

# Title Clear Certificate Dholera Metro City-2



Mo: 94263 61703.

**MUKUND N. JANI.**

B.A.LL.B.

Advocate & Notary.

Jagnath Chambers, Jagnath Darwaja,

Ta. Dhandhuka. Dist. Ahmedabad.

Date: 03/07/2013.

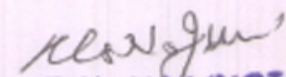
**-: TITLE CLEARANCE CERTIFICATE AND REPORT ON TITLE :-**

**TO WHOMSOEVER IT MAY CONCERN**

**Subject:** Title Clearance certificate with respect to Account No. 138, S.No. 196/1, Hec. 2-28-65, of village Valinda, Ta. Dhandhuka, Dist. Ahmedabad, of **Virabhai alias Bachubhai Merkhbhai** of Village Valinda, Ta. Dhandhuka, Dist. Ahmadabad.

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.

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



That from the search of the records being maintained by the Talati cum Mantri of village **Valinda**, E-Dhara, Deputy Mamlatdar at **Dhandhuka**, No due certificate of Talati Cum Mantri At. Valinda, Ta. Dhandhuka, No due certificate of Valinda Seva Sahkari Mandli, Ltd., and also of the records being maintained by The Sub-Registrar at **Dhandhuka** for last **30 years** and a public notice was published in "DIVYA BHASKAR" Daily News Paper on Dt. 23/06/2013 about S.No. **196/1** of Valinda of **Virabhai alias Bachubhai Merkhbhai** to invite any objection to issue title clearance certificate but, nobody has raise any objection before me till today, and also according to affidavit of **Virabhai alias Bachubhai Merkhbhai**, there is neither insolvency proceeding started nor pending against **Virabhai alias Bachubhai Merkhbhai** and his said property/ies not involved in any proceeding in any court of law, Therefore I am opinioned that, the property/ies mentioned in the schedule here under is title Clear, marketable and without any charge or encumbrance on this date.

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. **138** of Village Valinda, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 03/06/2013.



2. Certified copy of V.H.F. No. 7 / 12 of S.No. **196/1** for 1951-52 to 1962-63 of Village Valinda, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 06/06/2013.
3. Certified copy of V.H.F. No. 7 / 12 of S.No. **196/1** for 1961-62 to 1970-71 of Village Valinda, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 06/06/2013.
4. Certified copy of V.H.F. No. 7 / 12 of S.No. **196/1** for 1971-72 to 1982-83 of Village Valinda, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 06/06/2013.
5. Certified copy of V.H.F. No. 7 / 12 of S.No. **196/1** for 1981-82 to 1994-95 of Village Valinda, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 06/06/2013.
6. Certified copy of V.H.F. No. 7 / 12 of S.No. **196/1** for 1995-96 to 2005-06 of Village Valinda, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 06/06/2013.
7. Certified copy of V.H.F. No. 7 of S.No. **196/1** of Village Valinda, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 02/07/2013.
8. Certified copy of V.H.F. No. 12 of S.No. **196/1** for 2009-10 to 2011-12 of Village Valinda, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 05/07/2013.
9. Certified copy of V.H.F. No. 6 of record rights of Village Valinda, Ta. Dhandhuka Entry No. 637, 640, 641, 743, 802, 1023, 1043, 1049, 1183, 1262, 1381, 1536, 1706, 1784, 1833, 1972, 2046, 2426, 2433. Dt. 02/07/2013.



10. Certificate of Talati cum Mantri of Village Valinda about not available entry no. 247. Dt. 02/07/2013.
11. Boundary Certificate of Talati cum Mantri of Village Valinda, Ta. Dhandhuka, Dt. 06/06/2013.
12. No due Certificate of Talati cum Matri of Village Valinda. Dt. 06/06/2013.
13. No due Certificate of The Valinda Seva Sahkari Mandli Ltd. At. Valinda, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 10/06/2013.
14. No due certificate of The Gujarat State Co. Op. Agri. and Rural Development Bank Ltd. Dhandhuka Branch, Dt. 10/06/2013.
15. Advertisement of S.No. 196/1 of Valinda in "Divya Bhaskar" Daily News paper on Dt. 23/06/2013.
16. Affidavit of Virabhai alias Bachubhai Merkhbhai of Village Valinda, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 02/07/2013.
17. Search Receipt No. 2013027002469 Dt. 28/06/2013 of Sub-Registrar office At. Dhandhuka.

- **Brief history of ownership and title about S.No. 196/1 Of village Valinda, Ta. Dhandhuka, Dist. Ahmedabad.**

**-: S.No. 196/1 Hec. 2-28-65 of village-Valinda, Ta. Dhandhuka :-**

As per Revenue record V.H.F. No. 7/12 from 1951-52 to 1962-1963 original owner of this land was Shri Vadilal Dolatchand



administrate of Kutra Dharmada Chhatri and tenant was Merkhbhai Ranabhai. Thereafter name of Merkhbhai Ranabhai removed from revenue record as tenant, due to not cultivated this land in years 1951-52. (Entry No. 637, Dt. 31/03/1957). Thereafter name of Alubhai Mepabhai removed from revenue record as tenant, due to not cultivated this land in years 1954-55. (Entry No. 640, Dt. 31/03/1957). Thereafter name of Merkhbhai Ranabhai entered in revenue record as tenant, due to cultivated this land. However this entry is not certified by the revenue authority. (Entry No. 641, Dt. 31/03/1957). Thereafter after the death of Vadilal dolatchand, name of Ratilal Jemal as administrate of Kutra Dharmada Chhatri entered in revenue record by the order of Tenancy Case No. 532/59 Dt. 24-04-1959. (Entry No. 743, Dt. 15/01/1960). Thereafter tenancy proceeding started under the act, before the A.L.T. and Mamlatdar at Dhandhuka, and in this tenancy proceeding tenant Merkhbhai Ranabhai Purchased this land by way of Tenancy case No. 487/B/59 Dt. 09/06/1962 and as per this order name of Merkhbhai Ranabhai entered in revenue record as occupant. (Entry No. 802, Dt. 15/11/1963). Thereafter Merkhbhai Ranabhai paid purchase price as per Tenancy case No. 487/B/59 Dt. 09/06/1962 to the land lord and A.L.T. and Mamlatdar at Dhandhuka issued purchase certificate as Form No. 9 under Sec. 32(M) of the tenancy act, in favour of Merkhbhai Ranabhai. (Entry No. 1023, Dt. 30/08/1970).

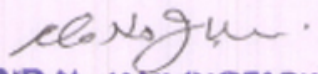


Thereafter Hissa Form No. 12 issued by the District Inspector of Land Survey at Ahmedabad and vide entry posted in revenue record entry No. 1183 Dt. 22/05/1977 and effect of this entry, total area of this S.No. 169/1 became Acre 5-26 Guntha instead of Acre 5-28 Guntha. (Entry No. 1183, Dt. 22/05/1977). Thereafter Merkhbhai Ranabhai died and his legal heirs entered in revenue record namely (1) Virabhai alias Bachubhai Merkhbhai, (2) Viraben Merkhbhai and (3) Sonaben Merkhbhai. (Entry No. 1262, Dt. 09/07/1982). Thereafter (1) Viraben Merkhbhai and (2) Sonaben Merkhbhai waived their rights in favour of Virabhai alias Bachubhai Merkhbhai. (Entry No. 1381, Dt. 20/08/1991). However this entry no. 1381, Dt. 20/08/1991 not mentioned in V.H.F. No. 7/12. Thereafter this land convert in old tenure land by order of the Deputy Collector and Dholka Prant at Dholka, Order No. T.N.C. / DHANDHUKA / JUSH / JUMBESH / S.R. – 26/2006, Dt. 01/06/2006. (Entry No. 1784, Dt. 01/07/2006). Thereafter Bachubhai Merkhbhai partitioned his agricultural land S.No. 156 A, S.No. 156 B, S.No. 155 and S.No. 263 in his lifetime between his three sons namely (1) Nathubhai alias Manubhai Bachubhai, (2) Jakshibhai Bachubhai and (3) Raghubhai Bachubhai and vide entry posted in revenue record no. 1833. Dt. 22/03/2007, however land of S.No. 196/1 neither partitioned nor given to any family members by Bachubhai Merkhbhai, even though this S.No. 196/1 wrongly mentioned in Column No. 3 of entry No. 1183 and also



wrongly effect given in V.H.F. No. 7 of S.No. 196/1. (Entry No. 1183, Dt. 22/03/2007). Thereafter entry no. 1381 not mentioned in V.H.F. No. 7, therefore Mamlatdar at Dhandhuka passed correction order vide order no. JAMIN/KSHTI SUDHARNA / DHANDHUKA / S.R. – 45 VASHI / 13, MAMLATDAR OFFICE DHANDHUKA, Dt. 26/06/2013 and as per this order vide entry posted in revenue record entry no. 2433, Dt. 21/06/2013, however this entry is not certified till today due to time limitation of Sec. 135 of The Bombay Land Revenue Code. As above state facts Shri **Virabhai alias Bachubhai Merkhbhai** acquired this land and name of **Virabhai alias Bachubhai Merkhbhai** run in revenue record as occupant and name of **Virabhai alias Bachubhai Merkhbhai** run in revenue record as occupant till today.

As per above stated facts I have opined that, **S.No. 196/1** of Village **Valinda** of **Virabhai alias Bachubhai Merkhbhai** is title Clear marketable and without any charge or encumbrance on this date.

  
**MUKUND N. JANI (NOTARY)**  
At Jalita Ta. Ranpur Dist. A'Bad.  
Office: Jaonath Chaudhars Dhandhuka



**-: Schedule :-**

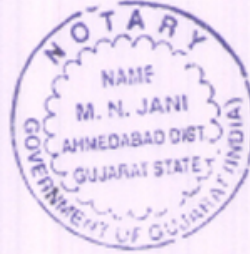
As per Boundary Certificate of Talati cum Mantri.

S.No.	Hec.	On East	On West	On North	On South
196/1	2-28-65	S.No. 198	S.No. 193	S.No. 197	S.No. 196/2

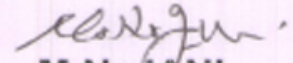
Date :- 03/07/2013.

Place :- Dhandhuka.

Thanking You,



Yours faithfully,

  
M.N. JANI.

(Advocate & Notary)

**MUKUND N. JANI (NOTARY)**

At Jafra Ta. Ranpur Dist. A'Bad.

Office: Jagannath Chaudhary Dhandhuka

**Attached with :-**

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