



M. N. JANI ASSOCIATES



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

Dholera :: S/F 21-22, Ridhdi Sidhdi Complex, Dholera, Ta. Dholera, Dist. Ahmedabad.

Date: 28/02/2024.

-: TITLE CLEARANCE CERTIFICATE AND REPORT ON TITLE :-

TO WHOMSOEVER IT MAY CONCERN

Subject: Title Clearance Certificate with respect to Non Agricultural land for Residential Purpose bearing Revenue Survey Number - **361** (Old S.No. 137/1), Admeasuring about **13,783** Sq. Mts., Account No. 423 of village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad, of **Sanjivbhai Shivilal Ankoliya**, Resi. At. 45, Mamta Park Society No. 1, Kapodara, Surat.

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.

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MUKUNDRAY N. JANI (NOTARY)
At. Jethia Ta. Ranpur Dist. A'Bad
Offices: Jagnath Chambers, Dhandhuka

That from the search of the records being maintained by the Talati cum Mantri of village **Ratanpur**, E-Dhara, Deputy Mamlatdar at **Dhandhuka**, No due certificate of Talati Cum Mantri At. Ratanpur, Ta. Dhandhuka, and of the search records being maintained by The Sub-Registrar at **Dhandhuka** search of S.No. 361(Old S.No. 137/1) of Village - Ratanpur carried from **1995 to 2024** total years for last **30 years** of S.No. 361 (Old S.No. 137/1) and a public notice was published in "DIVYA BHASKAR" Daily News Paper on Dt. 20/02/2024 about Admeasuring 13,783 Sq. Mts. Non Agricultural land of S.No. 361 (Old S.No. 137/1) of Village – Ratanpur of **Sanjivbhai Shivlal Ankoliya** 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 **Sanjivbhai Shivlal Ankoliya** there is neither insolvency proceeding started nor pending against **Sanjivbhai Shivlal Ankoliya** and 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 condition :-**

- **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. **423** of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 05/02/2024 and Dt. 28/02/2024.
2. Certified copy of V.H.F. No. 7 / 12 of S.No. **137/1** for 1954-1955 to 1963-64 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 08/02/2024.
3. Certified copy of V.H.F. No. 7 / 12 of S.No. **137/1** for 1964-65 to 1973-74 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 08/02/2024.
4. Certified copy of V.H.F. No. 7 / 12 of S.No. **137/1** for 1974-1975 to 1983-1984 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 08/02/2024.
5. Certified copy of V.H.F. No. 7 / 12 of S.No. **137/1** for 1984-1985 to 1994-1995 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 08/02/2024.
6. Certified copy of V.H.F. No. 7 / 12 of S.No. **137/1** for 1996-1997 to 2004-2005 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 08/02/2024.
7. Certified copy of V.H.F. No. 7 of S.No. **361**(old S.No. 137/1) of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 05/02/2024 and Dt. 28/02/2024.
8. Certified copy of V.H.F. No. 12 of S.No. **361**(old S.No. 137/1) for 2005-2006 to 2007-2008 Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 05/02/2024.


9. Certified copy of V.H.F. No. 12 of S.No. **361**(old S.No. 137/1) for 2008-09 to 2010-11 Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 05/02/2024.
10. Certified copy of V.H.F. No. 12 of S.No. **361** (old S.No. 137/1) for 2011-12 to 2013-2014 Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 05/02/2024.
11. Certified copy of V.H.F. No. 12 of S.No. **361**(old S.No. 137/1) for 2014-2015 to 2016-2017 Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 05/02/2024.
12. Certified copy of V.H.F. No. 12 of S.No. **361**(old S.No. 137/1) for 2017-18 to 2019-2020 Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 05/02/2024.
13. Certified copy of V.H.F. No. 12 of S.No. **361**(old S.No. 137/1) for 2020-21 to 2022-23 Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 05/02/2024.
14. Certified copy of V.H.F. No. 6 of record rights of Village Ratanpur, Ta. Dhandhuka Entry No. 28, 197, 198, 729, 1143, 1201, 1208, 1433, 1514. Dt. 05/02/2024.
15. Boundaries Certificate of S.No. 361 of Village-Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad issued by Talati Cum Mantri of Village-Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 12/02/2024.
16. No Due Certificate of Talati cum Mantri of Village Ratanpur, Ta. Dhandhuka of S. No. 361(Old S.No. 137/1). Dt. 12/02/2024.

17. Certified copy of an order passed by District Development Officer, at Ahmedabad, vide order no. MSL/BKHP/S.R. 912/Vashi 963 to 973/17, Dt. 10/03/2017.
 18. Original Regd. Sale Deed No. 386, Dt. 22/03/2016.
 19. Original Regd. Sale Deed No. 1840, Dt. 10/10/2018.
 20. Notarized Usual Title Declaration of occupant Sanjivbhai Shivilalbai Ankoliya. Dt. 26/02/2024.
 21. Advertisement of N. A. land S.No. 361(Old S.No. 137/1) of Ratanpur in "Divya Bhaskar" Daily News paper on Dt. 20/02/2024.
 22. Online Search Receipt / E.C. Report No. 20240270001016 of Sub-Registrar office at. Dhandhuka, Ta. Dhandhuka, Dt. 21/02/2024.
 23. Online Search Receipt / E.C. Report No. 20240270001150 of Sub-Registrar office At. Dhandhuka, Ta. Dhandhuka, Dt. 28/02/2024.
- Brief history of ownership and title about Non Agricultural land area about 13,783 Sq. Mts. Bearing S.No. 361(Old S.No.137/1) of village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad.

-: Non Agriculture Land of S.No. 361(Old S.No. 137/1),
Admeasuring - 13,783 Sq. Mtrs. for Residential Purpose of
Village-Ratanpur, Ta. Dhandhuka :-

Original owner of this land was Koli Lakhmanbhai Dayabhai. (Entry No. 28). Thereafter, Lakhmanbhai Dayabhai died on Dt. 13/05/1965 and his legal heirs entered in revenue record namely (1)

Chunilal Lakhmanbhai, (2) Achhuba Lakhmanbhai, (3) Rajuba Lakhmanbhai, (4) Suraba Lakhmanbhai and (5) Minor Raiben Lakhmanbhai through her guardian Bai Maniben W/o. Lakhmanbhai Dayabhai. (Entry No. 197, Dt. 15/12/1965). Thereafter, (1) Achhuba Lakhmanbhai, (2) Rajuba Lakhmanbhai, (3) Suraba Lakhmanbhai and (4) Minor Raiben Lakhmanbhai through her guardian Bai Maniben W/o. Lakhmanbhai Dayabhai willingly waived their rights in favour of Chunilal Lakhmanbhai, therefore their names were removed from revenue record. (Entry No. 198, Dt. 15/12/1965). 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. 137/1 Known as Survey No. 361 and area of this land becomes Hec. 1-37-83 instead of Hec. 1-35-57. (Entry No. 1201, Dt. 03/03/2016). Thereafter, Chunilal Lakhmanbhai willingly sold and conveyed the said land of S.No. 361 (Old S.No. 137/1), Hec. 1-37-83 to Durlabhbai Manjibhai Dayani by way of Regd. Sale Deed No. 386, Dt. 22/03/2016 for Rs. 8,40,800/-. (Entry No. 1208, Dt. 22/03/2016). Thereafter, Occupant of this land namely Durlabhbai Manjibhai Dayani seek an application to get permission to convert this land in non agricultural land for residential purpose before District Development Officer at Ahmedabad, and in response of the said application and as per opinions from concern offices District


MUKUND N. JANI (NOTARY)
At Jethla La Ranpur Dist. A'Bad
Office: Jagdish Chambers, Dhandhuka



Development Officer at Ahmedabad please to pass an order No. MSL/BHKHP/S.R. 912/ VASHI. 963 TO 973/17, Dt. 10/03/2017 to convert the said land of S.No. 361 (Old S.No. 137/1), Admeasuring – 13783 Sq. Mtrs. in Non-Agricultural land for Residential Purpose of Village-Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. (Entry No. 1433, Dt. 31/03/2017). Thereafter, Durlabhbai Manjibhai Dayani occupant of Non – Agricultural land for Residential Purpose Revenue S.No. 361 (Old S.No. 137/1), Admeasuring – 13783 Sq. Mtrs. of Village-Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad willingly sold and conveyed the said land to Sanjivbhai Shivilalbai Ankoliya by way of Regd. Sale Deed No. 1840, Dt. 10/10/2018 for Rs. 12,00,000/-. (Entry No. 1514, Dt. 16/10/2018). On the Strength of this Regd. Sale Deed and vide entry name of **Shri Sanjivbhai Shivilal Ankoliya** run in revenue record as occupant of S.No. 361 (Old S.No. 137/1) of village – Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad till today.

As per above stated facts I have opined that, Non Agricultural land bearing R.S.No. S.No. **361** (Old S.No. **137/1**), Admeasuring – **13,783** Sq. Mtrs., Account No. **423** of Village - **Ratanpur**, Ta. Dhandhuka, Dist. Ahmedabad belonging to **Sanjivbhai Shivilal Ankoliya**, is title clear, is title Clear, **Subject to below mentioned condition** :-

- **Conditions mentioned in the N. A. order passed by the Hon. District Collector.**

Note :- At the time of carrying 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 in this schedule as per Boundaries Certificate of Talati Cum Mantri of village Ratanpur.

S.No.	Hec. / Sq. Mtrs.	On East	On West	On North	On South
361(Old S.No. 137/1)	13,783 N.A. Land	Pachham – Fedra Road.	S.No. 360 and 358	S.No. 362 and 363	S.No. 358

Date :- 28/02/2024.

Place :- Dhandhuka.

Thanking You,



Yours faithfully,

M. N. JANI
M. N. JANI.

(Advocate & Notary)
MUKUND N. JANI (NOTARY)
At Jethla Pa Ranpur Dist. A'Bad
Office, Jagnathi Chaurvati, Dhandhuka

Attached with :-

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