



# 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: 16/12/2022.

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

### TO WHOMSOEVER IT MAY CONCERN

**Subject:** Title Clearance certificate with respect to Non-Agricultural Residential use land of **Final Plot No. 320 (Old - 1006/3), Admeasuring – 4,420 Sq. Mtrs. in T. P. Scheme No. 1 (Divided T.P. 1 A 2) in Residential Zone of DSIRDA,** which is allotted by Dholera Special Investment Regional Development Authority (DSIRDA) instead of Revenue S.No. 661, Hec. 0-88-40 and after convert this land in Non-Agricultural Land, revenue authority generated New V.H.F. No. 7 of S.No. **661/ Paiki 2 (Old S.No. 452 Paiki 3), Hector – 0-44-20, Account No. 715, of Village – Kadipur, Ta. Dholera of District - Ahmedabad** belonging to **Jitendra Prasad Sinh Pashupatinath Sinh, Resi. At. Near Primary School, Semal Saray, Semar, Sarae, Saran, Bihar - 841442.**

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*M. N. Jani*  
**MUKUND N. JANI (NOTARY)**  
At. Jalila Ta. Ranpur Dist. A'Bad.  
Offices: Jagnath Chambers, Dhandhuka



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 and also of the records being maintained by The Sub-Registrar at **Dhandhuka** search carried from **1993 to 2014** and The Sub-Registrar at **Dholera** search carried from **2014 to 2022** total years for last **30 years** and a public notice was published in "DIVYA BHASKAR" Daily News Paper on Dt. 27/11/2022 about Non-Agricultural Residential use land of **Final Plot No. 320 (Old - 1006/3)**, Admeasuring – **4,420** Sq. Mtrs. in Draft T. P. Scheme No. 1 (Divided T.P. 1 A 2) in Residential Zone of DSIRDA, which is allotted by Dholera Special Investment Regional Development Authority (DSIRDA) instead of Revenue S.No. 661, Hec. 0-88-40 and after convert this land in Non-Agricultural Land, revenue authority generated New V.H.F. No. 7 of S.No. **661/ Paiki 2** (Old S.No. 452 Paiki 3), Hector – **0-44-20**, Account No. **715**, of Village – **Kadipur**, Ta. **Dholera** of District – **Ahmedabad** belonging to **Jitendra Prasad Sinh Pashupatinath Sinh** to invite any objection to issue title clearance certificate but, nobody has raise any objection before me till today, also according to notarized title declaration of occupant

**Jitendra Prasad Sinh Pashupatinath Sinh** there is neither insolvency proceeding started nor pending against **Jitendra Prasad Sinh Pashupatinath Sinh** 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) Conditions mentioned in the N. A. order passed by the Hon. District Collector.**

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. **715** of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. Dt. 29/11/2022.
2. Certified copy of V.H.F. No. 7 / 12 of S.No. **452** for 1953-54 to 1962-63 of Village Kadipur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 17/11/2021.
3. Certified copy of V.H.F. No. 7 / 12 of S.No. **452** for 1963-64 to 1972-73 of Village Kadipur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 17/11/2021.

  
**MUKUND N. JANI (NOTARY)**  
At. Jalila Ta. Ranpur Dist. A'Bad.  
Office: Jagdish Chandra Dhandhuka



4. Certified copy of V.H.F. No. 7 / 12 of S.No. **452** for 1973-74 to 1982-83 of Village Kadipur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 17/11/2021.
5. Certified copy of V.H.F. No. 7 / 12 of S.No. **452 Paiki** for 1983-84 to 1993-94 of Village Kadipur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 17/11/2021.
6. Certified copy of V.H.F. No. 7 / 12 of S.No. **452 Paiki 3** for 1993-94 to 2005-06 of Village Kadipur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 17/11/2021
7. Certified copy of V.H.F. No. 7 of S.No. **661 (Old S. No. 452 Paiki 3)** of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 18/06/2022, Dt. 17/11/2022 and Dt. 29/11/2022.
8. Certified copy of V.H.F. No. 12 of S.No. **661 (Old S. No.452 Paiki 3)** for 2003-2004 to 2005-2006 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 14/11/2021.
9. Certified copy of V.H.F. No. 12 of S.No. **661 (Old S. No.452 Paiki 3)** for 2006-07 to 2008-09 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 14/11/2021.
10. Certified copy of V.H.F. No. 12 of S.No. **661 (Old S. No.452 Paiki 3)** for 2009-2010 to 2011-12 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 14/11/2021.
11. Certified copy of V.H.F. No. 12 of S.No. **661 (Old S. No.452 Paiki 3)** for 2012-2013 to 2014-15 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 14/11/2021.





12. Certified copy of V.H.F. No. 12 of S.No. **661 (Old S. No.452 Paiki 3)** for 2015-16 to 2017-18 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 14/11/2021.
13. Certified copy of V.H.F. No. 12 of S.No. **661 (Old S. No.452 Paiki 3)** for 2018-19 to 2020-2021 of Village Kadipur, Ta. Dholera, Dist. Ahmedabad. Dt. 14/11/2021.
14. Certified copy of V.H.F. No. 6 of record rights of Village Kadipur, Ta. Dholera (Dhandhuka) Entry No. 56, 131, 137, 159, 172, 443, 486, 723, 724, 791, 576, 765, 1062, 1094, 1696, 2360, 2368, 2411. Dt. 29/11/2022.
15. Certified Copy of Zoning Certificates, Part Plan, Sanctioned Part Plan, F form issued by DSRIDA. Dt. Without date.
16. Certified Copy of N. A. Order of District Collector at Ahmedabad vide order no. 3325/07/13/051/2022, Dt. 13/06/2022.
17. Copy of Notice issued by Town Planning Officer, Dholera S.I.R., Town Planning Scheme No. 1-A-2, Dt. 02/08/2021.
18. Original Regd. Agreement to Sale and Original Payment Receipt, Vide Regd. No. 41/2022. Dt. 05/01/2022.
19. Original Regd. Cancelation of Agreement to Sale and Original Payment Receipt, Vide Regd. No. 2155/2022. Dt. 28/07/2022.
20. Original Regd. Sale Deed and Original Payment Receipt, Vide Regd. No. 2156/2022. Dt. 28/07/2022.

  
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Office: Jaagrat Co-operative Dhandhuka.

21. Advertisement of S.No. 661/ Paiki 2 (Old S. No. 452 Paiki 3), T.P. No. 2 A 1, F.P. No. 320 (Old 1006/3) of Village - Kadipur in "Divya Bhaskar" Daily Newspaper on Dt. 27/11/2022.
22. Usual Notarized Title Declaration on oath of occupant Jitendra Prasad Sinh Pashupatinath Sinh. Dt. 16/12/2022.
23. Search Receipt No. 202202700005130 of Sub-Registrar office at. Dhandhuka, Ta. Dhandhuka, Dt. 29/11/2022.
24. Search Receipt No. 202240200005226 of Sub-Registrar office At. Dholera, Ta. Dholera, Dt. 07/12/2022.

- Brief history of ownership and title about Non-Agricultural land of Final Plot No. 320 (Old - 1006/3), Admeasuring – 4,420 Sq. Mtrs. in Draft T. P. Scheme No. 1 (Divided T.P. 1 A 2) in Residential Zone of DSIRDA, which is allotted by Dholera Special Investment Regional Development Authority (DSIRDA) instead of Revenue S.No. 661/ Paiki 2 (Old S.No. 452 Paiki 3), Hector – 0-44-20, Account No. 715, of Village – Kadipur, Ta. Dholera of District – Ahmedabad.

-: Non Agricultural land 4,420 Sq. Mts. of Final Plot No. 320 (Old - 1006/3) in T.P. 2, S.No. 661/ Paiki 2 (Old S.No. 452 Paiki 3), Hec.

0-44-20 of village–Kadipur, Ta. Dholera :-

  
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At. Jalila Ta Ranpur Dist. A'Bad.  
Office: Jagdish Chandra Dhandhuka



S.No. 452, Admeasuring Acre – 8 – 37 Guntha of village – Kadipur, Ta. Dhandhuka (Now – Dholera) belongs to Dadbha Takhtsangji, Anopsang Jorsangji, Anopsangji Hamirji and Bhimdev Kunvarsang. (Entry No. 56). Thereafter, Dadbha Takhtsang partitioned his agricultural land in his lifetime between his two sons namely Sahdevsinh Dadbha and Vijaydev Dadbha and in this partition Vijaydev Dadbha got share in S.No. 452 Paiki along with another agricultural land and vide entry posted in revenue record vide entry no. 131, Dt. 17/04/1955 however said entry no. 131 was rejected by the extra aval karkoon but, said rejection order challenged before the Prant Officer at Dholka by the party and in this RTS Proceedings Hone. Prant Officer at Dholka pleased to passed an order and set aside order of lower authority, and confirm said entry no. 131, Dt. 17/04/1955 and all said facts mentioned in column no. 4 of said entry. (Entry No. 17/04/1955). Thereafter, co sharer of this S.No. 452 by mutual consent made a partition and name and area as per their share mentioned in V.H.F.No. 7/12 in the years of 1953-54 and then, bifurcate the land between co shares and as per said bifurcation Bhimdev Kunvarsang hold Acre-4-16 Guntha land and Vijaydevsinh Dadbha hold Acre-2-16 Guntha and Anopsang Jorsangji hold Acre-2-05 Guntha land of this S.No. 452. Thereafter, Anopsang Jorsangji died and his legal heirs entered in revenue record namely (1) Lakshamandev Anopsang, (2) Ashoksinh Anopsang, (3) Kanaksinh



Anopsinhji, (4) Devendrasinh Anopsang, (5) Maniba W/o. Anopsang Jorsangji, (6) Premilaba Anopsang, and (7) Bapalba Anopsang. (Entry No. 723, Dt. 08/01/1984). Thereafter, family arrangement taken place and as per this family arrangement Premilaba Anopsang and Bapalba Anopsang willingly waived their rights in favour of other co shares. (Entry No. 724, Dt. 08/01/1984). Thereafter, family partitioned of ancestral properties taken place between (1) Lakshamandev Anopsang, (2) Ashokbhai Anopsang, (3) Kanaksinh Anopsang, (4) Devendrasinh Anopsang, (5) Maniba W/o. Anopsang Jorsangji and as per said family partition Maniba W/o. Anopsang Jorsangji willingly waived her rights in favour of her sons and in this family partition Devendrasinh Anopsinh got Acre-2-05 Guntha land of S.No. 452 Paiki along with another agricultural land and other co sharers got other agricultural land. (Entry No. 791, Dt. 01/06/1988). Thereafter, revenue authority created new form no. 7/12 in 1983-84 as per ownership of land and as per new form no. 7/12 of 1983-84 to 1993-94 of S.No. 452 Paiki, Admeasuring Hec. 0-86-00 which is belongs to Devendrasinhji Anopsinh. Thereafter, revenue authority make correction in V.H.F. No. 7/12 of S.No. 452 Paiki of 1993-94 to 2005-06 and mentioned S.No. 452 Paiki 3 instead of S.No. 452 Paiki and mentioned name of occupant as Devendrasinh Anopsinh. 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. 452 Paiki 3 became New Survey No. 661 and area of this land became Hec. 0-88-40 instead of Hec. 0-86-00 vide entry posted in revenue record entry no. 1696, Dt. 19/09/2016. (Entry No. 1696, Dt. 19/09/2016). Thereafter, Devendrasinh Anopsinh Chudasama executed Regd. Agreement to Sale in favour of Chhabildas Developers Privet Limited though its Director Bhaveshkumar Chhabildas Hakani vide Regd. No. 41, Dt. 05/01/2022. Thereafter, occupant of this land seek an application for getting permission to convert the said land in Non-Agricultural land, in respect of D. T. P. Scheme No. 1 (Divided T.P. 1 A 2) of DSIRDA, Final Plot No. **320 (Old - 1006/3)**, admeasuring **4,420** Sq. Mtrs, which is allotted by DSIRDA instead of land of S.No. 661 (Old S.No. 452 Paiki 3) and in response of the said application Hone. District Collector at Ahmedabad pleased to pass an order no. 3325/07/13/051/2022, Dt. 13/06/2022 and on the strength of said order this land converted in Non-Agricultural land Multi-Purpose Use and in lieu of said order vide entry posted in revenue record entry no. 2368, Dt. 13/06/2022. (Entry No. 2368, Dt. 13/06/2022). On the strength of the said order revenue authority generated Two V.H.F.No. 7/12, one of them is S.No.

  
**MUKUND N. JANI (NOTARY)**  
At Jalila Ta Ranpur Dist. A'Bad  
Office Jagdish Chandra Chaudhary

661/ Paiki 2, Hec. 0-44-20 for Non Agricultural land and second one is S.No. 661/ Paiki 1, Hec. 0-44-20 reserved for Dholera SIR. Thereafter, Devendrasinh Anopsinh Chudasama and Chhabildas Developers Privet Limited though its Director Bhaveshkumar Chhabildas Hakani willingly cancelled the said deal and consequently both the parties executed Regd. Cancellation Deed, vide Regd. No. 2155, Dt. 28/07/2022. Thereafter, Devendrasinh Anopsinh Chudasama willingly sold and conveyed the said land of **Final Plot No. 320 (Old - 1006/3), Admeasuring – 4,420 Sq. Mtrs.** in Draft T. P. Scheme No. 1 (Divided T.P. 1 A 2), in Residential Zone of DSIRDA, which is allotted by Dholera Special Investment Regional Development Authority (DSIRDA) instead of Revenue S.No. 661, Hec. 0-88-40 and after convert this land in Non-Agricultural Land, revenue authority generated New V.H.F. No. 7 of S.No. **661/ Paiki 2** (Old S.No. 452 Paiki 3), Hector – **0-44-20**, Account No. **715**, of Village – Kadipur, Ta. Dholera of District – Ahmedabad by way of Regd. Sale Deed, vide Regd. No. 2156 on Dt. 28/07/2022 to Shri **Jitendra Prasad Sinh Pashupatinath Sinh** for Rs. 25,00,000/-. (Entry No. 2411, Dt. 01/08/2022). On the Strength of said entry name of **Jitendra Prasad Sinh Pashupatinath Sinh** run in revenue record as occupant of **Final Plot No. 320 (Old - 1006/3), Admeasuring – 4,420 Sq. Mtrs.** in Draft T. P. Scheme No. 1 (Divided T.P. 1 A 2), in Residential Zone of DSIRDA, which is allotted by Dholera Special Investment



Regional Development Authority (DSIRDA) instead of Revenue S.No. 661, Hec. 0-88-40 and after convert this land in Non-Agricultural Land, revenue authority generated New V.H.F. No. 7 of S.No. **661/ Paiki 2** (Old S.No. 452 Paiki 3), Hector – **0-44-20**, Account No. **715**, of Village – **Kadipur**, Ta. **Dholera** of District – **Ahmedabad** till today.

As per above stated facts I have opined that, Non-Agricultural Residential use land of **Final Plot No. 320 (Old - 1006/3)**, **Admeasuring – 4,420** Sq. Mtrs. in Draft T. P. Scheme No. 1 (Divided T.P. 1 A 2), in Residential Zone of DSIRDA, which is allotted by Dholera Special Investment Regional Development Authority (DSIRDA) instead of Revenue S.No. 661, Hec. 0-88-40 and after convert this land in Non-Agricultural Land, revenue authority generated New V.H.F. No. 7 of S.No. **661/ Paiki 2** (Old S.No. 452 Paiki 3), Hector – **0-44-20**, Account No. **715**, of Village – **Kadipur**, Ta. **Dholera** of District – **Ahmedabad** belonging to **Jitendra Prasad Sinh Pashupatinath Sinh** is title Clear, **Subject to below mentioned conditions :-**

**(1) Conditions mentioned in the N. A. order passed by the Hon. District Collector.**

### **-: Schedule :-**

Non-Agricultural Residential use land of **Final Plot No. 320 (Old - 1006/3), Admeasuring – 4,420 Sq. Mtrs.** in Draft T. P. Scheme No. 1 (Divided T.P. 1 A 2) in Residential Zone of DSIRDA, which is allotted by Dholera Special Investment Regional Development Authority (DSIRDA) instead of Revenue S.No. 661, Hec. 0-88-40 and after convert this land in Non-Agricultural Land, revenue authority generated New V.H.F. No. 7 of S.No. **661/ Paiki 2** (Old S.No. 452 Paiki 3), Hector – 0-44-20, Account No. **715**, of Village – **Kadipur**, Ta. **Dholera** of District – **Ahmedabad**.

(1)

As per Boundaries Certificate issued by Talati Cum Mantri of Village-Kadipur.


S.No.	Hec.	On East	On West	On North	On South
661 (old S.No. 452 Paiki 3)	0-88-40	S.No. 659	S.No. 648	S.No. 660	S.No. 662

(2)

Boundaries of Final Plot No. as per Regd. Sale Deed.

F.P. No.	Area	On East	On West	On North	On South
320 (Old - 1006/3)	0-44-20 Sq. Mtrs	S.I.R. Reserve F.P.No. 78	18 Mtrs. T.P. Road	F.P. No. 318	S.I.R. Reserve F.P.No. 78

**Note :-** (1) Entry No. 131, 137, 159, 172, 486 and 576 mentioned in V.H.F. No. 7/12 but these entries are not related with this land.

  
**MUKUND N. JANI (NOTARY)**  
At Jafra Ta Ranpur Dist. A'Bad.  
Officer Jagdish Chandra Chaudhary



(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 1993, 2002 and 2004, 2006 damaged in said sub registrar office and also at Dholera, 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 2022) 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.

Date :- 16/12/2022.

Place : - Dhandhuka.

Yours faithfully,

Thanking You,



*M. N. Jani*  
**M. N. JANI.**

**(Advocate & Notary)**  
**MUKUND N. JANI (NOTARY)**  
At, Jalila Va Rangui Dist. A'Bad.  
Office: Jagdish Chandra Dhandhuka

**Attached with :-**

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





# 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: 16/12/2022.

## **-: NO ENCUMBRANCE CERTIFICATE :-**

Non-Agricultural Residential use land of Final Plot No. 320 (Old - 1006/3), Admeasuring - 4,420 Sq. Mtrs. in T. P. Scheme No. 1 (Divided T.P. 1 A 2) in Residential Zone of DSIRDA, which is allotted by Dholera Special Investment Regional Development Authority (DSIRDA) instead of Revenue S.No. 661, Hec. 0-88-40 and after convert this land in Non-Agricultural Land, revenue authority generated New V.H.F. No. 7 of S.No. 661/ Paiki 2 (Old S.No. 452 Paiki 3), Hector - 0-44-20, Account No. 715, of Village - Kadipur, Ta. Dholera of District - Ahmedabad belonging to Jitendra Prasad Singh Pashupatinath Singh, Resi. At. Near Primary School, Semal Saray, Semar, Sarae, Saran, Bihar - 841442, We have checked all the documents which is produce before me/us regarding the above said property and We have carried search from 1993 to 2014 at office of The Sub-Registrar Dhandhuka and also carried search from 2014 to 2022 at office of The Sub-Registrar Dholera total years for last 30 years and also press out a public notice published in "DIVYA BHASKAR" Daily News Paper on Dt. 27/11/2022 but nobody has raised any objection regarding the said property and also according to notarized title declaration of occupant submitted before me, on perusal of above stated facts, I have opined that, the above mentioned property is clear and Marketable and also there is no litigation and encumbrance till date.

Date :- 16/12/2022.

Place : - Dhandhuka.



Yours faithfully,

  
**M. N. JANI.**

(Advocate & Notary)

**MUKUND N. JANI (NOTARY)**

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

Offices: Jagnath Chambers, Dhandhuka.