



# M. N. JANI ASSOCIATES



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Date: 25/04/2025.

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

### TO WHOMSOEVER IT MAY CONCERN

**Subject:** Title Clearance Certificate with respect to Account No. 125, S.No. 355 (Old S. No. 135 Paiki), Hec. 1-66-93, of Village - Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad, of (1) Jayaben Govindbhai Anjara, (2) Minaben Govindbhai Anjara and (3) Prakashbhai Govindbhai Anjara, All Resi. At. Pachham, Ta. Dhandhuka, Dist. Ahmedabad - 382465.

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 title and the title clearance certificate as under.

That from the search of the records being maintained by the Talati cum Mantri of village **Ratanpur**, E-Dhara, Deputy Mamlatdar at **Dhandhuka**, and also of the records being maintained by The Sub-Registrar at **Dhandhuka** search carried from **1996 to 2025** total years for last **30 years** and a public notice was published in "DIVYA BHASKAR" Daily News Paper on Dt. 13/04/2025 about S.No. **355 (Old S.No. 135 Paiki)** of Ratanpur of **(1) Jayaben Govindbhai Anjara, (2) Minaben Govindbhai Anjara and (3) Prakashbhai Govindbhai Anjara** to invite any objection to issue title clearance certificate but, nobody has raise any objection before me till today, also according to title declaration of **(1) Jayaben Govindbhai Anjara, (2) Minaben Govindbhai Anjara and (3) Prakashbhai Govindbhai Anjara**, there is neither insolvency proceeding started nor pending against **(1) Jayaben Govindbhai Anjara, (2) Minaben Govindbhai Anjara And (3) Prakashbhai Govindbhai Anjara** and their said property/ies not involved in any proceeding in any court of law, **However I often instructed to the party to be produce Certified Copy of record promulgation correction sheet – 3 of Mamlatdar at Dhandhuka, order No. GAM DAFTAR KSHATI SUDHARO / PROMULGATION / RATANPUR VASHI –41 / 2008, Dt. 15/04/2008 and not to adverse effect to title of the said land as per entry no. 751, Dt. 16/06/2009, 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 condition :-

- (1) To be Produce Certified Copy of record promulgation correction sheet – 3 of Mamlatdar at Dhandhuka, order No. GAM DAFTAR KSHATI SUDHARO / PROMULGATION / RATANPUR VASHI –41 / 2008, Dt. 15/04/2008 and not to adverse effect to title of the said land as per entry no. 751, Dt. 16/06/2009.

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. 125 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 20/03/2025 and Dt. 25/04/2025.
2. Certified copy of V.H.F. No. 7 / 12 of S.No. 135 for 1954-55 to 1963-64 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 21/03/2025.

3. Certified copy of V.H.F. No. 7 / 12 of S.No. **135** for 1964-65 to 1973-74 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 21/03/2025.
4. Certified copy of V.H.F. No. 7 / 12 of S.No. **135** for 1974-75 to 1983-84 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 21/03/2025.
5. Certified copy of V.H.F. No. 7 / 12 of S.No. **135** for 1984-85 to 1993-94 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 21/03/2025.
6. Certified copy of V.H.F. No. 7 / 12 of S.No. **135 Paiki** for 1996-97 to 2004-05 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 21/03/2025.
7. Digitally Signed Copy of V.H.F. No. 7 of S.No. **355 (Old S.No. 135 Paiki)** of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 20/03/2025 and Dt. 25/04/2025.
8. Digitally Signed Copy of V.H.F. No. 6 of record rights of Village - Ratanpur, Ta. Dhandhuka, Entry No. 4, 65, 337, 338, 341, 342, 404, 417, 498, 609, 648, 722. 751, 1201, 1452, 2243, 2273, 2300 and 2301. Dt. 20/03/2025 and Dt. 25/04/2025.
9. Boundaries Certificate of S.No. 355 (Old S.No. 135 Paiki) issued by Talati Cum Mantri of Village – Pachchham-Ratanpur Group Gram Panchayat, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 02/04/2025.



10. No Due Certificate of Talati Cum Mantri of Village – Pachchham-Ratanpur Group Gram Panchayat, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 02/04/2025.
11. No Due Certificate of The Gujarat State Co. Op. Agri. and Rural Development Bank Ltd. At. Dhandhuka, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 29/03/2025.
12. True Copy of No Due Certificate of The Pachchham Group Seva Sahkari Mandi Ltd., At. Pachham, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 03/04/2025.
13. True Copy of No Due Certificate of Gujarat Anusuchit Jati Vikas Corporation, issued by District Manager, Gujarat Anusuchit Jati Vikas Corporation. Dt. 22/01/2025.
14. Advertisement of S.No. 355 (Old S.No. 135 Paiki) of Village - Ratanpur in "Divya Bhaskar" Daily News paper on Dt. 13/04/2025.
15. Original Copy of Regd. Relinquish Deed, Vide Regd. No. 1339, Dt. 16/04/2025.
16. Notarized Usual Title Declaration of occupant (1) Jayaben Govindbhai Anjara, (2) Minaben Govindbhai Anjara And (3) Prakashbhai Govindbhai Anjara, Notarized by Notary S. G. Husseni, vide Notary Regi. Sr. No. 2623, on Dt. 16/04/2025.
17. Online Search /E.C. Receipt No. 202502700002469 from 1996 to 2016 of Sub-Registrar office at. Dhandhuka, Ta. Dhandhuka, Dt. 15/04/2025.



18. Online Search /E.C. Receipt No. 202502700002806 from 2016 to 2025 of Sub-Registrar office at. Dhandhuka, Ta. Dhandhuka, Dt. 25/04/2025.

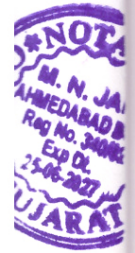
- Brief history of ownership and title about S.No. 355 (Old S.No. 135 Paiki) of village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad.

**-: S.No. 355 (Old S.No. 135 Paiki), Hec. 1-66-93 of**

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

Original owner of land of this land was (1) Talshibhai Jogabhai, (2) Khanabhai Jogabhai and (3) Amrabhai Jogabhai. (Entry No. 65). Thereafter, Talshibhai Jogabhai died and his legal heirs entered in revenue record namely (1) Dudabhai Talshibhai, (2) Mohanbhai Talshibhai, (3) Govindbhai Talshibhai, (4) Daniben Talshibhai, (5) Ramben Talshibhai, (6) Ratanben Talshibhai, (7) Kunvarben Talshibhai and (8) Ramben W/o. Talshibhai Jogabhai. (Entry No. 337, Dt. 27/03/1982). Thereafter, Amarabhai Jogabhai died and his legal heirs entered in revenue record namely (1) Naranbhai Amarabhai, (2) Bijalbhai Amarabhai, (3) Muljibhai Amarabhai, (4) Jasuben Amarabhai and (5) Rajuben Amarabhai. (Entry No. 338, Dt. 27/03/1982). Thereafter, Family arrangement taken place between co shares and in this family arrangement decided

that, this land of Old S.No. 135 goes in favour of (1) Dudabhai Talshibhai, (2) Govindbhai Talshibhai and (3) Mohanbhai Talshibhai and other co shares willingly waived their rights and name of (1) Dudabhai Talshibhai, (2) Govindbhai Talshibhai and (3) Mohanbhai Talshibhai remains in revenue record as occupant. (Entry No. 341, Dt. 08/05/1982). Thereafter, co sharers namely (1) Dudabhai Talshibhai, (2) Govindbhai Talshibhai and (3) Mohanbhai Talshibhai partitioned land of this S.No. 135 and in this partition (1) Dudabhai Talshibhai got Acre-4-04 Guntha land of S.No. 135 Paiki, (2) Mohanbhai Talshibhai got Acre-4-05 Guntha land of S.No. 135 Paiki and (3) Govindbhai Talshibhai got Acre-4-05 Guntha land of S.No. 135 Paiki. (Entry No. 342, Dt. 08/05/1982). Thereafter, Mamlatdar at Dhandhuka held revenue record promulgation and pleased to pass an order vide order No. Kshati Sudharo / Promulgation / Ratanpur / Vashi – 41/2008, Dt. 15/04/2008 and issued Kshati Patrak No. 3. (Entry No. 751, Dt. 16/06/2009). Thereafter, resurvey of agricultural land of village Ratanpur held by Prant Officer, Prant Office at Dhandhuka and passed an order no. JAMIN / A.D.M./ RESURVEY / RECORD / PROMULGATION / RATANPUR /2016, Dt. 12/02/2016 and in lieu of that resurvey this old survey no. 135 Paiki Known as Survey No. 355 and area of this land becomes Hec. 1-63-65 instead of Hec. 1-66-93. (Entry No. 1201, Dt. 03/03/2016). Thereafter, Govindbhai



Talshibhai died and his legal heirs entered in revenue record namely (1) Jayaben Govindbhai Anjara, (2) Minaben Govindbhai Anjara and (3) Prakashbhai Govindbhai Anjara. (Entry No. 2243, Dt. 01/02/2025). Thereafter, District Inspector of Land Records at Ahmedabad held survey and issued KJP / S.R. /11 /2025 / 01, Dt. 04/03/2025 and also issued Durasti Patrak No. 11/2025 and on the strength of said KJP area of this land entered in revenue record of this land Hec. 1-66-93 instead of Hec. 1-63-65. (Entry No. 2273, Dt. 07/03/2025). As per above stated facts name of **(1) Jayaben Govindbhai Anjara, (2) Minaben Govindbhai Anjara And (3) Prakashbhai Govindbhai Anjara** run in revenue record as occupant and name of **(1) Jayaben Govindbhai Anjara, (2) Minaben Govindbhai Anjara And (3) Prakashbhai Govindbhai Anjara** run in revenue record as occupant till today.

At the time of caring a search at the sub registrar office at Dhandhuka, I found that, Jayaben Govindbhai Anjara and Minaben Govindbhai Anjara willingly relinquished their rights in favour of their brother namely Prakashbhai Govindbhai Anjara and willingly executed Regd. Relinquish Deed No. 1339/2025 on Dt. 16/04/2025. However in effect of said Relinquish Deed, there is no any mutation entry posted in revenue record, therefore I issued title certificate in the name

of (1) Jayaben Govindbhai Anjara, (2) Minaben Govindbhai Anjara And (3) Prakashbhai Govindbhai Anjara as per revenue record.

As per above stated facts I have opined that, Account No. 125, S.No. 355 (Old S. No. 135 Paiki), Hec. 1-66-93, of Village - Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad of (1) Jayaben Govindbhai Anjara, (2) Minaben Govindbhai Anjara And (3) Prakashbhai Govindbhai Anjara is title Clear on this date,,  
**Subject to below mentioned condition :-**

- (1) To be Produce Certified Copy of record promulgation correction sheet – 3 of Mamlatdar at Dhandhuka, order No. GAM DAFTAR KSHATI SUDHARO / PROMULGATION / RATANPUR VASHI –41 / 2008, Dt. 15/04/2008 and not to adverse effect to title of the said land as per entry no. 751, Dt. 16/06/2009.

Note :- (1) Entry No. 498 mentioned in VHF No. 7 of this land but, this entry is not related with land therefore neither consider nor discussed in this title report.

(2) At the time of carrying a search at the sub registrar office at Dhandhuka, I found that, some record like Index-2 of years 1996, 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 2025) 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 :-**

As per Boundaries as per Boundaries Certificate issued by Talati Cum Mantri of Village Ratanpur

| S.No.                     | Hec.    | On East                | On West                       | On North  | On South  |
|---------------------------|---------|------------------------|-------------------------------|-----------|-----------|
| 355 (Old S.No. 135 Paiki) | 1-66-93 | Way Pachchham to Fedra | Boundary of Village Pachchham | S.No. 357 | S.No. 356 |

Date :- 25/04/2025.

Place :- Dhandhuka.

Thanking You,



Yours faithfully,

*M. N. JANI*

**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.