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Advocate
Mo. 9624718606

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TITLE REPORT
TO WHOMSOEVER IT MAY CONCERN

Subject :- Report on Title regarding Property of **Jayesh Ala Mer**, Residing at village **Pipali**, Ta.Dholera, Dist.Ahmedabad, land situated at village **Pipali**, Ta.Dholera, Dist.Ahmedabad of Revenue Survey No. **785 (Old S.No. 372)**, Block / Account No. **1146**, He. Ra. Sq. Mts. **1-89-33**, Assessment **Rs.6.45 Ps.**

1. We have gone through the documents submitted before us and investigated in the Title of the above mentioned **Jayesh Ala Mer**, Residing at village **Pipali**, Ta.Dholera, Dist.Ahmedabad and after investigation from the revenue records and records of Sub- Registrar at Dhandhuka & Dholera for the last 22 years, my opinion on the Title of above mentioned person over his property described in the schedule is as under :-
2. There are neither insolvency proceedings nor any execution proceedings pending against **Jayesh Ala Mer** in any court of law.
3. The Schedule mentioned below :-

All these pieces and parcels of agricultural land of village **Pipali**, Ta.Dholera, Dist.Ahmedabad having following details :-

Khata No.	Survey No.	He. Ra. Sq. Mts.	Assessment Rs.
1146	785 (Old S.No.372)	1-89-33	6.45



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Four Boundary

On East	:-	Revenue Survey No.782, 784
On West	:-	Revenue Survey No.786
On North	:-	Revenue Survey No.759, 760
On South	:-	Revenue Survey No.787, 784

Brief History

The ownership and title about **R.S.No. 785 (Old S.No. 372)** of the village **Pipali**, Ta.**Dholera**, Dist.**Ahmedabad** of **Jayesh Ala Mer**, Residing at village **Pipali**, Ta.**Dholera**, Dist.**Ahmedabad**.

According to the certified copy of Revenue Record (Form No.6) of the village **Pipali** Gram Panchayat main & effected Entry No. **39, 48, 368, 608, 1374, 1375, 2196, 2384, 2731*, 2739, 2835, 2910, 2934*, 3026, 3027, 3206#, 3217, 3736, 3803**.

1. Entry No. 39 is not related to this particular survey number. Please be noted.
2. Vajesang Ranabhai, Narubha Halubha, Velubha Abhesang etc. were the Kabjedar of R.S.No. 372 and Rupa Moti was the protected tenant of that land. Vide Entry No. 48A & B.
3. Thereafter Vajesang Ranabhai died so his legal heirs Bhurubha Vajesang and Shivubha Vajesang were brought on record of R.S.No. 372 etc. Vide Entry No. 368, Dt.2/12/1958.



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4. Thereafter Rupabhai Motibhai paid six times the assessment to the land as purchase price so tenant Rupabhai Motibhai became Kabjedar of R.S.No.372. Vide Entry No. 608, Dt.16/05/1965.
5. Thereafter Pamuben Rupabhai and Subaben Rupabhai have waived their rights from R.S.No.372 etc. Vide Entry No. 1374, Dt.8/05/1984.
6. Thereafter Dipabhai Rupabhai and Gagjibhai Rupabhai have did partition of their lands and in this partition Dipabhai Rupabhai received R.S.No. 372, A. 4-19 G. land as his share. Vide Entry No. 1375, Dt.8/05/1984.
7. Thereafter owner of R.S.No. 372 took loan from The Kamiyala Seva Sahakari Mandli Ltd. Vide Entry No. 2196, Dt.26/11/2008.
8. Thereafter Dipabhai Rupabhai died on Dt.3/01/2010 so his legal heirs Kantuben Dipabhai, Kanjibhai Dipabhai, Pratapbhai Dipabhai, Lilaben Dipabhai were brought on record of R.S.No. 372 etc. Vide Entry No. 2384, Dt.30/04/2010.
9. Thereafter owner of R.S.No. 372 took loan from The Kamiyala Group Seva Sahakari Mandli Ltd. Vide Entry No. 2739, Dt.18/08/2011.
10. Thereafter Divyarajsinh Pravinsinh Chudasama power of attorney of Kantuben Dipabhai, Kanjibhai Dipabhai, Pratapbhai Dipabhai and Lilaben Dipabhai have sold R.S.No. 372, He. 1-91-21 Sq. Mts. land by the way of registered sale deed No. 973/2011 on Dt.2/06/2011 to Harshaba Pravinsinh Chudasama. Vide Entry No. 2835, Dt.18/05/2012.



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11. Thereafter owner of R.S.No. 372 took loan from The Kamiyala Seva Sahakari Mandli Ltd. Vide Entry No. 2910, Dt.3/10/2012.
12. Thereafter Harshaba Pravinsinh Chudasama sold R.S.No. 372, He. 1-91-21 Sq. Mts. land by the way of registered sale deed No.1653/2012 on Dt.23/10/2012 to Vrujlalbai Vitthalbhai Savaliya. Vide Entry No.3026, Dt.22/04/2013.
13. Thereafter Harshaba Pravinsinh paid loan to The Pipli Seva Sahakari Mandli Ltd. Vide Entry No. 3027, Dt.22/04/2013.
14. Thereafter Vrujlal Vitthalbhai Savaliya sold R.S.No. 372, He. 1-91-21 Sq. Mts. land by the way of registered sale deed No. 2655/2013 on Dt.4/12/2013 to Jayesh Ala Mer. Vide Entry No. 3206, Dt.6/12/2013. But said entry is rejected by Circle Officer, Dholera on Dt.3/03/2014. Please be noted.
15. Thereafter Vrujlal Vitthalbhai Savaliya sold R.S.No. 372, He. 1-91-21 Sq. Mts. land by the way of registered sale deed No. 2655/2013 on Dt.4/12/2013 to Jayesh Ala Mer. Vide Entry No.3217, Dt.7/01/2014.
16. Thereafter in resurvey of land records New R.S.No. 785 came to the record instead of Old R.S.No. 372. Vide Entry No. 3736, Dt.19/06/2017.
17. Thereafter Jayesh Ala Mer paid loan to The Kamiyala Group Seva Sahakari Mandli Ltd. Vide Entry No.3803, Dt.26/12/2017.

Place : Dhandhuka

Place : /12/2022



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Subject:- Chain of Documents submitted by Jayesh Ala Mer, Residing at village Pipali, Ta.Dholera, Dist.Ahmedabad.

The following documents are submitted regarding title of his property.

1. Certified copy of V.H.F. 8-A the village **Pipali** Gram Panchayat Khata No. **1146** of **Jayesh Ala Mer**.
2. Certified copy of V.H.F. No. 7/12 of village **Pipali** Gram Panchayat R.S.No. **785** (Old S.No.372) of **Jayesh Ala Mer**.
3. Certified copy of Record of Rights (Form No.6) of village **Pipali** Gram Panchayat main and effected Entry No. **39, 48, 368, 608, 1374, 1375, 2196, 2384, 2731*, 2739, 2835, 2910, 2934*, 3026, 3027, 3206#, 3217, 3736, 3803**.
4. Public Notice given by Shri K.H. Raval & K.B. Dhandhukiya, Advocate in "Divya Bhaskar" Daily News Paper dated 22/07/2022. Nobody has raised any objection before me till today, hence this report on title is given.
5. Four Boundary Mark certificate issued by Talati Cum Mantri, Pipli. Dt.19/07/2022.
6. No Due certificate issued by Talati Cum Mantri, Pipli. Dt.19/07/2022.
7. No Due Certificate issued by The Gujarat State Co-Operative Agri. and Rural Development Bank Ltd. Dhandhuka Branch. Dt.20/07/2022.
8. Search receipt No.202202700003142 from Sub Registrar, Dhandhuka for the year 2000-2014. Dt.25/07/2022.
9. Search receipt No.202240200002874 from Sub Registrar, Dholera for the year 2014-2022. Dt.26/07/2022.

Place : Dhandhuka

Place : /12/2022



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TITLE REPORT
TO WHOMSOEVER IT MAY CONCERN

Subject :- Report on Title regarding Property of **Minaben Maheshbhai Odedara**, Residing at village **Parvani Hospital Line, Opp. Police Head Quarter, Lal Palace Road, Porbandar**, land situated at village **Pipali, Ta.Dholera, Dist.Ahmedabad** of Revenue Survey No. **786 (Old S.No. 373)**, Block / Account No. **1145**, He. Ra. Sq. Mts. **2-02-66**, Assessment **Rs.7.10 Ps.**

1. We have gone through the documents submitted before us and investigated in the Title of the above mentioned **Minaben Maheshbhai Odedara**, Residing at village **Parvani Hospital Line, Opp. Police Head Quarter, Lal Palace Road, Porbandar** and after investigation from the revenue records and records of Sub- Registrar at Dhandhuka & Dholera for the last **22** years, my opinion on the Title of above mentioned person over his property described in the schedule is as under :-
2. There are neither insolvency proceedings nor any execution proceedings pending against **Minaben Maheshbhai Odedara** in any court of law.
3. The Schedule mentioned below :-

All these pieces and parcels of agricultural land of village **Pipali**,

Ta.**Dholera**, Dist.**Ahmedabad** having following details :-



Khata No.	Survey No.	He. Ra. Sq. Mts.	Assessment Rs.
1145	786 (Old S.No.373)	1-93-55 Jarayat 0-09-11 Po.Kh.A.	7.10

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Four Boundary

On East :- Revenue Survey No.785, 784
On West :- Road to village Bholad
On North :- Revenue Survey No.785
On South :- Revenue Survey No.787

Brief History

The ownership and title about **R.S.No. 786 (Old S.No. 373)** of the village **Pipali**, Ta.**Dholera**, Dist.**Ahmedabad** of **Minaben Maheshbhai Odedara**, Residing at village **Parvani Hospital Line, Opp. Police Head Quarter, Lal Palace Road, Porbandar.**

According to the certified copy of Revenue Record (Form No.6) of the village **Pipali** Gram Panchayat main & effected Entry No. **71, 250, 353, 478, 550, 1126, 1328, 1597, 2213, 2830, 3208#, 3215, 3558, 3736.**

1. Shree Dolatsang Anandsang was the Kabjedar of R.S.No. 373. Vide Entry No. 71A.
2. Thereafter name of Pratapsang Kasalsang Zala entered in R.S.No. 373 as a general tenant because he cultivated said land in the year 1956-57. Vide Entry No. 250, Dt.28/12/1956.
3. Thereafter Pratapsang Kasalsang tok loan from The Kamilaya Group Seva Sahakari Mandli Ltd. Vide Entry No. 353, Dt.16/04/1958.
4. Thereafter General Tenant Pratapsang Kasalsang paid six times the assessment to the land lord Dolatsang Anandsang as a purchase price as per



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tenancy case No./201, 202/65, Dt.31-3-65 so tenant Shree Pratapsang Kasalsang became Kabjedar of R.S.No. 373. Vide Entry No. 550, Dt.3/5/65.

5. Thereafter Pratapsang Kasalsang sold R.S.No. 373 by the way of registered sale deed to Pratapsang Dolubha. Vide Entry No. 1126, Dt.1/06/1974.
6. Thereafter Pratapsinh Dolubha Chudasama took loan from Gujarat State Land Development Bank Ltd. Dhandhuka. Vide Entry No. 1328, Dt.19/10/1982.
7. Thereafter Pratapsinh Dolatsinh sold R.S.No. 373, A. 4-31 G. land by the way of registered sale deed to Gangadharbhai Bhikhabhai. Vide Entry No. 1597, Dt.10/07/1993.
8. Thereafter Togabhai Gangadas and Jivuben Gangadas have sold R.S.No. 373, He.1-93-23 Sq. Mts. land by the way of registered sale deed No.2815 on Dt.18/10/2008 to Harshaba Pravinsinh Chudasama. Vide Entry No.2213, Dt.11/12/2008.
9. Thereafter Harshaba Pravinsinh Chudasama sold R.S.No. 373, He. 2-02-34 Sq. Mts. land by the way of registered sale deed No. 748/2012 on Dt.9/05/2012 to Vrujlalbai Vithalbai Savaliya. Vide Entry No. 2830, Dt.10/05/2012.
10. Thereafter Vrujlalbai Vithalbai Savaliya sold R.S.No. 373, He. 2-02-34 Sq. Mts. land by the way of registered sale deed No.2657/2013 on Dt.4/12/2013 to Minaben Maheshbhai Odedara. Vide Entry No. 3208,



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Dt.6/12/2013. But said entry is rejected by Circle Officer, Dholera. Please be noted.

11. Thereafter Vrujlalbhαι Vithalbhαι Savaliya sold R.S.No. 373, He. 2-02-34 Sq. Mts. land by the way of registered sale deed No.2657/2013 on Dt.4/12/2013 to Minaben Maheshbhαι Odedara. Vide Entry No. 3215, Dt.7/01/2014.
12. Though land bearing R.S.No. 373 is running in the name of Minaben Maheshbhαι Odedara but according to Nileshbhαι Bhikhubhαι Akvaliya legal heir of Late Bhikhubhαι Bhurabhαι Akvaliya, his succession right is afforded in said land and his name is not inserted in said land. So, he filled a civil suit No. 311/2015 before Hon'ble Court and lease pendency for the same is also registered with 1747/2015. Vide Entry No.3558, Dt.19/12/2015. **But said entry is rejected by competent authority on Dt.7/06/2016. Please be noted.**
13. Thereafter in resurvey of land records New R.S.No. 786 came to the record instead of Old R.S.No. 373. Vide Entry No. 3736, Dt.19/06/2017.

At present there is a lien pending of The Kamiyala Group Seva Sahakari Mandli Ltd. Vide Entry No. 353. Please be noted.

Place : Dhandhuka

Place :  /12/2022



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Subject:- Chain of Documents submitted by Minaben Maheshbhai Odedara, Residing at village Parvani Hospital Line, Opp. Police Head Quarter, Lal Palace Road, Porbandar.

The following documents are submitted regarding title of his property.

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2. Certified copy of V.H.F. No. 7/12 of village **Pipali** Gram Panchayat R.S.No. **786** (Old S.No.373) of **Minaben Maheshbhai Odedara**.
3. Certified copy of Record of Rights (Form No.6) of village **Pipali** Gram Panchayat main and effected Entry No. **71, 250, 353, 478, 550, 1126, 1328, 1597, 2213, 2830, 3208#, 3215, 3558, 3736**.
4. Public Notice given by Shri K.H. Raval & K.B. Dhandhukiya, Advocate in "Divya Bhaskar" Daily News Paper dated 22/07/2022. Nobody has raised any objection before me till today, hence this report on title is given.
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8. Search receipt No.202202700003139 from Sub Registrar, Dhandhuka for the year 2000-2014. Dt.25/07/2022.
9. Search receipt No.202240200002871 from Sub Registrar, Dholera for the year 2014-2022. Dt.26/07/2022.

Place : Dhandhuka

Place : 2/12/2022



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