



M. N. JANI ASSOCIATES



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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: 24/01/2020.

:- TITLE CLEARANCE CERTIFICATE AND REPORT ON TITLE :-

TO WHOMSOEVER IT MAY CONCERN

Subject: Title Clearance certificate with respect to Account No. **279**, S.No. **679** (Old S. No. **417**), Hec. **1-03-92**, of Village - Kadipur, Ta. Dholera, Dist. Ahmedabad, of **Rohitsinh Ranjitsinh Chudasama**, Resi. At. Kadipur, Ta. Dholera, Dist. 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 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, No due Certificate of The Kadipur Seva Sahkari Mandli Ltd. At. Kadipur, Ta. Dholera, Dist. Ahmedabad, No due certificate of The Gujarat State Co. Op. Agri. And Rural Development Bank Ltd. at Dhandhuka, and also of the records being maintained by The Sub-Registrar at **Dhandhuka** search carried from **1991 to 2014** and The Sub-Registrar at **Dholera** search carried from **2014 to 2020** total years for last **30 years** for S.No. **679 (Old S.No. 417)** of Kadipur and a public notice was published in "DIVYA BHASKAR" Daily News Paper on Dt. 06/01/2020 about S.No. **679 (Old S.No. 417)** of Kadipur of **Rohitsinh Ranjitsinh Chudasama** to invite any objection to issue title clearance certificate but, nobody has raise any objection before me till today, and also according to title declaration of **Rohitsinh Ranjitsinh Chudasama** there is neither insolvency proceeding started nor pending against **Rohitsinh Ranjitsinh Chudasama** and his said property/ies not involved in any proceeding in any court of law, **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) Area of this land is subject to acquired under a scheme of DSRIDA.

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Lavkumar M. Jani.
(B.A.LL.B)
ADVOCATE

Off :- S/F- 71-22, Ridhdhi Sidhdhi Cony ex
Dholera, Ta. Dholera, Dist. Ahmedabad,
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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, No due Certificate of The Kadipur Seva Sahkari Mandli Ltd. At. Kadipur, Ta. Dholera, Dist. Ahmedabad, No due certificate of The Gujarat State Co. Op. Agri. And Rural Development Bank Ltd. at Dhandhuka, and also of the records being maintained by The Sub-Registrar at **Dhandhuka** search carried from **1991 to 2014** and The Sub-Registrar at **Dholera** search carried from **2014 to 2020** total years for last **30 years** for S.No. **679 (Old S.No. 417)** of Kadipur and a public notice was published in "DIVYA BHASKAR" Daily News Paper on Dt. 06/01/2020 about S.No. **679 (Old S.No. 417)** of Kadipur of **Rohitsinh Ranjitsinh Chudasama** to invite any objection to issue title clearance certificate but, nobody has raise any objection before me till today, and also according to title declaration of **Rohitsinh Ranjitsinh Chudasama** there is neither insolvency proceeding started nor pending against **Rohitsinh Ranjitsinh Chudasama** and his said property/ies not involved in any proceeding in any court of law, 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) Area of this land is subject to acquired under a scheme of DSRIDA.

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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, Account No. **279** of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 26/12/2019.
2. Certified copy of V.H.F. No. 7 / 12 of S.No. **417** for 1953-54 to 1962-63 of Village Kadipur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 26/12/2019.
3. Certified copy of V.H.F. No. 7 / 12 of S.No. **417** for 1963-64 to 1973-74 of Village Kadipur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 26/12/2019.
4. Certified copy of V.H.F. No. 7 / 12 of S.No. **417** for 1973-74 to 1983-84 of Village Kadipur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 26/12/2019.
5. Certified copy of V.H.F. No. 7 / 12 of S.No. **417** for 1983-84 to 1993-94 of Village Kadipur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 26/12/2019.
6. Certified copy of V.H.F. No. 7 / 12 of S.No. **417** for 1993-94 to 2005-06 of Village Kadipur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 26/12/2019.
7. Certified copy of V.H.F. No. 7 of S.No. **679 (Old S.No. 417)** of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 26/12/2020.

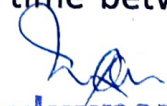
8. Certified copy of V.H.F. No. 12 of S.No. **679 (Old S.No. 417)** for 2002-03 to 2004-05 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 23/12/2019.
9. Certified copy of V.H.F. No. 12 of S.No. **679 (Old S.No. 417)** for 2005-2006 to 2007-08 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 23/12/2019.
10. Certified copy of V.H.F. No. 12 of S.No. **679 (Old S.No. 417)** for 2008-09 to 2010-11 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 23/12/2019.
11. Certified copy of V.H.F. No. 12 of S.No. **679 (Old S.No. 417)** for 2011-12 to 2013-14 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 23/12/2019.
12. Certified copy of V.H.F. No. 12 of S.No. **679 (Old S.No. 417)** for 2014-15 to 2016-17 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 23/12/2019.
13. Certified copy of V.H.F. No. 12 of S.No. **679 (Old S.No. 417)** for 2017-18 to 2019-20 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 23/12/2019.
14. Certified copy of V.H.F. No. 6 of record rights of Village Kadipur, Ta. Dholera (Dhandhuka) Entry No. 27, 153, 172, 173, 351, 352, 387, 1015, 1091, 1093, 1158, 1696. Dt. 23/12/2019.
15. Boundaries Certificate of S.No. 679 (Old S.No. 417) which is prepared by Talati cum Mantri of Village – Kadipur, Ta. Dholera, Dt. 06/01/2020.

16. No due certificate Talati cum Mantri of Village – Kadipur, Ta. Dholera for S.No. 679 (Old S.No. 417) of Village – Kadipur, Ta. Dholera. Dt. 06/01/2020.
 17. Xerox True Copy of No due Certificate of The Kadipur Seva Sahkari Mandli Ltd. At. Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 24/01/2020.
 18. No due certificate of The Gujarat State Co. Op. Agri. And Rural Development Bank, Ltd. Dhandhuka, Ta. Dhandhuka, 'Dist. Ahmedabad. Dt. 18/01/2020.
 19. Notarized Title Declaration of occupant Shri Rohitsinh Ranjitsinh Chudasama. Dt. 19/01/2020.
 20. Advertisement of S.No. 679 (Old S.No. 417) of Village - Kadipur in "Divya Bhaskar" Daily News paper on Dt. 06/01/2020.
 21. Search Receipt No. 2020027000217 of Sub-Registrar office at. Dhandhuka, Ta. Dhandhuka, Dt. 21/01/2020.
 22. Search Receipt No. 2020402000159 of Sub-Registrar office At. Dholera, Ta. Dholera, Dt. 24/01/2020.
- **Brief history of ownership and title about S.No. 679 (Old S.No. 417) of village Kadipur, Ta. Dholera, Dist. Ahmedabad :-**

-: S.No. 679 (Old S.No. 417), Hec. 1-03-92 of

Village – Kadipur, Ta. Dholera :-

Original Owner of this land was Adubha Govindsang. (Entry No. 27). Thereafter, area of this land is less than three acre, therefore this land declared as fragment by order of Hon. Collector, vide order no. L.N.D.4442, Dt. 20/08/1951 under Section 6 (1) of The Bombay Prevention of Fragmentation and Consolidation of Holding Act-1947. (Entry No. 153, Dt. 26/05/1956). Thereafter, this land along with another agricultural land being a ancestral properties and brothers of Adubha Govindsang having rights of co sharers, therefore, Adubha Govindsang willingly entered name of his brothers namely (1) Ranjubha Govindsang, (2) Revubha Govindsang and (3) Ramdevsang Govindsang entered in this land along with another agricultural land as co shares. (Entry No. 351, Dt. 01/04/1965). Thereafter, family partition of ancestral property taken place between co shares namely (1) Adubha Govindsang, (2) Ranjubha Govindsang, (3) Revubha Govindsang and (4) Ramdevsinh Govindsang and in this family partition this land of S.No. 417, Acre – 2-27 Guntha along with another agricultural land goes in favour of Shri Ranjubha Govindsang. (Entry No. 352, Dt. 01/04/1965). Thereafter, Ranjisin alias Ranjubha Govindsang partitioned his agricultural land in his life time between his two


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sons namely (1) Anirudhdhsinh Ranjitsinh and (2) Rohitsinh Ranjitsinh and in this partition land of this S.No. 417, Acre-2-17 Guntha along with another agricultural land goes in favour of Shri Rohitsinh Ranjitsinh. (Entry No. 1051, Dt. 21/07/2003). Thereafter resurvey of agricultural land, 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. 417 became New Survey No. 679 and area of this land became Hec. 1-03-92 instead of Hec. 1-08-25 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 **Rohitsinh Ranjitsinh Chudasama** run in revenue record as occupant and name of **Rohitsinh Ranjitsinh Chudasama** run in revenue record as occupant till today.

As per above stated facts I have opined that, Account No. **279**, S.No. **679 (Old S. No. 417)**, Hec. **1-03-92**, of Village - **Kadipur**, Ta. **Dholera**, Dist. **Ahmedabad** of **Rohitsinh Ranjitsinh Chudasama** is title Clear **Subject to** bellow mentioned conditions :-

(1) Area of this land is subject to acquired under a scheme of DSRIDA.

-: Schedule :-

Boundaries are mentioned in this schedule as per Boundaries Certificate of Talati Cum Mantri of village Kadipur, Ta. Dholera

S.No.	Hec.	On East	On West	On North	On South
679 (Old S.No. 417)	1-03-92	S.No. 680	S.No. 678	S.No. 678	S.No. 619

Date :- 24/01/2020.

Place : - Dhandhuka.

Thanking You,



Yours faithfully,

L. M. JANI.

(Advocate)

Lavkumar M. Jani.

(B.A.L.L.B.)

ADVOCATE

Off :- S/F- 21-22, Richdhi Siddhi Complex
Dholera, Ta. Dholera, Dist. Ahmedabad
Ph. 9896143573

Attached with :-

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