



# 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:- 24/07/2024.

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

### TO WHOMSOEVER IT MAY CONCERN

**Subject:** Title Clearance Certificate with respect to Non-Agricultural land of City Survey No. **NA698** bearing Revenue S.No. **698** (Old S.No. 76), Hector - **3-15-52** i.e. **31,552 Sq.Mtrs**, Account No. **646**, of Village – **Ganf**, Ta. **Dholera** of District – **Ahmedabad** of (1) **Vasudev Niranjan**, (2) **Gayatriben Vasudev**, (3) **Krupaben Vasudev** and (4) **Viral Vasudev**, which is purchased by **DHOLERA SIR INFRA DEVELOPMENT** Through its Authorized Partner **Chandulal Jasrajbhai Patel (Vasoya)**, Office Address :- **Plot No. 337, Sector – 8, Gandhinagar.**

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 **Ganf**, E-Dhara, Deputy Mamlatdar at **Dholera**, City Survey Superintended at Dholka, No Due Certificate of Talati Cum Mantri At. **Ganf**, Ta. **Dholera**, and also of the records being maintained by The Sub-Registrar at **Dhandhuka** search carried from **1995 to 2014** and The Sub-Registrar at **Dholera** search carried from **2014 to 2024** total years for last **30 years** and a public notice was published in "DIVYA BHASKAR" Daily News Paper on Dt. 14/07/2024 about Non-Agricultural land of City Survey No. **NA698** bearing Revenue S.No. **698** (Old S.No. 76), Hector– **3-15-52 i.e. 31,552 Sq.Mtrs**, Account No. **646**, of Village – **Ganf**, Ta. **Dholera** of District – Ahmedabad of (1) Vasudev Niranjani, (2) Gayatriben Vasudev, (3) Krupaben Vasudev and (4) Viral Vasudev, which is purchased by **DHOLERA SIR INFRA DEVELOPMENT Through its Authorized Partner Chandulal Jasrajbhai Patel (Vasoya)** to invite any objection to issue title clearance certificate but, nobody has raise any objection before me till today, on this date and also according to usual notarized title declaration of **DHOLERA SIR INFRA DEVELOPMENT Through its Authorized Partner Chandulal Jasrajbhai Patel (Vasoya)** there is neither insolvency proceeding started nor pending against him and his firm **DHOLERA INFRA DEVELOPMENT** and also his said property/ies not involved in any proceeding in any court of law. Therefore I am opinion that, the

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property/ies mentioned in the schedule here under is title Clear,

**Subject to below mentioned condition :-**

- (1) Conditions mentioned in the N. A. order passed by the Hon. District Collector.**
- (2) To be Produce CTS Entry No. 20, Dt. 10/06/2024 confirmed and Certified by the authority.**

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

1. Certified Copy of Property Card of Ward No. Ganf (NA) City Survey No. NA698 of Village-Ganf, Ta. Dholera, Dist. Ahmedabad. Dt. 27/03/2024 and Dt. 22/05/2024 and Dt. 24/07/2024.
2. Certified copy of V.H.F. No. 7 / 12 of S.No. 78 for 1954-1955 to 1963-1964 of Village Ganf, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 01/04/2024.
3. Certified copy of V.H.F. No. 7 / 12 of S.No. 78 for 1964-1965 to 1973-1974 of Village Ganf, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 01/04/2024.
4. Certified copy of V.H.F. No. 7 / 12 of S.No. 78 for 1974-1975 to 1983-1984 of Village Ganf, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 01/04/2024.



5. Certified copy of V.H.F. No. 7 / 12 of S.No. **76** for 1984-85 to 1995-96 of Village Ganf, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 01/04/2024.
6. Certified copy of V.H.F. No. 7 / 12 of S.No. **76** for 1996-1997 to 2004-2005 of Village Ganf, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 01/04/2024.
7. Digitally Signed Copy of V.H.F. No. 7 of S.No. **698 (Old S.No. 76)** of Village Ganf, Ta. Dholera, Dist. Ahmedabad. Dt. 07/12/2023 and Dt. 17/01/2024.
8. Digitally Signed Copy of V.H.F. No. 6 of record rights of Village Ganf, Ta. Dholera (Dhandhuka) Entry No. 166, 281, 1243, 1333, 1442, 1457, 1501, 1595, 1694, 1695, 1717, 2202, 2790, 2847, 3002, 3114, 3502, 3503, 3794, 4212, 5702, 5095, 5098. Dt. 07/12/2023 and Dt. 27/03/2024 and Dt. 24/07/2024.
9. Boundaries Certificate of S.No. 698 of Village-Ganf, Ta. Dholera, issued by Talati cum Matri of Village-Ganf, Ta. Dholera, Dist. Ahmedabad. Dt. 04/01/2024 and Dt. 25/04/2024.
10. No Due Certificate of Talati cum Mantri of Village – Ganf, Ta. Dholera, Dt. 08/01/2024.
11. True Copy of Regd. Relinquish Deed No. 98, Dt. 05/08/2014.
12. Original Regd. Agreement to Sale (Banakhat) Regd. No. 241. Dt. 17/01/2024.
13. Original Regd. Kabulat Khat (Confirmation Deed) Regd. No. 242. Dt. 17/01/2024.



14. Original Regd. Cancellation Deed of Regd. Agreement to Sale (Banakhat Cancellation) Regd. No. 2439. Dt. 01/06/2024
  15. Original Regd. Sale Deed No. 2440. Dt. 01/06/2024.
  16. Advertisement of C.T.S.No. NA698 bearing R.S.No. 698 (Old S.No. 76) of Village - Ganf in "Divya Bhaskar" Daily News paper on Dt. 14/07/2024.
  17. Certified Copy of N. A. Order of District Collector at Ahmedabad vide order no. 1167/07/13/045/2024, Dt. 08/03/2024.
  18. Notarized Usual Title Declaration of occupant. Dt. 22/07/2024.
  19. Online Search / E.C. Receipt No. 202402700004347 from 1995 to 2014 of Sub-Registrar office at. Dhandhuka, Ta. Dhandhuka, Dt. 15/07/2024.
  20. Online Search / E.C. Receipt No. 202440200005035 from 2014 to 2017 of Sub-Registrar office at. Dholera, Ta. Dholera, Dt. 24/07/2024.
  21. Online Search / E.C. Receipt No. 202440200005040 from 2017 to 2024 of Sub-Registrar office At. Dholera, Ta. Dholera, Dt. 24/07/2024.
- **Brief history of Ownership and Title about Non-Agricultural land of City Survey No. NA698, Adm. 31,552 Sq. Mtrs., bearing Revenue S.No. 698 (Old S.No. 76), Hecter – 3-15-52 i.e. 31,552 Sq. Mtrs. Account No. 646, of Village – Ganf, Ta. Dholera of District – Ahmedabad.**



**-: Non Agricultural land of City Surve No. NA698, Survey No. 698  
(Old S.No. 76), 31,552 Sq. Mts. of village Ganf, Ta. Dholera :-**

Original owner / occupant of S.No. 78 was Lalshankar Hariram. (Entry No. 166). Thereafter, Lalshankar Hariram died on Dt. 15/07/1979 and name of his legal heirs entered in revenue record namely (1) Narmdaben W/o. Lalshankar Hariram, (2) Niranjana Lalshankar, (3) Savitaben Lalshankar, (4) Shardaben Lalshankar, (5) Taruben Lalshankar and (6) Pushpaben Lalshankar. (Entry No. 1333, Dt. 22/09/1979). Thereafter, (1) Savitaben Lalshankar, (2) Shardaben Lalshankar, (3) Taraben Lalshankar and (4) Pushpaben Lalshankar willingly waived their rights in favour of other co shares, therefore their names removed from the revenue record. (Entry No. 1442, Dt. 15/10/1982). Thereafter bifurcation taken place and Village Umargadh make a separate village, therefore resurvey held both the village Ganf and Umargadh and in this resurvey as per possession of area and name of holding land of occupant noted in the survey order wide order No. 1362, Dt. 11/11/1974 of Settlement Commissioner and Land Record Director and on the strength of this survey order as per possession and holding area of occupant entered in revenue record and as per survey order given new survey number S.No. 76 instead of S.No. 78 and area became Hec. 3-15-00. (Entry No.



1501 (80), Dt. 16/07/1984). Thereafter, Narmdaben W/o. Lalshankar Hariram willingly waived her rights in favour of Niranjn Lalshankar, therefore her name removed from revenue record. (Entry No. 1694, Dt. 18/08/1989). Thereafter, Niranjn Lalshankar Joshi partitioned his agricultural lands in his lifetime between his family members and in this family partition Vasudev Niranjnabhai and Chandrakantaben Niranjnabhai got this land of S.No. 76, Hec. 3-15-00 and another family members got another agricultural land. (Entry No. 1695, Dt. 18/08/1989). Thereafter, Vasudev Niranjnabhai and Chandrakantaben Niranjnabhai willingly entered name of Niranjn Lalshnakar as co sharer. (Entry No. 2202, Dt. 24/06/2000). Thereafter, Chandrakantaben Niranjnabhai and Niranjnabhai Lalshankarbhai died therefore their names removed from revenue record. (Entry No. 3114, Dt. 21/10/2011). Thereafter, (1) Manuprasad Niranjnabhai, (2) Maheshchanrda Niranjnabhai, (3) Satishchandra Niranjnabhai, (4) Pinakin Niranjnabhai and (5) Rajendrakumar Niranjnabhai filed an appeal by RTS Appeal Case No. 251/2013 before Dy. Collector and Prant Officer at Dhandhuka, both the party Settled their dispute out of court and produce an affidavit by Dt. 12/10/2014 of Pinakin Niranjn Joshi and withdrawn said appeal RTS Case No. 251/2013 and Dy. Collector and Prant Officer at Dhandhuka considered an affidavit of Pinakin Vasudev Joshi consequently stopped the said proceedings. (Entry No. 3502, Dt. 06/01/2015).



Thereafter, resurvey of agricultural land, held by Rajeshkumar K Gandhi (SLR) superintended of land record office at Ahmadabad, and after the fallowing prescribed procedure Rajeshkumar K Gandhi please to passed an order no. dso / resurvey / Akarbandh / Kayam Khardo / Ganf / 2017, Dt. 23/02/2017 and on the strength of the said order this survey no. 76 became New Survey No. 698 and area of this land became Hec. 3-15-52 instead of Hec. 3-15-00 vide entry posted in revenue record entry no. 3794, Dt. 23/02/2017. (Entry No. 3794, Dt. 23/02/2017). Thereafter, Vasudev Niranjnabhai willingly entered name of his family members in this land as co shares namely (1) Gayatriben Vasudev, (2) Krupaben Vasudev and (3) Viral Vasudev. (Entry No. 4212, Dt. 16/07/2020). Thereafter, Occupants of this land namely (1) Vasudev Niranjnabhai Joshi, (2) Gayatriben Vasudev, (3) Krupaben Vasudev and (4) Viral Vasudev seek an application for getting permission to convert in non-agricultural use, admeasuring 31,552 Sq.Mtrs. of land of S.No. 698 (Old S.No. 76) and in response of the said application Hone. District Collector at Ahmedabad pleased to pass an order no. 1167/07/13/045/2024, Dt. 08/03/2024 and on the strength of said order this land convert in Non-Agricultural Use and in lieu of that order vide entry posted in revenue record entry no. 5095, Dt. 08/03/2024. (Entry No. 5095, Dt. 08/03/2024). Thereafter, as per entry no. 5095, Dt. 08/03/2024, 31,552 Sq. Mts. land of this S.No. 698





converted in non-agricultural land on the strength of order of Hone. Collector at Ahmedabad, therefore this land encompassed in City Survey Record, consequently Property Card of this land has been created as City Survey Ward – Ganf (Non-Agricultural), Sheet No. NA99, City Survey No. NA698, and by virtue of this event, V.H.F.No. 7 of this land of S.No. 698, is stopped and Property Card of City Survey Number NA698 is active. (Entry No. 5098, Dt. 08/03/2024). Thereafter, occupants (1) Vasudev Niranjnabhai Joshi, (2) Gayatriben Vasudev, (3) Krupaben Vasudev and (4) Viral Vasudev willingly sold and conveyed 31,552 Sq. Mtrs. Land of City Survey No. NA698 bearing Revenue S.No. 698 (Old S.No. 76), Hecter – 3-15-52, Account No. 646, of Village – Ganf, Ta. Dholera of District – Ahmedabad by way of Regd. Sale Deed No. 2440, Dt. 01/06/2024 to **DHOLERA SIR INFRA DEVELOPMENT Through its Authorized Partner Chandulal Jasrajbhai Patel (Vasoya)** for Rs. 2,35,37,800/- and an entry posted in city survey record vide entry no. 20 on Dt. 10/06/2024, however this entry no. 20, Dt. 10/06/2024 is not confirmed by the authority due to time limitation prescribed in Land Revenue Code

Whereas, at the time of taking search I found that, (1) Manuprasad Niranjn Joshi, (2) Maheshchandra Niranjn Joshi, (3) Satishchandra Niranjn Joshi, (4) Rajendra Niranjn Joshi and (5) Pinakin Niranjn Joshi willingly executed relinquish deed in



favour of Vasudev Niranjan Joshi by way of Regd. Relinquish Deed No. 98, Dt. 05/08/2014. I also found that, (1) Vasudev Niranjanbhai Joshi, (2) Gayatriben Vasudev, (3) Krupaben Vasudev and (4) Viral Vasudev and (1) Sunilbhai Dayabhai Jamod, (2) Rehmanbhai Husenbhai Ghoghari, (3) Firojbhai Ganibhai Maru and (4) Alpeshbhai Parvatbhai Mangukiya willingly executed Regd. Agreement to Sale which was registered at office of sub-registrar at Dholera, vide Regd. No. 241, Dt. 17/01/2024. Thereafter, Pinakinbhai Niranjanbhai Joshi willingly executed Regd. Kabulat Khat (Regd. Confirmation Deed) No. 242 on Dt. 17/01/2024 in favour of (1) Vasudev Niranjanbhai Joshi, (2) Gayatriben Vasudev, (3) Krupaben Vasudev and (4) Viral Vasudev. Thereafter, (1) Sunilbhai Dayabhai Jamod, (2) Rehmanbhai Husenbhai Ghoghari, (3) Firojbhai Ganibhai Maru and (4) Alpeshbhai Parvatbhai Mangukiya executed Regd. Cancellation Deed, in connection of Regd. Banakhat No. 241, Dt. 17/01/2024 in favour of (1) Vasudev Niranjanbhai Joshi, (2) Gayatriben Vasudev, (3) Krupaben Vasudev and (4) Viral Vasudev and (1) Sunilbhai Dayabhai Jamod, (2) Rehmanbhai Husenbhai Ghoghari, (3) Firojbhai Ganibhai Maru and (4) Alpeshbhai Parvatbhai Mangukiya by way of Regd. Cancellation Deed No. 2439, Dt. 01/06/2024.

As per above stated facts I have opined that, Non-Agricultural land of City Survey No. **NA698** bearing Revenue S.No. **698** (Old S.No. 76),



Hector – **3-15-52 i.e. 31,552 Sq.Mtrs**, Account No. **646**, of Village – **Ganf**, Ta. **Dholera** of District – Ahmedabad (1) Vasudev Niranjanbhai, (2) Gayatriben Vasudev, (3) Krupaben Vasudev and (4) Viral Vasudev, All Resi. At. 105, Mira Madhav Apartment, Vejalpur, Ahmedabad, which is purchased by **DHOLERA SIR INFRA DEVELOPMENT** Through its **Authorized Partner Chandulal Jasrajbhai Patel (Vasoya)**, Office Address :- Plot No. 337, Sector – 8, Gandhinagar, is title clear, marketable and without any charge or encumbrance on this date, **Subject to below mentioned condition :-**

- (1) Conditions mentioned in the N. A. order passed by the Hon. District Collector.**
- (2) To be Produce CTS Entry No. 20, Dt. 10/06/2024 confirmed and Certified by the authority.**

**-: Schedule :-**

Non-Agricultural land of City Survey No. City Survey No. **NA698** bearing Revenue S.No. **698** (Old S.No. 76), Hector-**3-15-52 i.e. 31,552 Sq.Mtrs.**, Account No. **646**, of Village – **Ganf**, Ta. **Dholera** of District – **Ahmedabad**.



**-: Boundaries:-**

Boundaries are mentioned in this schedule as per Boundaries Certificate of S.No. 698(Old S.No. 76) issued by Tatali Cum Mantri of Village- Ganf, Ta. Dholera.

S.No.	Hec.	On East	On West	On North	On South
City Survey No. NA698 R.S.No. 698 (Old S.No. 76)	3-15-52 i.e. 31,552 Sq. Mtrs.	S.No. 703	S.No. 694 and 699	S.No. 694 and 697	S.No. 699 and 700

**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 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 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. It is also advice to obtain all the original documents related with this land from the concerns.

Date :- 24/07/2024.

Place : - Dhandhuka.

Thanking You,



Yours faithfully,

*L.M. Jani*  
24/07/2024  
**L. M. JANI.**

(Advocate)

**Lavkumar M. Jani,**  
(B.A.L.L.B.)  
ADVOCATE

Off :- S/F- 21-22, Ridhahi Sakhshi Complex  
Dholera, Ta. Dholera, Dist. Ahmedabad  
Mo. 9898101573

**Attached with :-**

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