



# **M. N. JANI ASSOCIATES**



**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.

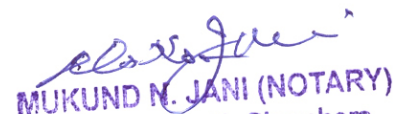
Date: 03/11/2024.

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

**TO WHOMSOEVER IT MAY CONCERN**

**Subject:** Title Clearance Certificate with respect to Account No. 831, S.No. 27 (Old S. No. 565/1), Hec. 2-64-55, of Village - Pachham, Ta. Dhandhuka, Dist. Ahmedabad, of Manubhai Narsinhbhai, Resi. At. 1, Nandanvan Flats, Swami Shivaji Road, Sayaji Ganj Road, Vadodara.

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 below and submit my report on and the title clearance certificate as under.

  
**MUKUND N. JANI (NOTARY)**  
Office :- Jagnath Chambers,  
Jagnath Darwaja,  
Dhandhuka

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. 23/10/2024 about S.No. **27 (Old S.No. 565/1)** of Pachham of **Manubhai Narsinhbhai** 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 Usual Notarized Title Declaration of Occupant Manubhai Narsinhbhai.**

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. **831** of Village Pachham, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 03/11/2024.
2. Certified copy of V.H.F. No. 7 / 12 of S.No. **565** for 1954-55 to 1963-64 of Village Pachham, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 21/09/2024.
3. Certified copy of V.H.F. No. 7 / 12 of S.No. **565** for 1964-65 to 1973-74 of Village Pachham, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 21/09/2024.
4. Certified copy of V.H.F. No. 7 / 12 of S.No. **565/1** for 1975-76 to 1983-84 of Village Pachham, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 21/09/2024.



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5. Certified copy of V.H.F. No. 7 / 12 of S.No. **565/1** for 1984-85 to 1995-96 of Village Pachham, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 21/09/2024.
  6. Certified copy of V.H.F. No. 7 / 12 of S.No. **565/1** for 1996-97 to 2004-05 of Village Pachham, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 21/09/2024.
  7. Digitally Signed Copy of V.H.F. No. 7 of S.No. **27 (Old S.No. 565/1)** of Village Pachham, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 24/09/2024 and Dt. 15/10/2024, and Dt. 03/11/2024.
  8. Digitally Signed Copy of V.H.F. No. 6 of record rights of Village - Pachham, Ta. Dhandhuka, Entry No. 48, 567, 1059, 1155, 1684, 1748, 2237, 2544, 3365, 4391 and 4556. Dt. 24/09/2024.
  9. Boundaries Certificate of S.No. 27 (Old S.No. 565/1) issued by Talati Cum Mantri of Village – Pachham, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 15/10/2024.
  10. No Due Certificate of Talati Cum Mantri of Village – Pachham, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 15/10/2024.
  11. Advertisement of S.No. 27 (Old S.No. 565/1) of Village - Pachham in "Divya Bhaskar" Daily News paper on Dt. 23/10/2024.
  12. Online Search /E.C. Receipt No. 202402700006444 from 1995 to 2016 of Sub-Registrar office at. Dhandhuka, Ta. Dhandhuka, Dt. 23/10/2024.

13. Online Search /E.C. Receipt No. 202402700006617 from 2016 to 2024 of Sub-Registrar office at. Dhandhuka, Ta. Dhandhuka, Dt. 03/11/2024.

- Brief history of ownership and title about S.No. 27 (Old S.No. 565/1) of village Pachham, Ta. Dhandhuka, Dist. Ahmedabad.

**-: S.No. 27 (Old S.No. 565/1), Hec. 2-64-55 of**

**Village – Pachham, Ta. Dhandhuka :-**

Original Occupants of old this S.No. 565, Acre – 19-04 Guntha land along with another agricultural land were Velabhai Talshibhai, Nagarbhai Talshibhai and Bhagwanbhai Talshibhai. (Entry No. 48). Thereafter, Family partitioned taken place between three brothers (1) Velabhai Talshibhai, (2) Nagarbhai Talshibhai and (3) Bhagwanbhai Talshibhai and in this family partition Acre-6-15 Guntha out of Total Acre-19-04 Guntha land of this S.No. 565 along with another agricultural land goes in favour of Bhagwanbhai Talshibhai and another brothers got another lands. (Entry No. 567, Dt. 02/11/1960). Thereafter, Bhagwanbhai Talshibhai partitioned his agricultural land in his lifetime and gave this land of S.No. 565/1, Acre-6-15 Guntha land along with another agricultural land to his son namley Himatbhai



Bhagwanbhai. (Entry No. 1059, Dt. 15/12/1969). Thereafter, Himatbhai Bhagwanbhai gave this land of old S.No. 565/1 along with another agricultural land to his real brother namely Narshibhai Bhagwanbhai as per family settlement. (Entry No. 01/11/1973). Thereafter, Narsinhbhai Bhagwanbhai partitioned his agricultural land in his lifetime and gave this land of S.No. 565/1 to his son namely Manubhai Narsinhbhai. (Entry No. 2237, Dt. 16/07/2003). 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. 565/1 Known as Survey No. 27 and area of this land becomes Hec. 2-64-55 instead of Hec. 2-57-99. (Entry No. 3365, Dt. 14/03/2016). As per above stated facts name of **Manubhai Narsinhbhai** run in revenue record as occupant and name of **Manubhai Narsinhbhai** run in revenue record as occupant till today.

As per above stated facts I have opined that, Account No. **831**, S.No. **27 (Old S. No. 565/1)**, Hec. **2-64-55**, of Village - **Pachham**, Ta. Dhandhuka, Dist. Ahmedabad of **Manubhai Narsinhbhai** 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 Notarized Usual Title Declaration of Occupant Manubhai Narsinhbhai.

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 Boundaries Certificate issued by Talati Cum Mantri Of Pachham

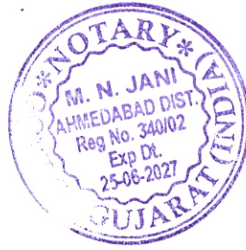
S.No.	Hec.	On East	On West	On North	On South
27 (Old S.No. 565/1)	2-64-55	S.No. 34	S.No. 26	Way Pachham to Kamiyala	S.No. 31

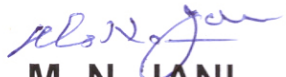
Date :- 03/11/2024.

Place : - Dhandhuka.

Yours faithfully,

Thanking You,



  
**M. N. JANI.**  
**(Advocate & Notary)**  
**MUKUND N. JANI (NOTARY)**  
Office :- Jagnath Chambers,  
Jagnath Darwaja,  
Dhandhuka

### **Attached with :-**

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