



ADVOCATE

ARUN G. PANCHAL

ADVOCATE

Enrollment No. G/1623/2008

Office: 2nd Floor, Napoleon Niwas, Athwagte, Surat-395001 Gujarat

Contact: 9558 81475

"Title Clearance Certificate Report"

To Whomsoever It may Concern

Sub: Title clearance Report in respect of, Final Plot No. 934, New Final Plot No. 934/3 i.e. 6977 Sq.mtrs, of T.P. Scheme No. 1/A-2 (Residential Zone), of **Dholera Special Investment Regional Development Authority** having Old Revenue Survey No. 299 paiki New Revenue Survey No. 492 i.e 14,954 Sq.mtrs and having Value (Aakaar) – Rs. 4.40 of Village- **Kadipur**, Sub District-**Dholera** Taluka, Dist.-**Ahmedabad**.

THAT with respect to the instructions received from my Client the Title Clearance Report of the Property mentioned in the Subject above is furnished herein.

THAT from the original certified copies with regard to revenue records provided by my client and also from the records having being maintained by the Sub-registrar at Dholera and Dhandhuka. It was so found that dues of Kadipur Seva Sahkari Mandli Limited does existed but later on it was released which can be establish by relying on Mutation entry No. 1886. And also relying on No due certificate issued by Talati cum Mantri of Village: Kadipur dated 21.10.2020 it reveals about no previous dues with





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respect to the subject land of Bank, Institutions or Co-operative Society.

List of Documents verified at the time of providing title.

1. Certified copy of Village: form No. 8-A Account No. 661, Of Village: Kadipur Ta: Dholera Dist: Ahmedabad.
2. Certified copy of Village: form No. 7/12 of R.S.No. 492 (Old R.S.No. 299/paiki) for 1953-54 to 1962-63, Of Village: Kadipur Ta: Dhandhuka Dist: Ahmedabad.
3. Certified copy of Village: form No. 7/12 of R.S.No. 492 (Old R.S.No. 299/paiki) for 1963-64 to 1972-73, Of Village: Kadipur Ta: Dhandhuka Dist: Ahmedabad.
4. Certified copy of Village: form No. 7/12 of R.S.No. 492 (Old R.S.No. 299/paiki) for 1973-74 to 1982-83, Of Village: Kadipur Ta: Dhandhuka Dist: Ahmedabad.
5. Certified copy of Village: form No. 7/12 of R.S.No. 492 (Old R.S.No. 299/paiki) for 1983-84 to 1992-93, Of Village: Kadipur Ta: Dhandhuka Dist: Ahmedabad
6. Certified copy of Village: form No. 7/12 of R.S.No. 492 (Old R.S.No. 299/paiki) for 1993-94 to 2005-06, Of Village: Kadipur Ta: Dhandhuka Dist: Ahmedabad.





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7. Certified copy of Village: form No. 7/12 of R.S.No. 492
(Old R.S.No. 299/paiki) upto 02.11.2020, Of Village:
Kadipur Ta: Dholera Dist: Ahmedabad.
8. Certified copy of Village: form No. 12 of R.S.No. 492
(Old R.S.No.299/Paiki) for 2004-05 to 2006-07, Of
Village: Kadipur Ta Dholera Dist Ahmedabad.
9. Certified copy of Village: form No. 12 of R.S.No. 492
(Old R.S.No.299/Paiki) for 2007-08 to 2009-10, Of
Village: Kadipur Ta Dholera Dist Ahmedabad.
10. Certified copy of Village: form No. 12 of R.S.No. 492
(Old R.S.No.299/Paiki) for 2010-11 to 2012-13, Of
Village: Kadipur Ta Dholera Dist Ahmedabad..
11. Certified copy of Village: form No. 12 of R.S.No. 492
(Old R.S.No.299/Paiki) for 2013-14 to 2015-16, Of
Village: Kadipur Ta Dholera Dist Ahmedabad.
12. Certified copy of Village: form No. 12 of R.S.No. 492
(Old R.S.No. 299/Paiki) for 2016-17 to 2018-19, Of
Village: Kadipur Ta Dholera Dist Ahmedabad.





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13. Certified copy of Village: form No. 12 of R.S.No. 492 (Old R.S.No. 299/Paiki) for 2019-20 to 2021-2022, Of Village: Kadipur Ta Dholera Dist Ahmedabad.
14. Certified copy of Village: form No.6 for record of rights of Village: Bhimtalav Taluka: Dholera Entry No. 119, 119 b, 172, 172/24, 241, 457, 578, 744, 810, 811, 940, 1086, 1355, 1670, 1696, 1971, 2002, 2003, 2020.
15. Original copy of No due certificate in the name of Greenera Infrawell Private Limited issued by Kadipur Talati cum Mantri of Village: Kadipur Taluka Dholera dated .21.10.2020.
16. Original copy of No Due certificate of The Gujarat State Co. op. Agriculture and Rural Development Bank Dhandhuka Branch.
17. Original registered Declaration Deed obtained from Legal heirs of Parvatiben Ramubhai Daughter of Ramubhai Kuwarabhai and wife of Hirabhai Solanki Viz. [1] Keshubhai Hirabhai Solanki [2] Naranbhai Hirabhai Solanki [3] Savjibhai Jadavbhai Makwana [4] Batukbhai Jadavbhai Makwana [5] Amrutaben D/o Jadavbhai W/o Jagdishbhai Patel [6] Bhupatbhai Jadavbhai Makwana [7] Ramaben Jadavbhai Makwana W/o Rameshbhai Rathod





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declaring [1] Ravjibhai Ramubhai KO. Patel as the owner of the said Land registered in the office of sub-registrar Dholera vide registration No. 488 dated 16.04.2019.

18. Original registered Agreement to Sale without possession executed by Ravjibhai Ramubhai KO. Patel in favour of Bhaveshkumar Chabildas Hakani registered in the office of sub-registrar Dholera vide registration No. 631 dated 21.05.2019.

19. Original registered Declaration obtained from Legal heirs of Sunderben Ramubhai Daughter of Ramubhai and also from legal heirs of deceased Karshanbhai Shivabhai Gohil Viz. [1] Arvinbhai Karshanbhai Gohil [2] Pratapbhai Karshanbhai Gohil [3] Parshottambhai Karshanbhai Gohil [4] Januben Karshanbhai w/o Babubhai Baraiya [5] Kanuben Karshanbhai w/o Kumanbhai Fedar [6] Chakuben Karshanbhai w/o Vikrambhai Kanani [7] Bhavuben Karshanbhai w/o Bhagwanbhai Patel [8] Champaben Shivabhai W/o Dharamsinhbhai Baraiya [9] Ranchodbhai Shivabhai Gohil [10] Bhaguben Shivabhai W/o Bhagwanbhai Baraiya **declaring** [1] Ravjibhai Ramubhai KO. Patel as the owner of the said Land registered in the office of





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sub-registrar Dholera vide registration No. 729 dated 18.07.2019.

20. Original "Deed for Cancellation of Agreement to Sale"

i.e Revocation entered into between Bhaveshkumar Chabildas Hakani and Ravjibhai Ramubhai Ko. Patel for cancelling the Registered Agreement to sale without possession entered previously between them having registration No. 631 dated 21.05.2019. And the said Cancellation deed was registered in the office of sub-registrar Dholera vide registration No. 621 dated 27.07.2020.

21. Original Registered Sale executed by Ravjibhai

Ramubhai Ko. Patel in favour of Greenera Infrawell Private Limited Through its Director [1] Bhaveshkumar Chabildas Hakani [2] Ambrishkumar Thakarshibhai Parjiya registered in the office of sub-registrar Dholera Vide No. 622 on dated 27.07.2020.

22. Original Registered Declaration Deed executed by [1]

Manjibhai Ravjibhai Kanani [2] Dhanjibhai Ravjibhai kanani legal heirs of Ravjibhai Ramubhai Ko. Patel in favour of Greenera Infrawell Private Limited Through its Director [1] Bhaveshkumar Chabildas Hakani [2] Ambrishkumar Thakarshibhai Parjiya registered in the





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office of sub-registrar Dholera Vide No. 623 on dated
27.07.2020

23. Certified copy of order by Hon'ble Collector Ahmedabad vide No. 2569/07/13/051/2019 dated 21.12.2019 converting new tenure land to old tenure (Residential Purpose) for said Land.

24. Certified copy of order by Hon'ble Collector Ahmedabad vide No. 1558/07/13/051/2019 dated 16.07.2020 providing Non Agriculture use (Residential Purpose) permission for said Land.

25. Original copy of Title Clearance Report issued on dated 21.09.2019 By Learned Advocate Chintan D. Sanghani with regard to Subject land.

26. Public Notice Published in Divya Bhaskar Dated 20.07.2019 inviting any objections to issue Title Clearance certificate for the Revenue Survey No. 492 (Old R.S. No. 299 paiki).

27. Boundary Certificate issued by Talati cum Mantri of village Kadipur, Taluka Dholera Dist. Ahmedabad. dated 21.10.2020.





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28. Notification by Revenue Department Sachivalaya Gandhinagar issued vide No. NSJ/102006/571/4 dated 22.05.2020.

29. Search Receipt No. 2020027003019 dated 20.10.2020 of Sub registrar office at Dhandhuka.

30. Non Encumbrance certificate by Dhandhuka Sub Registrar.

31. Search Receipt No. 2020402001172 dated 19.10.2020 of Sub registrar office at Dholera.

32. Non Encumbrance certificate by Dholera Sub Registrar.

"TRACING OF TITLES"

The Tracing of the title of land bearing, Final Plot No 934/3 i.e. 6977 Sq.mtrs (Old Final Plot No. 934), of T.P. Scheme No. 1/A-2, (Residential Zone), of **Dholera Special Investment Regional Development Authority** having Old Revenue Survey No. 299 paiki New Revenue Survey No. 492, 14,954 Sq.mtrs and having Value (Aakaar) – Rs. 4.40 of Village- **Kadipur**, Sub District-**Dholera** Taluka, Dist.- **Ahmedabad**.

It was found that Hathibhai Jethibhai was held to be possessor and occupier of the said land an entry to that





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effect was mutated into the revenue record vide entry No. 119(a) while Ramubhai Kuvarabhai was held to be Protected Tennant an entry to that effect was mutated into the revenue records vide entry No. 119(b)(3).

Thereafter the said land was decided to be sold to protected tenant Ramubhai Kuvarabhai and as such according to tenancy act a case was instituted vide Tenancy Case No. 39/60 in which price was fixed and said price was decided to be paid in ten installments to original possessor Hathibhai Jethibhai. An Entry to that effect was mutated into the revenue records vide entry no. 241 dated 17.11.1960.

Thereafter according to section 32 (G) of the tenancy Act the Amount Rs. 1339 as decided in tenancy case No. 39/60 was fully paid by Ramubhai Kuwarabhai hence his name was entered as a possessor and occupier of the said land on the revenue record as per the order held in tenancy case no. 39/60 dated 27.05.1968. An Entry to that effect was mutated into the revenue records vide entry no. 457 dated 09.11.1968.

Thereafter Ramubhai Kuwarabhai died on 05.05.1975 so the name of his legal heirs [1] Dahiben Ramubhai [2] Kalubhai Ramubhai [3] Kalyanbhai Ramubhai [4] Ravjibhai Ramubhai [5] Kuvarben Ramubhai [6] Sundarben Ramubhai [7] Parvatiben Ramubhai [8] Manjuben Ramubhai were entered





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into the revenue records. An Entry to that effect was mutated into the revenue records vide entry no. 578 dated 01.06.1975.

Thereafter from the land owners on the revenue records Shri kalubhai Ramubhai died on 24.04.1985 and so name of his legal heirs [1] Jivanbhai kalubhai [2] Amjiben kalubhai [3] Gangaben kalubhai [4] Jivuben kalubhai [5] Gavriben kalubhai were entered into the revenue record . And as such [1] Dahiben Ramubhai [2] Kalyanbhai Ramubhai [3] Ravjibhai Ramubhai [4] Kuvarben Ramubhai [5] Sundarben Ramubhai [6] Parvatiben Ramubhai [7] Manjuben Ramubhai [8] Jivanbhai kalubhai [9] Amjiben kalubhai [10] Gangaben kalubhai [11] Jivuben kalubhai [12] Gavriben kalubhai became the Owner, occupier and possessor of the said land. An Entry to that effect was mutated into the revenue records vide entry no. 744 dated 20.10.1985.

Thereafter from the land owners on the revenue records [1] Dahiben Ramubhai [2] Parvatiben Ramubhai [3] Suderben Ramubhai were died while [1] Kuwarben Ramubhai [2] Manjuben Ramubhai had willfully waived off their rights from the said land so their names were removed from the revenue records relying on written statements and panch. An Entry to that effect was mutated into the revenue records vide entry no. 810 dated 15.08.1990. And as such [1] Kalyanbhai Ramubhai [2] Ravjibhai Ramubhai [3] Jivanbhai kalubhai [4]





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Amjiben kalubhai [5] Gangaben kalubhai [6] Jivuben kalubhai [7] Gavriben kalubhai became the owner, occupier and possessor of the said land.

Thereafter from the land owners on the revenue record [1] Amjiben kalubhai [2] Gangaben kalubhai [3] Jivuben kalubhai [4] Gavriben kalubhai willfully waived off their rights from the said land hence relying on their statements before Talati cum Mantri their names were removed from the revenue records. An Entry to that effect was mutated into the revenue records vide entry no. 811 dated 15.08.1990. And as such [1] Kalyanbhai Ramubhai [2] Ravjibhai Ramubhai [3] Jivanbhai kalubhai became the owner, occupier and possessor of the said land.

Thereafter an application was moved by Ravjibhai Ramubhai & Ors for converting the tenure of said land from new tenure to old tenure land for only Agricultural purpose considering which an order was passed by Dy. collector vide order No. TNC / Dhandhuka Ta / Ju.Sha./ S.R. 66/99 dated 27.07.1999 converting the said land to Old tenure for only agricultural purpose. An Entry to that effect was mutated into the revenue records vide entry no. 939 dated 07.10.1999.

Thereafter Family Distribution was held between the family members conclusively in distribution the whole R.S. No. 299 paiki was divided into three shares and the shares were





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divided as [1] kalyanbhai Ramubhai got A. 5.24 G. [2] Ravjibhai Ramubhai got A. 3.30 G. [3] Jivanbhai kalubhai got A. 3.30 G. An Entry to that effect was mutated into the revenue records vide entry no. 940 dated 28.07.1999.

Thereafter Resurvey was held by the SLR (Superintendent of Land Records) Patan Vide its order No. Resurvey / DSO / AAKARBANDH / KAYAMKHARDO / KADIPUR / 2016 dated 16.09.2016 and accordingly Promulgation was finalized due to which the old Revenue Survey No. 299 Paiki was divided into three parts and as such given three new revenue survey Numbers out of which the present land was given new Revenue Survey No. 492 owned by Ravjibhai Ramubhai KO. Patel. And so Entry to that effect was mutated into the Revenue Records Vide Entry No. 1696 Dated 19.09.2016.

Thereafter eventhough oral consent was provided and waived off her rights by deceased Parvatiben Ramubhai at the then time with regard to said land but just to prevent any unwanted legal consequences in future registered Declaration was obtained from Legal heirs of Parvatiben Ramubhai Daughter of Ramubhai Kuwarabhai and wife of Hirabhai Solanki Viz. [1] Keshubhai Hirabhai Solanki [2] Naranbhai Hirabhai Solanki [3] Savjibhai Jadavbhai Makwana [4] Batukbhai Jadavbhai Makwana [5] Amrutaben D/o Jadavbhai W/o Jagdishbhai Patel [6] Bhupatbhai Jadavbhai





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Makwana [7] Ramaben Jadavbhai Makwana W/o Rameshbhai Rathod **declaring** [1] Ravjibhai Ramubhai KO. Patel as the owner of the said Land and the declaration deed was registered in the office of sub-registrar Dholera vide registration No. 488 dated 16.04.2019.

Thereafter as an owner of the land bearing R.S. No. 492 (Old R.S. No. 299 paiki) admeasuring 14,954 Sq.mtrs registered Agreement to Sale (without possession) was executed by Ravjibhai Ramubhai KO. Patel in favour of Bhaveshkumar Chakildas Hakani and the said Agreement to Sale (without Possession) was registered in the office of sub-registrar Dholera vide registration No. 631 dated 21.05.2019.

Thereafter eventhough oral consent was provided and waived off her rights by deceased Sunderben Ramubhai at the then time with regard to said land but just to prevent any legal consequences in future registered Declaration was obtained from Legal heirs of Sunderben Ramubhai Daughter of Ramubhai and also from legal heirs of deceased Karshanbhai Shivabhai Gohil Viz. [1] Arvindbhai Karshanbhai Gohil [2] Pratapbhai Karshanbhai Gohil [3] Parshottambhai Karshanbhai Gohil [4] Januben Karshanbhai w/o Babubhai Baraiya [5] Kanuben Karshanbhai w/o Kumanbhai Fedar [6] Chakuben Karshanbhai w/o Vikrambhai Kanani [7] Bhavuben Karshanbhai w/o Bhagwanbhai Patel [8] Champaben





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Shivabhai W/o Dharamsinhbhai Baraiya [9] Ranchodbhai Shivabhai Gohil [10] Bhaguben Shivabhai W/o Bhagwanbhai Baraiya **declaring** [1] Ravjibhai Ramubhai KO. Patel as the owner of the said Land and the declaration deed was registered in the office of sub-registrar Dholera vide registration No. 729 dated 18.07.2019.

Thereafter an online application dated 20.07.2019 was moved by Ravjibhai Ramubhai Ko. Patel for converting the tenure of land admeasuring 7477 Sq.mtrs out of total Land admeasuring 14,954 Sq.mtrs i.e. from new tenure to old tenure land for Non-Agricultural purpose considering which an order was passed by District Collector Ahmedabad vide order No. 2569/07/13/051/2019 dated 21.12.2019 converting the said land to Old tenure for Non agricultural purpose. An Entry to that effect was mutated into the revenue records vide entry no. 1971 dated 21.12.2019.

Thereafter an online application dated 19.06.2020 was moved by Ravjibhai Ramubhai Ko. Patel for converting Agricultural land admeasuring 7477 Sq.Mtrs out of total Land admeasuring 14,954 Sq.mtrs to Non-Agricultural land considering which an order was passed by District Collector Ahmedabad vide order No. 1558/07/13/051/2020 dated 16.07.2020 converting the said land to Non agricultural for





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residential purpose. An Entry to that effect was mutated into the revenue records vide entry no. 2002 dated 16.07.2020.

Thereafter it was found that Additional Collector, Ahmadabad vide its order No. CB / PRA. S .P/ Navi sharat / premium / Tafavat / premium / Bojo Dakhal / 2020. Dated 27.03.2020. entered a Boja on the said land with the reason that premium for converting the tenure of said land has to be paid on maximum jantri rate and accordingly Boja of Difference amount of the actual paid amount at the time of obtaining order was entered and entry to that effect was mutated into the revenue Records vide Entry no. 2003 dated 17.07.2020. But referring to the Notification by Revenue Department Sachivalaya Gandhinagar issued vide No. NSJ/102006/571/4 dated 22.05.2020 it was found that premium for Residential purpose has to be paid on the basis of open land Jantri Value and accordingly required amount was already paid by the owner for the said land as a premium for residential purpose. Hence owner, occupier and possessor on the revenue records to move an application against the said entry on the basis of Notification by Revenue Department Sachivalaya Gandhinagar issued vide No. NSJ/102006/571/4 dated 22.05.2020.

Thereafter "Deed for Cancellation of Agreement to Sale" i.e Revocation was entered into between Bhaveshkumar





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Chabildas Hakani and Ravjibhai Ramubhai Ko. Patel for cancelling the Registered Agreement to sale (without possession) entered previously between them which was registered vide No. 631 dated 21.05.2019. And the said Cancellation deed was registered in the office of sub-registrar Dholera vide registration No. 621 dated 27.07.2020.

Thereafter as an owner of the said Land Ravjibhai Ramubhai Ko. Patel sold the said land admeasuring 7477 Sq.mtrs by registered sale deed to Greenera Infrawell Private Limited Through its Director [1] Bhaveshkumar Chabildas Hakani [2] Ambrishkumar Thakarshibhai Parjiya and the said sale deed was registered in the office of Sub-Registrar Dholera vide No. 622 dated 27.07.2020. And so Greenera Infrawell Private Limited Through its Director [1] Bhaveshkumar Chabildas Hakani [2] Ambrishkumar Thakarshibhai Parjiya became the owner occupier and possessor of the said land bearing New Final Plot No. 934/3 (Old Final Plot No. 934). An entry to that effect was mutated in the revenue record vide entry no. 2020 Dated 07.08.2020.

Thus Greenera Infrawell Private Limited Through its Director [1] Bhaveshkumar Chabildas Hakani [2] Ambrishkumar Thakarshibhai Parjiya became absolute owner, occupier and possessor of the said Land and had all right to the said land bearing Final Plot No 934/3 i.e. 6977 Sq.mtrs (Old Final Plot





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No. 934), of T. P. Scheme No. 1/A-2, (Residential Zone), of **Dholera Special Investment Regional Development Authority** having Old Revenue Survey No. 299 paiki, New Revenue Survey No. 492, having Value (Aakaar) – Rs. 4.40..

"FINAL CERTIFICATE"

*This is to certify that upon an investigation of Revenue Record of the property mentioned below in Schedule which is owned by "**Greenera Infrawell Private Limited**" where it was so establish that charges of Kadipur Seva Sahkari mandli Limited was previously existed but was later on paid off so all charges were released and at present relying on revenue records no charges were found of any Bank, Institutions or Co-operative Society in the revenue Record. And with regard to Boja eneterd vide entry no. 2003 dated 17.07.2020 into the revenue record it has been instructed to the owners and occupier on revenue record to move an application against the said application on the basis of Notification by Revenue Department Sachivalaya Gandhinagar issued vide No. NSJ/102006/571/4 dated 22.05.2020 and also instructed to give declaration by solemnly affirming about the Title of the property herein describe in schedule.*

*This is to certify that the land bearing Final Plot No. 934, New Final Plot No. 934/3 i.e. 6977 Sq.mtrs, of T.P. Scheme No. 1/A-2 (Residential Zone), of **Dholera Special Investment***





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Regional Development Authority having Old Revenue Survey No. 299 paiki New Revenue Survey No. 492 i.e 14,954 Sq.mtrs and having Value (Aakaar) – Rs. 4.40 to my opinion is assumed to be clear, marketable and without any encumbrance charge.

::- SCHEDULE -::

Final Plot No. 934, New Final Plot No. 934/3 i.e. 6977 Sq.mtrs, having of T.P. Scheme No. 1/A-2 (Residential Zone), of **Dholera Special Investment Regional Development Authority** having Old Revenue Survey No. 299 paiki New Revenue Survey No. 492 i.e 14,954 Sq.mtrs and having Value (Aakaar) – Rs. 4.40.

Place: Surat

Date: 27.11.2020



Arun G. Panchal

Advocate