang Jayabhai, Jaydevbhai Gulabsang, Sursangbhai Gulabsang, Dilubha Khumansang and Minor Vikramsini Khumansinh on behalf of his legal guarding namely Ba Kunvarba W/o. Khumamsinh Sagramsinh. (Entry No. 68). Thereafter, partition of ancestral property, taken place between co shares Dilubha Khumansinhji, Vikramsinhji Khumansinhji and Mahadevsinh Sangramsinhji and in this partition Acre – 5 – 27 Guntha land of S.No. 358 Paiki along with another agricultural land goes in favour of Dilubha Khumansinhji. (Entry No. 147, Dt. 01/05/1955). Thereafter, Dilubha Khumansang sold Acre- 5-27 Guntha land of S.No. 358 Paiki by way of Regd. Sale Deed for Rs. 500/- to Sukhdevbhai Jaydevbhai. However, this entry is not certified by the authority. (Entry No. 170, Dt. 20/09/1957). Thereafter, Sursangbhai Gulabsangbhai died on Dt. 11/01/1958 and his real brother as legal heirs entered in revenue record namely Jaydevbhai



Gulabsangbhai and Jaydevbhai Gulabsangbhai got proportionate share of Acre-1-17 Guntha land S.No. 358 Paiki along with another agricultural land of Late Sursangbhai Gulabsangbhai. In lieu of that, Jaydevbhai Gulabsangbhai became owner of Acre-2-34 Guntha land of S.No. 358 Paiki along with another agricultural land. (Entry No. 175, Dt. 15/03/1958). Thereafter, in connection of Entry No. 170, Dt. 20/09/1957 and as per family arrangement Dilubha Khumansang and Parbatsang Jayabhai given a statement before the revenue authority that, Sukhdevbhai Jayabhai owner of Acre-8-20 Guntha land out of Acre – 8-20 Guntha land of S.No. 358 Paiki therefore name of Sukhdevbhai Jayabhai entered in revenue record as owner of Acre-8-20 Guntha land of S.No. 358 Paiki. (Entry No. 373, Dt. 17/01/1966). Thereafter, Sukhdevbhai Jayabhai died and name of his legal heir entered in revenue record namely (1) Subjiba W/o. Sukhdevbhai Jayabhai, (2) Dashrathsinh Sukhdevbhai, (3) Prasannba Sukhdevbhai, (4) Vimuba Sukhdevbhai, (5) Janakba Sukhdevbhai, (6) Jagatba Sukhdevbhai, (7) Minor Manharsinh Sukhdevbhai and (8) Minor Dhrupatba Sukhdevbhai. (Entry No. 552, Dt. 10/07/1973). Thereafter, co shares (1) Prasannba Sukhdevbhai, (2) Vimuba Sukhdevbhai, (3) Janakba Sukhdevbhai and (4) Jagatba Sukhdevbhai willingly waived theirs rights in favour of other co shares therefore, name of (1) Prasannba Sukhdevbhai, (2) Vimuba Sukhdevbhai, (3) Janakba Sukhdevbhai and (4) Jagatba



Sukhdevbhai removed from revenue record. (Entry No. 553, Dt. 10/07/1973). Thereafter, Heirs of Sukhdevbhai Jayabhai namely Subjiba W/o. Sukhdevsinh Jayabhai and others sold Acre-5-27 Guntha land of S.No. 358 Paiki by way of Regd. Sale Deed on Dt. 16/07/1975 to Shri Vashrambhai Palabhai for Rs. 1,000/-. (Entry No. 584, Dt. 18/07/1975). Thereafter, revenue authority created new form no. 7/12 in 1973-74 as per ownership of land and as per new form no. 7/12 of 1983-84 to 1993-94 of S.No. 358 Paiki, Admeasuring Hec. 1-15-34 which is belongs to Jaydevbhai Gulabsangbhai. Thereafter, revenue authority make correction in V.H.F. No. 7/12 of S.No. 358 Paiki of 1993-94 to 2005-06 and mentioned S.No. 358 Paiki 1 instead of S.No. 358 Paiki and mentioned name of occupant as Jaydevbhai Gulabsangbhai. Thereafter, Jaydevbhai Gulabsangbhai died and his legal heirs entered in revenue record namely (1) Hulasba W/o. Jaydevbhai, (2) Ganpatsinh Jaydevbhai, (3) Chhotubha Jaydevbhai, (4) Hansaba Jaydevbhai, (5) Gnanba Jaydevbhai and (6) Prafulba Jaydevbhai. (Entry No. 1207, Dt. 28/08/2009). Thereafter, Hulasba W/o. Jaydevbhai died on Dt. 15/12/2011 and all heirs of Hulaba W/o. Jaydevbhai remains on revenue record therefore name of Hulasba W/o. Jaydevbhai removed from revenue record. (Entry No. 1436, Dt. 13/02/2012). Thereafter, (1) Ganpatsinh Jaydevbhai, (2) Chhotubha Jaydevbhai, (3) Hansaba Jaydevbhai, (4) Gnanba Jaydevbhai and (5) Prafulba Jaydevbhai sold this land




of S.No. 358 Paiki 1, Hec. 1-15-34 by way of Regd. Sale Deed No. 684/2012 on Dt. 30/04/2012 to Shri Manishkumar Bachulal Shah for Rs. 26,00,000/-. (Entry No. 1447, Dt. 01/05/2012). Thereafter, Manishkumar Bachulal Shah willingly entered his wife namely Meghna Manishkumar Shah as co share in this land. (Entry No. 1471, Dt. 24/07/2012). Thereafter resurvey of agricultural land of Village-Kadipur, Ta. Dholera, held by Kansagara Umeshchanra Mohanbhai (SLR) superintended of land record office at Ahmadabad, and after the fallowing prescribed procedure Kansagara Umeshchanra Mohanbhai 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. 358 Paiki 1 became New Survey No. 544 and area of this land became Hec. 1-15-48 instead of Hec. 1-15-34 vide entry posted in revenue record entry no. 1696, Dt. 19/09/2016. (Entry No. 1696, Dt. 19/09/2016). Thereafter Shri Manishkumar Bachulal Shah seek an application for getting permission to convert the said land in Non-Agricultural land, in respect of T. P. Scheme No. 2-B-1 of DSIRDA, Final Plot No. **28**, admeasuring **5,774** Sq. Mtrs, which is allotted by DSIRDA instead of land of S.No. 544 (Old S.No. 358 Paiki 1) and in response of the said application Hone. District Collector at Ahmedabad pleased to pass an order no. 2294/07/13/051/2021, Dt. 18/10/2021 and on the strength of said order this land convert in Non-Agricultural land Multi-

Purpose Use and in lieu of that order vide entry posted in revenue record entry no. 2199, Dt. 18/10/2021. (Entry No. 2199, Dt. 18/10/2021). However, said entry no. 2199, Dt. 18/10/2021 not certified by the authority till today due to time limitation as per Sec. 135 of the Bombay Land Revenue Code.

As per above stated facts I have opined that, Non-Agricultural Multi-purpose use land of **Final Plot No. 28 (Old – 13/1), Admeasuring – 5,774 Sq. Mtrs.** in Draft T. P. Scheme No. 2, Restructure T. P. Scheme No. 2-B-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. **544** (Old S.No. 358 Paiki 1), Hector – 1-15-48, Account No. **558**, of Village – **Kadipur**, Ta. **Dholera** of District – **Ahmedabad** belonging to **(1) Manishkumar Bachulal Shah** and **(2) Meghna Manishkumar Shah**, is title clear, marketable and without any charge or encumbrance on this date.



  
**MUKUND N. JANI (NOTARY)**  
At Joliba Ta Ranpur Dist. A'Bad.  
Office: Jagruti Granthi Bhavan



**-: Schedule :-**

Non-Agricultural Multi-purpose use land of **Final Plot No. 28** (Old – 13/1), Admeasuring – 5,774 Sq. Mtrs. in Draft T. P. Scheme No. 2 Restructure T. P. Scheme No. 2-B-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. 544 (Old S.No. 358 Paiki 1), Hector – 1-15-48, Account No. 558, of Village – Kadipur, Ta. Dholera of District – Ahmedabad.

**(A)**

As per V.H.F No. 7.

S.No.	Hec.	On East	On West	On North	On South
544 (old S.No. 358 Paiki 1)	1-15-48	S.No. 545	S.No. 543	S.No. 548	S.No. 541

**(B)**

As per title declaration made by occupant.

F.P.No.	Sqmtr	On East	On West	On North	On South
28	5,774	F.P.No. 30	F.P.No. 29	24 Mtr. T.P. road	Land of Adj. F.P.

**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 1991, 2002 and 2004, 2006 and immediate past about some months is not maintained properly and also damaged in said sub registrar office due

to that not in the position to carrying search properly therefore,  
search may lack some particulars.

Date :- 10/11/2021.

Place : - Dhandhuka.

Yours faithfully,

  
**M. N. JANI.**

Thanking You,

**Attached with :-**

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



**MUKUND N. JANI (NOTARY)**  
41, Jyoti Park, 1st Floor, A'Bad.  
Dist. - Jagadhri, Gandhinagar, Dhandhuka