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Date: 03/04/2019.

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

**TO WHOMSOEVER IT MAY CONCERN**

**Subject:** Title Clearance certificate with respect to Account No. 344, S.No. 520 (Old S. No. 289/1), Hec. 2-66-72, of Village - Kadipur, Ta. Dholera, Dist. Ahmedabad, of (1) Pradipsinh Hemantsang Chudasama and (2) Shivbhadrasinh Hemantsang Chudasama, Both 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 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 **1990 to 2014** and The Sub-Registrar at **Dholera** search carried from **2014 to 2019** total years for last **30 years** for S.No. **520 (Old S.No. 289/1)** of Kadipur and a public notice was published in "DIVYA BHASKAR" Daily News Paper on Dt. 14/03/2019 about S.No. **520 (Old S.No. 289/1)** of Kadipur of **(1) Pradipsinh Hemantsang Chudasama** and **(2) Shivbhadrasinh Hemantsang 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 **Pradipsinh Hemantsang Chudasama** there is neither insolvency proceeding started nor pending against **(1) Pradipsinh Hemantsang Chudasama** and **(2) Shivbhadrasinh Hemantsang Chudasama** and their said property/ies not involved in any proceeding in any court of law, **However at the time of inspection of revenue record I found that, charge of The Kadipur Seva Sahkari Mandli Ltd., At. Kadipur, which is mentioned in revenue record V.H.F. 7, therefore I often instructed to the party to be produce no due certificate of The Kadipur Seva Sahkari Mandli Ltd., At. Kadipur, 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 No Due Certificate being obtained from The Kadipur Seva Sahkari Mandli Ltd., At. Kadipur, Ta. Dholera.
- (2) Mutation entry for release of charge of The Kadipur Seva Sahkari Mandli Ltd., At. Kadipur, Ta. Dholera on said land in question is duly recorded in the revenue record V.H.F. No. 7 and V.H.F. No. 6 record of right maintained by E – Dhara Dholera, Ta. Dholera.

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. 344 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 20/02/2019 and Dt. 18/03/2019.

2. Certified copy of V.H.F. No. 7 / 12 of S.No. **289/1** for 1953-54 to 1962-63 of Village Kadipur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 26/02/2019.
3. Certified copy of V.H.F. No. 7 / 12 of S.No. **289/1** for 1963-64 to 1973-74 of Village Kadipur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 26/02/2019.
4. Certified copy of V.H.F. No. 7 / 12 of S.No. **289/1** for 1973-74 to 1983-84 of Village Kadipur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 26/02/2019.
5. Certified copy of V.H.F. No. 7 / 12 of S.No. **289/1** for 1986-87 to 1993-94 of Village Kadipur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 26/02/2019.
6. Certified copy of V.H.F. No. 7 / 12 of S.No. **289/1** for 1993-94 to 2005-06 of Village Kadipur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 26/02/2019.
7. Certified copy of V.H.F. No. 7 of S.No. **520 (Old S.No. 289/1)** of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 20/02/2019 and Dt. 18/03/2019.
8. Certified copy of V.H.F. No. 12 of S.No. **520 (Old S.No. 289/1)** for 2003-2004 to 2005-2006 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 20/02/2019.
9. Certified copy of V.H.F. No. 12 of S.No. **520 (Old S.No. 289/1)** for 2005-2006 to 2007-2008 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 20/02/2019.



10. Certified copy of V.H.F. No. 12 of S.No. **520 (Old S.No. 289/1)** for 2007-08 to 2009-2010 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 20/02/2019.
11. Certified copy of V.H.F. No. 12 of S.No. **520 (Old S.No. 289/1)** for 2009-2010 to 2011-2012 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 20/02/2019.
12. Certified copy of V.H.F. No. 12 of S.No. **520 (Old S.No. 289/1)** for 2011-2012 to 2013-14 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 20/02/2019.
13. Certified copy of V.H.F. No. 12 of S.No. **520 (Old S.No. 289/1)** for 2013-14 to 2015-16 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 20/02/2019.
14. Certified copy of V.H.F. No. 12 of S.No. **520 (Old S.No. 289/1)** for 2015-16 to 2017-18 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 20/02/2019.
15. Certified copy of V.H.F. No. 6 of record rights of Village Kadipur, Ta. Dholera (Dhandhuka) Entry No. 25, 138, 166, 511, 525, 533, 632, 640, 765, 1089, 1696, 1731, 1743, 1795. Dt. 20/02/2019.
16. Boundaries Certificate of S.No. 520 (Old S.No. 289/1) which is prepared by Talati cum Mantri of Village – Kadipur, Ta. Dholera, Dt. 25/02/2019.
17. No due certificate Talati cum Mantri of Village – Kadipur, Ta. Dholera for S.No. 520 (Old S.No. 289/1) of Village – Kadipur, Ta. Dholera. Dt. 25/02/2019.



18. No due certificate of The Gujarat State Co. Op. Agri. And Rural Development Bank, Ltd. Dhandhuka, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 18/03/2019.
19. Notarized Title Declaration of occupant Shri Pradipsinh Hemantsang Chudasama. Dt. 03/04/2019.
20. Certified Copy of Regd. Sale Deed No. 652, Dt. 16/04/1970 executed by (1) Bai Gajaraba W/o. Dajibhai Nathabhai Chudasama, (2) Ranjitbhai Dajibhai Chudasama and (3) Mahipatsinh Dajibhai Chudasama in favour of Shri Bhavsang Karshansang for Rs. 4,500/-.
21. Certified Copy of Regd. Sale Deed No. 654, Dt. 16/04/1970 executed by (1) Bai Gajaraba W/o. Dajibhai Nathabhai Chudasama, (2) Ranjitbhai Dajibhai Chudasama and (3) Mahipatsinh Dajibhai Chudasama in favour of Shri Anopsang Hamirji Chudasama for Rs. 2,000/-.
22. Advertisement of S.No. 520 (Old S.No. 289/1) of Village - Kadipur in "Divya Bhaskar" Daily News paper on Dt. 14/03/2019.
23. Search Receipt No. 2019027000983 of Sub-Registrar office at. Dhandhuka, Ta. Dhandhuka, Dt. 29/03/2019.
24. Search Receipt No. 2019402000562 of Sub-Registrar office At. Dholera, Ta. Dholera, Dt. 01/04/2019.



- Brief history of ownership and title about S.No. 520 (Old S.No. 289-1) of village Kadipur, Ta. Dholera, Dist. Ahmedabad :-

**:- S.No. 520 (Old S.No. 289-1), Hec. 2-66-72 of**

**Village – Kadipur, Ta. Dholera :-**

As per entry no. 25-A Karsansang Bhagwantsang and Anopsang Hamirji were occupants of S.No. 289/1, 289/2 and S.No. 316 and as per entry no. 25 – B, Tenant Kanabhai Rajabhai was Tenant of S.No. 289/1. (Entry No. 25). Thereafter, family partition taken place of ancestral properties in between co-shares and as per said family partition S.No. 289/1 along with another agricultural land goes in favour of Bhavsang Karsansang. (Entry No. 138, Dt. 20/04/1955). Thereafter name of Kanabhai Rajabhai removed from land of this S.No. 289/1 as a tenant due to not cultivated this land last 3 years constantly. (Entry No. 166, Dt. 06/04/1957). Thereafter, mortgager (1) Gajraba W/o. Chudasama Dajibhai Nathabhai, (2) Ranjubha Bhadaji and (3) Mahipatsang Dajibhai executed sale deed of S.No. 289/1 and S.No. 64 in favour of mortgagee Bhavsang Karsangsang vide Regd. Sale Deed No. 652 on Dt. 16/04/1970 and mortgager (1) Gajraba W/o. Chudasama Dajibhai Nathabhai, (2) Ranjubha Bhadaji and (3) Mahipatsang Dajibhai executed sale deed of S.No. 84 and S.No. 289/2 in favour of mortgagee Anopsang Hamirji vide Regd. Sale Deed No. 654 on Dt. 16/04/1970. On the strength of said sale deed, Bhavsang

Karsansang became a sole owner of S.No. 289/1 and S.No. 64. (Entry No. 511, Dt. 06/11/1970). Thereafter, Bhavsang Karsansang partition his agricultural land in his lifetime between his four sons namely (1) Shatrughna Bhavsangji, (2) Nikuldev Bhavsangji, (3) Dashrathsinh Bhavsangji and (4) Pratapsinh Bhavsangji and in this family partition land of this S.No. 289/1 goes in favour of Shatrughna Bhavsangji. On the strength of said family partition name of Shatrughna Bhavsangji entered in this land as occupant. (Entry No. 525, Dt. 08/04/1971). Thereafter, Shatrughna Bhavsangji sold this land by way of Regd. Sale Deed Shri Hemantsang Jilubha for Rs. 2,000/-. (Entry No. 640, Dt. 20/05/1978). Thereafter resurvey of agricultural land, held by Kansagara Umeshchanra Mohanbhai (SLR) superintended of land record office at Ahmadabad, and after the following 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. 289/1 became New Survey No. 520 and area of this land became Hec. 2-66-72 instead of Hec. 2-71-14 vide entry posted in revenue record entry no. 1696, Dt. 19/09/2016. (Entry No. 1696, Dt. 19/09/2016). Thereafter, Hemantsang Jilubha Chudasama died and his legal heirs entered in revenue record namely (1) Pradipsinh Hemantsang Chudasama, (2) Nilamba Hemantsang Chudasama and (3) Shivbhadrasinh Hemantsang



Chudasama. (Entry No. 1731, Dt. 05/08/2017). Thereafter, Nilamba Hemantsinh Chudasama alias Nilkumari Jaysinh Gohil willingly waived her rights in favour of other co shares. (Entry No. 1743, Dt. 02/01/2018). As per above stated facts name of (1) Pradipsinh Hemantsang Chudasama and (2) Shivbhadrasinh Hemantsang Chudasama run in revenue record as occupant and name of (1) Pradipsinh Hemantsang Chudasama and (2) Shivbhadrasinh Hemantsang Chudasama run in revenue record as occupant till today.

Considering the above stated facts, I have opined that, **However at the time of inspection of revenue record I found that, charge of The Kadipur Seva Sahkari Mandli Ltd., At. Kadipur, which is mentioned in revenue record V.H.F. No. 7, therefore I often instructed to the party to be produce no due certificate of The Kadipur Seva Sahkari Mandli Ltd., At. Kadipur, 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 No Due Certificate being obtained from The Kadipur Seva Sahkari Mandli Ltd., At. Kadipur, Ta. Dholera.

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**-: 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  |
|-----------------------------|---------|-----------|-----------|-----------|-----------|
| 520 (Old<br>S.No.<br>289/1) | 2-66-72 | S.No. 519 | S.No. 526 | S.No. 487 | S.No. 523 |

Date :- 03/04/2019.

Place :- Dhandhuka.

Thanking You,



Yours faithfully,

**L. M. JANI.**  
(Advocate)

**Attached with :-**

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

**Lavkumar M. Jani.**  
**B.A., LL.B.**  
**ADVOCATE**