



# 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: 24/01/2024.

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

### TO WHOMSOEVER IT MAY CONCERN

**Subject:** Title Clearance Certificate with respect to Account No. 307, S.No. 1143 (Old S. No. 766), Hec. 5-99-17, of Village - Rojka, Ta. Dhandhuka, Dist. Ahmedabad, of (1) Jivuben Popatbhai Bharwad, Resi. At. Village Rojka, Ta. Dhandhuka, Dist. Ahmedabad, (2) Gagjibhai Popatbhai Bharwad, Resi. At. Village Rojka, Ta. Dhandhuka, Dist. Ahmedabad, (3) Jesabhai Popatbhai Bharwad, Resi. At. Village Rojka, Ta. Dhandhuka, Dist. Ahmedabad, (4) Hirubhai Popatbhai Bharwad, Resi. At. 105, Nani Zok, Rojka, Ta. Dhandhuka, Dist. Ahmedabad and (5) Jashuben Popatbhai Bharwad, Resi. At. Village Rojka, Ta. Dhandhuka, Dist. Ahmedabad, Now Resi. 5741-9, Bharwad Chal, Godhra Road, Dahod-389151.

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**MUKUND N. JANI (NOTARY)**  
At. Jalifa Ta. Ranpur Dist. A'Bad.  
Office: 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 **Rojka**, E-Dhara, Deputy Mamlatdar at **Dhandhuka**, No Due Certificate of Talati Cum Mantri At. Rojka, 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. 11/01/2024 about S.No. **1143 (Old S.No. 766)** of Rojka of (1) Jivuben Popatbhai Bharwad, (2) Gagjibhai Popatbhai Bharwad, (3) Jesabhai Popatbhai Bharwad, (4) Hirubhai Popatbhai Bharwad and (5) Jashuben Popatbhai Bharwad 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 Rojka Seva Sahkari Mandli Ltd., At. Rojka, 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 No Due Certificate of The Rojka Seva Sahkari Mandli Ltd., At. Rojka, 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 :-

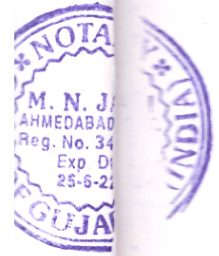
- (1) To be Produce No Due Certificate being obtained from The Rojka Seva Sahkari Mandli Ltd. At. Rojka, Ta. Dhandhuka, Dist. Ahmedabad.
- (2) Mutation entry for release of charge of The Rojka Seva Sahkari Mandli Ltd., At. Rojka, Ta. Dhandhuka, Dist. Ahmedabad, on said land in question is duly recorded 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.
- (3) To be Produce Certified Copy of record promulgation correction sheet – 4 of Mamlatdar at Dhandhuka, order No. GAM DAFTAR KSHATI SUDHARO /

**PROMULGATION / ROJKA VASHI -20 / 2008,  
Dt. 10/07/2008 and not to adverse effect to  
title of the said land as per entry no. 4152,  
Dt. 29/06/2009.**

**(4) As per conclusion of Entry No. 8883.**

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. **307** of Village Rojka, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 01/01/2024 and Dt. 24/01/2024.
2. Certified copy of V.H.F. No. 7 / 12 of S.No. **766** for 1954-55 to 1963-64 of Village Rojka, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 04/01/2024.
3. Certified copy of V.H.F. No. 7 / 12 of S.No. **766** for 1964-65 to 1973-74 of Village Rojka, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 04/01/2024.
4. Certified copy of V.H.F. No. 7 / 12 of S.No. **766** for 1974-75 to 1983-84 of Village Rojka, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 04/01/2024.



5. Certified copy of V.H.F. No. 7 / 12 of S.No. **766** for 1984-85 to 1993-94 of Village Rojka, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 04/01/2024.
6. Certified copy of V.H.F. No. 7 / 12 of S.No. **766** for 1994-95 to 2002-03 of Village Rojka, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 04/01/2024.
7. Certified copy of V.H.F. No. 7 / 12 of S.No. **766** for 2003-04 to 2005-06 of Village Rojka, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 04/01/2024.
8. Certified copy of V.H.F. No. 7 of S.No. **1143 (Old S.No. 766)** of Village Rojka, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 01/01/2024 and Dt. 24/01/2024.
9. Certified copy of V.H.F. No. 6 of record rights of Village - Rojka, Ta. Dhandhuka, Entry No. 2, 766, 1109, 1228, 1229, 1281, 3549, 3758, 4152, 4763, 5474, 5634, 5722, 5786, 8016, 8145, 8426, 8557 and 8783. Dt. 01/01/2024 and Dt. 24/01/2024.
10. Boundaries Certificate of S.No. 1143 issued by Talati Cum Mantri of Village-Rojka, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 01/01/2024.
11. No Due Certificate of Talati Cum Mantri of Village-Rojka, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 01/01/2024.
12. No Due Certificate of The Gujarat State Co. Op. Agri. and Rural Development Bank Ltd. At. Dhandhuka, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 05/01/2024.

13. Advertisement of S.No. 1143 (Old S.No. 766) of Village - Rojka in "Divya Bhaskar" Daily News paper on Dt. 11/01/2024.
  14. Notarized Usual Title Declaration of occupants Jivuben Popatbhai Bharwad and others. Dt. 13/01/2024.
  15. Online Search /E.C. Receipt No. 202402700000356 from 1995 to 2016 of Sub-Registrar office at. Dhandhuka, Ta. Dhandhuka, Dt. 19/01/2024.
  16. Online Search /E.C. Receipt No. 202402700000358 from 2016 to 2024 of Sub-Registrar office at. Dhandhuka, Ta. Dhandhuka, Dt. 19/01/2024.
- **Brief history of ownership and title about S.No. 1143 (Old S.No. 766) of village Rojka, Ta. Dhandhuka, Dist. Ahmedabad.**

**-: S.No. 1143 (Old S.No. 766), Hec. 5-99-17 of**

**Village – Rojka, Ta. Dhandhuka :-**

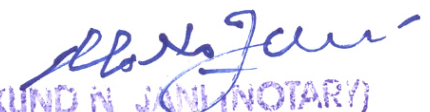
Original owner of this land was Akhubha Nanbha and Karansang Jilubha & others and Tenant was Jodhabhai Ranmalbhai. (Entry No. 2). Thereafter, Akhubha Nanbha & others raised objection against entry no. 2 and Takari Kefiyat initiated by the competent authority and in that proceedings Jodhabhai Ranmalbhai declared as protected tenant. (Entry No. 255, Dt. 04/05/1956). Thereafter Tenancy Proceeding Started under Sec. 32 (G) of Tenancy Act and in this Tenancy

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**MUKUND N. JANI (NOTARY)**  
41, Jethi Ta. Ranpur Dist. A'Bad.  
Office: Jagnath Chambers, Dhandhuka


Proceeding Tenant Jodhabhai Ranmalbhai purchased this land along with another agri. land by way of Tenancy Case No. 280/68, Dt. 03/05/1968 and as per this order name of Shri Jodhabhai Ranmanlbhai entered in revenue record as occupant. (Entry No. 1109, Dt. 16/08/1969). Thereafter, Jodhabhai Ranmalbhai died on Dt. 13/01/1971 and name of his legal heirs entered in revenue record namely (1) Popatbhai Jodhabhai, (2) Kashiben Jodhabhai, (3) Ramuben Jodhabhai, (4) Sajuben Jodhabhai and (5) Lilaben Jodhabhai. (Entry No. 1228, Dt. 13/07/1971). Thereafter, (1) Ramuben Jodhabhai, (2) Sajuben Jodhabhai, (3) Kashiben Jodhabhai and (4) Lilaben Jodhabhai willingly waived their rights in favour of Popatbhai Jodhabhai therefore, their name removed from revenue record. (Entry No. 1229, Dt. 13/07/1971). Thereafter, Popatbhai Jodhabhai on behalf of Jodhabhai Ranmalbhai paid purchased price Rs. 2403-25/- to the land lord and on event of that, A.L.T. and Mamlatdar issued purchased certificate Form No. 9, and name of Akhubha Nanbha & others removed from second right of this land. (Entry No. 1281, Dt. 11/06/1972). Thereafter, Deputy Collector and Prant Officer at Dholka pleased to pass order No. T.N.C./Dhandhuka/Taluka/Jush / Jumbesh / S.R. 228/03, Dt. 05/11/2003 and converted this land in Old Tenure Land. (Entry No. 3303, Dt. 20/11/2003). Thereafter, Hec. 0-18-50 land of this S.No. 776 acquired by

  
MUKUND N. JANI (NOTARY)  
At Jafra & Ranpur Dist. A'Bad.  
Office: Jagnath Charters, Dhandhuka



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No. 34  
Exp. Dt.  
25-6-20  
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L.A.Q. Case No. 11/2002 and in effect of that, DILR issued KJP No. 8, vide no. KJP S.R.25/05, Dt. 17/10/2005. (Entry No. 3549, Dt. 02/12/2005). Thereafter resurvey of agricultural land of village Rojka held by Prant Officer, Prant Office at Dhandhuka and passed an order no. JAMIN / A.D.M./ RESURVEY / RECORD / PROMULGATION / ROJKA /2016, Dt. 27/04/2016 and in lieu of that resurvey this old survey no. 766 Known as Survey No. 1143 and area of this land becomes Hec. 5-99-17 instead of Hec. 5-97-64. (Entry No. 5722, Dt. 11/05/2016). Thereafter, Popatbhai Jodhabhai willingly entered name of his family members in this land as co shares namely (1) Jivuben Popatbhai Bharwad, (2) Gagjibhai Popatbhai Bharwad, (3) Jesabhai Popatbhai Bharwad, (4) Hirubhai Popatbhai Bharwad and (5) Jashuben Popatbhai Bharwad. (Entry No. 8016, Dt. 20/10/2022). Thereafter, Mamlatdar at Dhandhuka pleased to pass an correction order vide order No. Jaman/Rojka/1143/Sudharo/S.R. 110/2022, Dt. 11/01/2023 and to correct Prati Bandhit Satta Prakar instead of Juni Sharat. (Entry No. 8145, Dt. 25/01/2023). Thereafter, Mamlatdar at Dhandhuka converted this land in old tenure land by his vide order No. Jaman/N.Sh/Jush/Rojka/S.No. 1143/ S.R.05/2023, Dt. 21/04/2023, and Deputy Collector and Prant Officer at Dhandhuka taken the said order in review wherein he found, order of Mamlatdar at Dhandhuka as appropriate, therefore

  
MUKUND N. JANI (NOTARY)  
At Jafra 1a Ranpur Dist. A'Bad.  
Office: Jagnath Chambers, Dhandhuka



Deputy Collector and Prant Officer at Dhandhuka please to pass an order No. Jamin / Samiksha / Rojka / S.R. 23/2023, Dt. 15/05/2023 and deleted condition No. 8 the said order of Mamlatdar at Dhandhuka. (Entry No. 8426, Dt. 17/05/2023). Thereafter, Popatbhai Jodhabhai died therefore name of Popatbhai Jothabhai was removed from revenue record of this land. (Entry No. 8557, Dt. 11/07/2023). Thereafter, (1) Jashuben Popatbhai Bharwad and (2) Hirubhai Popatbhai Bharwad willingly waived their rights and vide entry posted in revenue record vide entry no. 8783, Dt. 03/01/2024, however this entry not certified by the authority due to time limit mentioned in Sec. 135 of Land Revenue Code, therefore this title issue as per latest VHF No. 7 and including the name of (1) Jashuben Popatbhai Bharwad and (2) Hirubhai Popatbhai Bharwad. As per above stated facts name of **(1) Jivuben Popatbhai Bharwad, (2) Gagjibhai Popatbhai Bharwad, (3) Jesabhai Popatbhai Bharwad, (4) Hirubhai Popatbhai Bharwad, (5) Jashuben Popatbhai Bharwad.** run in revenue record as occupant and name of **(1) Jivuben Popatbhai Bharwad, (2) Gagjibhai Popatbhai Bharwad, (3) Jesabhai Popatbhai Bharwad, (4) Hirubhai Popatbhai Bharwad, (5) Jashuben Popatbhai Bharwad** run in revenue record as occupant till today.

As per above stated facts I have opined that, Account No. 307, S.No. 1143 (Old S. No. 766), Hec. 5-99-17, of Village - Rojka, Ta. Dhandhuka, Dist. Ahmedabad of (1) Jivuben Popatbhai Bharwad, (2) Gagjibhai Popatbhai Bharwad, (3) Jesabhai Popatbhai Bharwad, (4) Hirubhai Popatbhai Bharwad and (5) Jashuben Popatbhai Bharwad, is title Clear on this date, Subject to below mentioned conditions :-

- (1) To be Produce No Due Certificate being obtained from The Rojka Seva Sahkari Mandli Ltd., At. Rojka, Ta. Dhandhuka, Dist. Ahmedabad.
- (2) Mutation entry for release of charge of The Rojka Seva Sahkari Mandli Ltd., At. Rojka, Ta. Dhandhuka, Dist. Ahmedabad, 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.
- (3) To be Produce Certified Copy of record promulgation correction sheet – 4 of

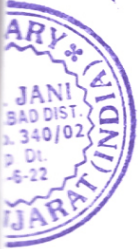


Mamlatdar at Dhandhuka, order No. GAM DAFTAR KSHATI SUDHARO / PROMULGATION / ROJKA VASHI -20 / 2008, Dt. 10/07/2008 and not to adverse effect to title of the said land as per entry no. 4152, Dt. 29/06/2009.

(4) As per conclusion of Entry No. 8783.

Note :- (1) Entry No. 766 mentioned in VHF No. 7 of this land but, this entry is not related with this land therefore neither mentioned 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 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 :-**

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

S.No.	Hec.	On East	On West	On North	On South
1143 (Old S.No. 766)	5-99-17	Approach Raysanggadh Road	S.No. 1142	S.No. 1133	S.No. 1144

Date :- 24/01/2024.

Place :- Dhandhuka.

Yours faithfully,

Thanking You,



  
**M. N. JANI.**

**(Advocate & Notary)**

**MUKUND N. JANI (NOTARY)**

At Jafra Ta Ranpur Dist. A'Bad.

જામનગર જાગૃત ગ્રામીણ સંસ્થા ધાન્ધુકા

**Attached with :-**

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