



# **M. N. JANI ASSOCIATES**



**MUKUNDRAY N. JANI.**

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Mo: 94263 61703.



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

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

Date: 27/06/2024.

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

### **TO WHOMSOEVER IT MAY CONCERN**

**Subject:** Title Clearance Certificate with respect to Account No. 1348, S.No. 1620 (Old S. No. 514/1/1), Hec. 1-60-04, of Village - Pachham, Ta. Dhandhuka, Dist. Ahmedabad, of Jaldeep Chandubhai Khokhani, Resi. At. 902-B, Bageshri, B/H Casala Tower, Opp. Gulmohar Bunglows, Satellite, Dist. Ahmedabad - 380015.

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 **Pachham**, E-Dhara, Deputy Mamlatdar at **Dhandhuka**, and also No Due Certificate of Talati Cum Mantri of Village- Pachham, Ta. Dhandhuka and also of the records being maintained by The Sub-Registrar at **Dhandhuka** search carried from **1995 to 2024** total years for last **30 years** and a public notice was published in "DIVYA BHASKAR" Daily News Paper on Dt. 17/06/2024 about S.No. **1620 (Old S.No. 514/1/1)** of Pachham of **Jaldeep Chandubhai Khokhani** to invite any objection to issue title clearance certificate but, nobody has raise any objection before me till today, **However at the time of inspection of revenue record I found that, charge of The Pachham Group Seva Sahkari Mandli Ltd., At. Pachham**, which is mentioned in revenue record V.H.F. No. 7 and V.H.F. No. 6, therefore I often instructed to the party to be produce charge removal entry of **The Pachham Group Seva Sahkari Mandli Ltd., At. Pachham, Ta. Dhandhuka**, 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 Mutation entry for release of charge of Pachham Seva Sahkari Mandli Ltd., At. Pachham, Ta. Dhandhuka 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 Dhandhuka, Ta. Dhandhuka.


- (2) To be Produce Original Regd. Sale Deed No. 335, Dt. 28/03/1985.
- (3) To be Produce Original Regd. Sale Deed No. 682, Dt. 02/05/1991.
- (4) To be Produce Original Regd. Sale Deed No. 3185, Dt. 25/08/2010.
- (5) To be Produce Original Regd. Sale Deed No. 2760, Dt. 09/10/2023.
- (6) To be Produce Usual Notarized Title Declaration of Occupant Jaldeep Chandubhai Khokhani.

I have examined and consider the following documents which are produced before me:-



1. Digitally Signed Copy of V.H.F. No. 8-A, Account No. **1348** of Village Pachham, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 27/06/2024.
2. Certified copy of V.H.F. No. 7 / 12 of S.No. **514/1** for 1954-55 to 1963-64 of Village Pachham, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 16/05/2024.
3. Certified copy of V.H.F. No. 7 / 12 of S.No. **514/1/1** for 1964-65 to 1973-74 of Village Pachham, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 16/05/2024.
4. Certified copy of V.H.F. No. 7 / 12 of S.No. **514/1/1** for 1974-75 to 1983-84 of Village Pachham, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 16/05/2024.
5. Certified copy of V.H.F. No. 7 / 12 of S.No. **514/1/1** for 1984-85 to 1995-96 of Village Pachham, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 16/05/2024.
6. Certified copy of V.H.F. No. 7 / 12 of S.No. **514/1/1** for 1996-97 to 2004-05 of Village Pachham, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 16/05/2024.
7. Digitally Signed Copy of V.H.F. No. 7 of S.No. **1620 (Old S.No. 514/1/1)** of Village Pachham, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 23/05/2024 and Dt. 27/06/2024.
8. Digitally Signed Copy of V.H.F. No. 6 of record rights of Village - Pachham, Ta. Dhandhuka, Entry No. 31, 1462, 1566, 1737, 2494, 2773, 3365, 5703, and 5724. Dt. 23/05/2024.



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9. Boundaries Certificate of S.No. 1620 (Old S.No. 514/1/1) issued by Talati Cum Mantri of Village – Pachham, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 29/05/2024.
  10. No Due Certificate of Talati Cum Mantri of Village – Pachham, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 29/05/2024.
  11. Xerox Copy of No Due Certificate of The Pachham Group Seva Sahkari Mandli Ltd. At. Pachham, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 27/05/2024.
  12. No Due Certificate of The Gujarat State Co. Op. Agri. and Rural Development Bank Ltd. At. Dhandhuka, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 11/06/2024.
  13. Advertisement of S.No. 1620 (Old S.No. 514/1/1) of Village - Pachham in "Divya Bhaskar" Daily News paper on Dt. 17/06/2024.
  14. Certified Copy of Regd. Sale Deed No. 335, Dt. 28/03/1985.
  15. Certified Copy of Regd. Sale Deed No. 682, Dt. 02/05/1991.
  16. Certified Copy of Regd. Sale Deed No. 3185, Dt. 25/08/2010.
  17. Certified Copy of Regd. Sale Deed No. 2760, Dt. 09/10/2023.
  18. Online Search /E.C. Receipt No. 202402700003640 from 1995 to 2016 of Sub-Registrar office at. Dhandhuka, Ta. Dhandhuka, Dt. 18/06/2024.
  19. Online Search /E.C. Receipt No. 202402700003847 from 2016 to 2024 of Sub-Registrar office at. Dhandhuka, Ta. Dhandhuka, Dt. 27/06/2024.

- Brief history of ownership and title about S.No. 1620 (Old S.No. 514/1/1) of village Pachham, Ta. Dhandhuka, Dist. Ahmedabad.

-: S.No. 1620 (Old S.No. 514/1/1), Hec. 1-60-04 of

Village – Pachham, Ta. Dhandhuka :-

Original Occupant of this land along with another agricultural land was Govindbhai Bhagwanbhai. (Entry No. 31). Thereafter, Govindbhai Bhagwanbhai in his life time partitioned his agricultural land between his three sons namely (1) Ghanshyambhai Govindbhai (2) Valjibhai Govindbhai and (3) Laljibhai Govindbhai, and in this partition Laljibhai Govindbhai got land of old S.No. 514/1/1, Acre-3-37 Guntha and another brothers got another agricultural land. (Entry No. 1462, Dt. 21/07/1983). Thereafter, Laljibhai Govindbhai willingly sold and conveyed Acre-3-37 Guntha i.e. Hec. 1-58-84 land of old S. No. 514/1/1 by way Regd. Sale Deed No. 335 on Dt. 28/03/1985 for Rs. 3,000/- to Samjuben Nagjibhai and Minor Arvindbhai Nagjibhai through his legal and natural guardian Samjuben Nagjibhai. (Entry No. 1566, Dt. 01/03/1986). Thereafter, Samjuben Nagjibhai and Arvindbhai Nagjibhai willingly sold and conveyed Acre-3-37 Guntha i.e. Hec. 1-58-84 land of old S. No. 514/1/1 by way Regd. Sale Deed No. 682 on Dt. 02/05/1991 for Rs. 21,000/- to Shri Jerambhai Lakhabhai. (Entry No. 1737, Dt. 20/06/1991). Thereafter,





Jerambhai Lakhabhai willingly sold and conveyed Hec. 1-58-84 land of old S. No. 514/1/1 by way Regd. Sale Deed No. 3185 on Dt. 25/08/2010 for Rs. 4,00,000/- to Shri Shankarbhai Kashirambhai Patel. (Entry No. 2773, Dt. 23/09/2010). Thereafter, resurvey of agricultural land of village Pachham held by Prant Officer, Prant Office at Dhandhuka and passed an order no. JAMIN / A.D.M./ RESURVEY / RECORD / PROMULGATION / PACHHAM /2016, Dt. 09/02/2016 and in lieu of that resurvey, this old survey no. 514/1/1 Known as Survey No. 1620 and area of this land becomes Hec. 1-60-04 instead of Hec. 1-58-84. (Entry No. 3365, Dt. 14/03/2016). Thereafter, Shri Shankarbhai Kashirambhai Patel willingly sold and conveyed Hec. 1-60-04 land of S. No. 1620 by way Regd. Sale Deed No. 2760 on Dt. 09/10/2023 for Rs. 9,95,000/- to Shri Jaldeep Chandubhai Khokhani. (Entry No. 5724, Dt. 09/10/2023). As per above stated facts name of **Jaldeep Chandubhai Khokhani** run in revenue record as occupant and name of **Jaldeep Chandubhai Khokhani** run in revenue record as occupant till today.

As per above stated facts I have opined that, Account No. **1348**, S.No. **1620 (Old S. No. 514/1/1)**, Hec. **1-60-04**, of Village - **Pachham**, Ta. Dhandhuka, Dist. Ahmedabad of **Jaldeep Chandubhai Khokhani** is title Clear on this date, **Subject to below mentioned conditions :-**



(1) To be Produce Mutation entry for release of charge of The Pachham Seva Sahkari Mandli Ltd., At. Pachham, Ta. Dhandhuka 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 Dhandhuka, Ta. Dhandhuka.

(2) To be Produce Original Regd. Sale Deed No. 335, Dt. 28/03/1985.

(3) To be Produce Original Regd. Sale Deed No. 682, Dt. 02/05/1991.

(4) To be Produce Original Regd. Sale Deed No. 3185, Dt. 25/08/2010.

(5) To be Produce Original Regd. Sale Deed No. 2760, Dt. 09/10/2023.

(6) To be Produce Notarized Usual Title Declaration of Occupant Jaldeep Chandhubhai Khokhani.

**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 1995, 2002, 2004 and 2006 damaged in said sub registrar office and also 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 and that the computerized record (2007 to 2024) is not well prepared / maintained by the State Government Agency and hence may be erroneous and according to the report of computerized search I have issued this title report.

**-: Schedule :-**

Boundaries are mentioned as per Regd. Sale Deed No. 2760/2023 Dt. 09/10/2023.

S.No.	Hec.	On East	On West	On North	On South
1620 (Old S.No. 514/1/1)	1-60-04	Way of Fedra – Pachham	S.No. 1621	S.No. 1622 and 1618	S.No. 1634 and 1635

Date :- 27/06/2024.

Place : - Dhandhuka.

Yours faithfully,

Thanking You,

  
**M. N. JANI.**

(Advocate & Notary)

**MUKUND N. JANI (NOTARY)**

At. Jafila Ta. Ranpur Dist. A'Bad.

Office - Jagannath Chaudhary Dhandhuka

**Attached with :-**

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