

Hitendra C. Choksi

B.Com. L L.B. Advocate

Mo:- 9898382901

Office:- 11, Ganesh Complex, Opp. Civil Court, S. T. Road, Dhandhuka,
Ta: Dhandhuka, Dist: Ahmedabad. Pin - 382460.

Dt. 23/07/2016

TO WHOME SO EVER IT MAY CONCERN

Ref. : Investigation title of the properties consisting of (Khata No. 223) R. S. No. 111 Area 3-23-75 (H. A. C) **Western Side** [From Hec.RA.Sqmt. 7-09-22 P] Ass't Rs. 9.90 Ps. Old Tenre Land of Village **Kamatalav**, Ta. **Dholera**, Dist. **Ahmedabad**. Belonging to Owner **Dharmdeepsinh Digvijaysinh Chudasama and Rajdeepsinh Digvijaysinh Chudasama** Residing of **Dhandhuka, Ta. Dhandhuka, Dist. Ahmedabad**.

Title Clearance Certificate requested by Agreement Deed Holder Smart Homes Infrastructure Pvt. Ltd. New Delhi.

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.

Dt :- 23/07/2016.
Place:- Dhandhuka

H.C. Choksi
(H. C. Choksi)
H. C. Choksi
Advocate
Dhandhuka Dist. Ahmedabad
M. 989832901

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ડા. ૨૩/૦૭/૨૦૧૬
ડા. ૨૩/૦૭/૨૦૧૬

Search Report

We have investigated in the search of property Revenue R. S. No. 111 lands is situated at village **Kamatalav**, Ta: **Dholera**, Dist: **Ahmedabad**.

Then after investigation from the Revenue Records and records of Sub - Registrar at Dhandhuka & Dholera, for the last **30** years, my opinion on the Title of above mentioned person over his property described in the schedule is clear, marketable and free from any charge or encumbrances on this property.

There are neither Insolvency proceedings nor any Execution proceeding pending against of **Dharmdeepsinh Digvijaysinh Chudasama and Rajdeepsinh Digvijaysinh Chudasama** in any court of Law.

Any Other documents **Sub-Registrar/ Registrar of Assurance Office**

The encumbrance certificate was obtained from the Sub- Registrar, Dhandhuka & Dholera for the period from **1986 to 2016** (30 years) the same disclose following encumbrances:

Besides obtained encumbrance certificate from the Sub- Registrar, personal search was carried out by me for the purpose Inspection was made on **18-07-2016** for the period from **1986 to 2014** the Sub- Registrar, at Dhandhuka, Search Receipt No. **2016027001876** and on date **18-07-2016** for the period from **2014 to 2016** the Sub-Registrar, at Dholera, Search Receipt No. **2016402001334**.

The search Report disclosed the following encumbrances:-

No encumbrances are registered with the office of the Sub- Registrar, Dhandhuaka & Dholera.

The Ownership of the property being of a company, search was conducted in the following office of the Sub registrar:-

The search made out in the office of Sub registrar disclosed:-

ROC	INFORMATION
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2. Inspection of Court records disclosed:-

(This may detail Suit, pending, Decrees, Attachment before judgment Injunction, Appointment of Receiver, Appointment of Liquidator)

Name of the Court	Date of Order	INFORMATION
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I have examined and consider the following documents which are produced before me:-

1. Certified copy of V.H.F. No. 8-A/ Khata No. **223** of village Kamatalav, Ta. Dholera, Dist. Ahmedabad.
2. Certified copy of Every-year extract of V.H.F. No. 7x12 of S. No. **111** Manual as well as E-dhara computer Department of village Kamatalav, Ta. Dholera, Dist. Ahmedabad.
3. Certified copy of V.H.F. No. 6 of records rights of village Kamatalav, Ta. Dholera, R. S. No. **111** manually entries as well as E-dhara computer Department entries Nos. **169, 177, 310, 404, 433, 441, 444, 453, 555, 564, 566, 748, 808, 815, 844, 850** and Second Right entries Nos. **210, 235, 253, 329, 440, 460, 461, 841, 842.**
4. Affidavit of owner **Dharmdeepsinh Digvijaysinh Chudasama and Rajdeepsinh Digvijaysinh Chudasama** regarding R. S. No. **111** not assigned, gifted, sold and transferred to any other and no one has any legal rights in this property.
5. Registered Agreement Deed No. **1053/2016**, dated **05.07.2016**.
6. Conditional Deed Receipt No. **2016402001287**, dated **05.07.2016** of Sub Registrar Office, Dholera.
7. Consent of **Rajdeepsinh Digvijaysinh Chudasama and Dharmdeepsinh Digvijaysinh Chudasama** to publish public notice in news paper.
8. Advertisement of R. S. No. **111** land of Kamatalav in "**Divya Bhaskar**" Daily News paper on Ahmedabad Aaspas edition Dt. **09th July, 2016, Saturday** on Page No. **9**. But nobody has raised any objection before me till today hence I issued this title clearance certificate.
9. Search receipt of R. S. No. **111** land The Sub Registrar Office, at Dhandhuka, Receipt No. **2016027001876**, Dt. **18.07.2016**.
10. Search receipt of R. S. No. **111** land The Sub Registrar Office, at Dholera, Receipt No. **2016402001334**, Dt. **18.07.2016**.
11. Declaration to obtained from the owner of the property regarding genuineness of papers/ documents Title Deeds and said property is not subject matter or encumbered or any kind of liability by Affidavit of **Dharmdeepsinh Digvijaysinh Chudasama and Rajdeepsinh Digvijaysinh Chudasama**.

The person who is the present owner of the property/ ies: mentioned in title report opinion.

Whether the party has absolute, clear and marketable title over the property/ies : Yes.

What is the nature of the title of the owner i.e. tenancy right, full ownership, occupancy right, possessory right, minor's right or any other type of right or any other type of right ? Clarify. Full Ownership

Leasehold immovable property/ies. (where the land is/ are leasehold, please verify the terms of the lease(s) the name and address of the lessor/s and whether any permission / NOC from the lessor (s)/ Company authority is required for transfer (such as mortgage, sale, etc.) of the property/ ies) : N/A.

Whether there is any restriction/ prohibition under personal laws of the owner to hold the property/ ies under the title deeds through which he has derived the title. N/A.

Whether the tax/ land revenue has paid up to date? Yes.

Whether any dues recoverable as land revenue are outstanding? No.

Whether the land is affected by any revenue and Tenancy legislation? If so, how and to what extent and the remedy If any, N/ A.

Whether the permission under the Urban Land (Ceiling and Regulation) Act, 1976 is necessary or not? N/A.

Is there any other special enactment likes Land Acquisition Act and other State Legislation's / Provisions of which are applicable to the property/ies and affecting the title? N/A.

Whether this property/ies is/ are free from encumbrance: Yes

Whether the property/ies is/ are freehold or Leasehold or self occupied or tenanted: Free hold property

- 1) There is prior Mortgage/ Charge to the extent of which are available to be cleared or satisfied by complying with the following: N/A.
- 2) There are claims from minor/s and his/ their interest in the property/ies is / is to the extent of (Specify the share of minor's with name). N/A.
- 3) The undivided share of the minor/s is (Specify the share of minor/s). N/A.
- 4) The property/ies is/are subject to the payment of Rs. (Specify the liability that is fastened or could be fastened on the property/ies) N/A.

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- 5) Provision of Urban Land (Ceiling & Regulation) Act, 1976: N/A.
Holdings/ acquisition is in accordance with the provision of the Land
Reform Act. N/A.

Dt :- 23/07/2016.

Place:- Dhandhuka

H.C. Choksi
(H. C. Choksi)
Advocate
Dhandhuka Dist. Ahmedabad
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Title Report

That from the search of records maintained by the Mamlatdar, at Dhandhuka & Dholera, and that as per the revenue record of village Kamatalav, Ta. Dholera, Dist. Ahmedabad as also from the search of the records maintained by office of the Sub- Registrar, Dhandhuka & Dholera for the last 30 years.

Brief history of the property/ies and how the owner has derived the title.

It is observed that the land laying and being of Mouje Kamatalav, survey No. 111 land original occupant were **Devabhai Velabhai & Others** as per village form No. 7 & 12 which please note.

I further find that, Entry No. 1 to 219 not available in village record of Kamatalav, Ta. Dholera which please note.

I further find that, Manually Entry No. 235, 404, 441, 453, 460, 461 not affect to R. S. No. 111 which please note.

I further find that, charge of Ambli Vividh Karyakari Sahakari Mandli Ltd. entered in R. S. No. 111. Entry book viz. village form No. 6 under Serial No. 253, dated 29.01.1957 posted by the concerned authority which please note.

I further find that, charge of Ambli Group Vividh Karyakari Sahakari Mandli entered in R. S. No. 111. Entry book viz. village form No. 6 under Serial No. 310, dated 28.04.1966 posted by the concerned authority which please note.

I further find that, charge of Tagavi entered in R. S. No. 111. Entry book viz. village form No. 6 under Serial No. 329, dated 10.11.1973 posted by the concerned authority which please note.

I further find that, occupant **Laljibhai Velabhai** died before 20 years and his legal heirs 1) Dharamshibhai Laljibhai, 2) Karamshibhai Laljibhai, 3) Premjibhai Laljibhai, 4) Vaghjibhai Laljibhai, 5) Jituben Laljibhai, 6) Ambuben Laljibhai, 7) Puriben Laljibhai, 8) Lilaben Laljibhai, 9) Baluben Wd/o Laljibhai's name entered in R. S. No. 111 P. Entry book viz. village form No. 6 under Serial No. 401, dated 01.02.1989 posted by the concerned authority which please note.

I further find that, occupant **Dayalbhai Velabhai** died on date 25.07.2005 and his legal heirs 1) Muljibhai Dayalbhai, 2) Savshibhai Dayalbhai, 3) Kamuben Dayalbhai, 4) Daluben Dayalbhai, 5) Laxmiben Dayalbhai, 6) Manjuben Dayalbhai and 7) Sonaben Dayalbhai's name entered in R. S. No.

111. Entry book viz. village form No. 6 under Serial No. 404, dated 17.02.2006 posted by the concerned authority which please note.

I further find that, occupant **Devabhai Velabhai** died before two years and his legal heirs 1) **Bhalabhai Devabhai**, 2) **Babubhai Devabhai** and 3) **Ashuben Devabhai's** name entered in R. S. No. 111. Entry book viz. village form No. 6 under Serial No. 433, dated 25.07.1996 posted by the concerned authority which please note.

I further find that, charge of Navjivan Seva Sahakari Mandli entered in R. S. No. 111. Entry book viz. village form No. 6 under Serial No. 440, dated 10.08.1998 posted by the concerned authority which please note.

I further find that, occupant **Bhalabhai Devabhai** died before one year and his legal heirs 1) **Vijuben Wd/o Bhalabhai Devabhai**, 2) **Ghanshyam Bhalabhai**, 3) **Kantaben Bhalabhai**, 4) **Bhavuben Bhalabhai**, 5) **Baldev Bhalabhai**, 6) **Sangitaben Bhalabhai** and 7) **Rayaben Bhalabhai's** name entered in R. S. No. 111. Entry book viz. village form No. 6 under Serial No. 444, dated 04.04.1994 posted by the concerned authority which please note.

I further find that, village record correction the record promulgation mutation posted in village record. Entry book viz. village form No. 6 under Serial No. 453, dated 08.01.2009 posted by the concerned authority which please note.

I further find that, occupant **Rahubhai Velabhai** died on date 08.05.2008 and his legal heirs 1) **Rajabhai Rahubhai**, 2) **Bhojabhai Rahubhai**, 3) **Vashrambhai Rahubhai**, 4) **Keshubhai Rahubhai**, 5) **Dungarbhai Rahubhai**, 6) **Ramjibhai Rahubhai's** name entered in R. S. No. 111. Entry book viz. village form No. 6 under Serial No. 555, dated 28.12.2010 posted by the concerned authority which please note.

I further find that, co-occupant **Dharamshibhai Laljibhai**, **Karamshibhai Laljibhai**, **Premjibhai Laljibhai**, **Vaghjibhai Laljibhai**, **Jituben Laljibhai**, **Abuben Laljibhai**, **Puriben Laljibhai**, **Baluben Wd/o Laljibhai Velabhai**, **Vijuben Bhalabhai**, **Ghanshyambhai Bhalabhai**, **Kantiben Bhalabhai**, **Bhavuben Bhalabhai**, **Baldevbhai Bhalabhai**, **Sangitaben Bhalabhai**, **Rayaben Bhalabhai**, **Kamuben Dayalbhai**, **Daluben Dayalbhai**, **Laxniben Dayalbhai**, **Manjuben Dayalbhai** and **Sonaben Dayalbhai's** waived their legal rights from R. S. No. 111 and their name deleted from said land. Entry book viz.

village form No. 6 under Serial No. 564, dated 08.01.2011 posted by the concerned authority which please note.

I further find that, co-occupant **Lilaben Laljibhai** waived her legal rights from R. S. No. 111 and her name deleted from said land. Entry book viz. village form No. 6 under Serial No. 566, dated 08.01.2011 posted by the concerned authority which please note.

I further find that, **Babubhai Devabhai** and **Ashuben Devabhai's** name not entered in R. S. No. 111 in village record by mistake and as per Order No. Jamin/Kshati Sudarana/ 42 S.R./Vashi. /13, dated 01.06.2013 of Mamlatdar, Dhandhuka, their name entered in said land. Entry book viz. village form No. 6 under Serial No. 748, dated 18.09.2013 posted by the concerned authority which please note.

I further find that, co-occupant **Muljibhai Dayalbhai**, **Savsibhai Dayalbhai**, **Rajabhai Rahubhai**, **Bhojabhai Rahubhai**, **Vashrambhai Rahubhai**, **Keshubhai Rahubhai**, **Dungarbhai Rahubhai** and **Ramjibhai Rahubhai** waived their legal rights from R. S. No. 111 and their name deleted from said land. Entry book viz. village form No. 6 under Serial No. 808, dated 03.01.2015 posted by the concerned authority which please note.

I further find that, correction made in measurement as per correction form No. 6 of D. I. L. R. as per correction Hec.RA.Sqmt. 7-09-22 written in village record. Entry book viz. village form No. 6 under Serial No. 815, dated 19.03.2015 posted by the concerned authority which please note.

I further find that, charge of Govt. paid by occupant and R. S. No. 111 free from this charge as per Certificate issued by Taluka Development Officer, Dhandhuka, dated 27.05.2015. Entry book viz. village form No. 6 under Serial No. 841, dated 13.07.2015 posted by the concerned authority which please note.

I further find that, charge of Navjivan Seva Sahakari Mandli Ltd. paid by occupant and R. S. No. 111 free from this charge. Entry book viz. village form No. 6 under Serial No. 842, dated 13.07.2015 posted by the concerned authority which please note.

I further find that, co-occupant **Babubhai Devabhai** and **Ashuben Devabhai** waived their legal rights from R. S. No. 111 and their name deleted from said land. Entry book viz. village form No. 6 under Serial No. 844, dated 14.07.2015 posted by the concerned authority which please note.

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I further find that, **Rajdeepsinh Digvijaysinh Chudasama and Dharmdeepsinh Digvijaysinh Chudasama** purchased Hec.RA.Sqmt. 3-23-75 land from **Abhubhai Velabhai** by Registered Sale Deed Document No. 1682/2015, dated 10.11.2015 and they became owner and occupant of said land. Entry book viz. village form No. 6 under Serial No. 850, dated 10.11.2015 posted by the concerned authority which please note.

Dt :- 23/07/2016.

Place:- Dhandhuka

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સાચી કોપી
જાહેર કરવામાં આવી છે
અધિકારીની હાજરીમાં
10/08/2016

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Title Certificate

This to certify that title of the property situated at village **Kamatalav**, Ta. **Dholera**, Dist. **Ahmedabad**. (Khata No. 223) R. S. No. 111 Area 3-23-75 (H. A. C.) Western Side [From H. A. C. 7-03-22 P] Ass'mt Rs. 9.90 Ps.

Revenue Survey No. 111 land bounded as under:-

On or towards East :	Rest Part of R. S. No. 111
On or towards West :	Kamatalav – Gogla Way
On or towards North :	R. S. No. 112
On or towards South :	R. S. No. 43 and Cart Way.

Above lands belonging is owned and possessed exclusively by the owners of **Dharmdeepsinh Digvijaysinh Chudasama and Rajdeepsinh Digvijaysinh Chudasama** Residing of **Dhandhuka**, Ta. **Dhandhuka**, Dist. **Ahmedabad**, Title Clearance Certificate requested by Agreement Deed Hoder Smart Homes Infrastructure Pvt. Ltd., New Delhi.

The title of the said property is clear, marketable and free from all encumbrances and free from any reasonable doubt, whatsoever.

The title certificate is on the basis of search conducted from the revenue record of last 15 years.

Dt :- 23/07/2016.

Place:- Dhandhuka

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જાહેર કરવામાં આવી છે
અધિકારીની હાજરીમાં
10/08/2016