

B. C. PARMAR
(Advocate)

Address: 4720, Vikasnagar, Vasantnagar township, Gota, Ahmedabad – 380060

12 MARCH, 2022

-:TITLE CLEARANCE CERTIFICATE AND REPORT ON TITLE:-

To,
M/s. INFINITY INFRACON
#900 to 902, Parshwanath Business Park,
Near Prahaladnagar Garden,
S.G. Highway, Ahmedabad – 15



Kind Attn: Mr. Ruturajsinh J. Chudasama

SUBJECT:- TITLE CLEARANCE CERTIFICATE WITH RESPECT TO VILLAGE ACCOUNT NO. 633, REVENUE SURVEY NO. 485 (OLD R.S.No. 281), HECT. 0-98-92 BEING FINAL PLOT NO. 918 ADMEASURING 4946 SQ.MTRS. IN T.P.SCHEME NO. 1 OF DSIRDA AT VILLAGE: KADIPUR, TALUKA: DHOLERA, DISTRICT: AHMEDABAD.

With reference to the above subject and pursuant to instruction of my abovementioned client, I have to state that, I have investigated the title of the property in question, more particularly described in the schedule as written below and submit my report on and the title clearance certificate as under:-

1. DETAILS OF THE IMMOVABLE PROPERTY

The firm has furnished me the following details of the said Property, based on the same a title search was carried out in the name of **M/s Infinity Infracon** through its **Proprietor Mr. Ruturajsinh Jagdishsinh Chudasama**. All that Non-Agricultural land admeasuring Hect. **0-98-92**, bearing Revenue Survey No. **485** (Old R.S.No. 281), Village Account No. **633**, bearing Final Plot No. **918** admeasuring **4946 Paiki 2221.86**



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(Bar Enrollment No. G/1159/2011)

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Sq.Mtrs. in Town Planning Scheme No. 1 (**Residential Zone**) of **Dholera Special Investment Regional Development Authority** at Village **Kadipur**, Taluka - **Dholera**, District **Ahmedabad**, in the state of Gujarat (Hereinafter together referred to as the "Land/Immovable Property").

2. LIST OF DOCUMENTS

The following Certified True Copies of the documents are placed before me for scrutiny and legal opinion on title of the vendor:

Sr. No.	Date	Name/ Nature of the Document	Original/ certified copy/ certified extract/ photocopy, etc.
1	-	Village form no 6, Mutation Entry No. 46	Certified copy
2	17/04/1955	Village form no 6, Mutation Entry No. 132	Certified copy
3	26/05/1956	Village form no 6, Mutation Entry No. 153	Certified copy
4	06/04/1957	Village form no 6, Mutation Entry No. 166	Certified copy
5	19/09/2016	Village form no 6, Mutation Entry No. 1696	Certified copy
6	16/05/2013	Village form no 6, Mutation Entry No. 1856	Certified copy
7	04/10/2019	Village form no 6, Mutation Entry No. 1935	Certified copy
8	28/07/2021	Village form no 6, Mutation Entry No. 2197	
9	12/12/2019	Village form no 7 and 12	Certified copy
10	12/12/2019	Village form no 7 and 12 for the years of 1953-1954 to 2019	Certified copy
11	12/12/2019	Village Form No. 8-A	Certified copy
12	31/01/2019	Advertisement of Public Notice in the "Divya Bhaskar", Ahmedabad edition.	Xerox copy
13	14/02/2019	Search Report carried at Office of Sub-Registrar, Dhandhuka vide Receipt No. 201802700444 conducted by Mr.Advocate Lavkumar M. Jani	Xerox copy
14	16/02/2019	Search Report carried at Office of Sub-Registrar, Dholera vide Receipt No. 201840200216 conducted by Mr.Advocate Lavkumar M. Jani	Xerox copy
15	17/01/2019	Boundaries Certificate of R.S.No. 485 (Old R.S.No. 281) issued by Talati-cum-Mantri of Village: Kadipur	Xerox copy

3. CHAIN OF TITLE

The chain of title pertaining to the property, as ascertained through perusal of the documents referred to in Para 2 and searches conducted by me, I record as under:



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On perusal of revenue records, it is observed that initially around 1953 the land belonged to Jilubha Juvansinhji as occupier, and Dadubha Takhsang was the tenant of the land, which was entered in the revenue records vide Mutation Entry No. 46 **(Document No. 1)** duly certified by the concerned revenue authority.

Thereafter, a family partition taken place between the family members of Jilubha Juvansinhji, and with the effect of partition Kiratsinh Jilubha entered as an owner in the said land bearing R.S.No. 281 along with other agriculture land, which was entered in the revenue records vide Mutation Entry No. 132 dated: 17/04/1955 **(Document No. 2)** duly certified by the concerned revenue authority.

Thereafter, the land of R.S.No. 281 was admeasured less than 3 acres, hence, the said land declared as fragment under the provisions of Sec. 6(1) of Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947, which was entered in the revenue records vide Mutation Entry No. 153 dated: 26/05/1956 **(Document No. 3)** duly certified by the concerned revenue authority.

Thereafter, name of Dadubha Takhsang removed as a Tenant from revenue records of this land due to non-irrigation by him since 1953-54, which was entered in the revenue records vide Mutation Entry No. 166 dated: 06/04/1957 **(Document No. 4)** duly certified by the concerned revenue authority.

Thereafter, Final Promulgation of Re-Survey taken place in the Village: Kadipur vide Order No. DSO/Resurvey/Akarbandh/Kayam-Khardo/Kadipur/2016, Dated: 16/09/2016 by Superintendent of Land Record Office, Ahmedabad, and with the effect of promulgation the said land was allotted New Block/Survey No. 485, which was entered in the revenue records vide Mutation Entry No. 1696 dated: 19/09/2016 **(Document No. 5)** duly certified by the concerned revenue authority.

Thereafter, Kiratsinh Jilubha Chudasama sold the said land bearing R.S.No. 485 admeasuring 0-98-92 included in Town Planning Scheme No. 1 and allotted Final Plot No. 918 admeasuring 4946 Sq.Meters in Dholera Special Investment Regional Development Authority lying and being at Village: Kadipur vide registered Sale Deed No. 559 dated 04/05/2019 to Virenkumar Prahladbhai Parmar, which was entered in the revenue records vide Mutation Entry No. 1856 dated: 16/05/2019 **(Document No. 6)** duly certified by the concerned revenue authority.

Thereafter, Ld. Collectorate, Ahmedabad passed an order to convert/use the said land for Non-Agriculture purpose vide its Order No. 1328/07/13/051/2019 dated: 04/10/2019 in respect of application of Shri Virenkumar Prahladbhai Parmar, which was entered in the revenue records vide Mutation Entry No. 1935 dated: 04/10/2019 **(Document No. 7)** duly certified by the concerned revenue authority.



Thereafter, Mr. Viren P. Parmar sold the said land bearing R.S.No. 485 admeasuring 0-98-92 included in Town Planning Scheme No. 1 and allotted Final Plot No. 918 admeasuring **4946 Sq.Meters Paiki 2221.86 Sq.Mtrs. (44.92%) Undivided Proportionate** of the aforesaid land in Dholera Special Investment Regional Development Authority lying and being at Village: Kadipur vide registered Sale Deed No. 1299 dated 23/07/2021 to M/s Infinity Infracon through its Proprietor Mr. Raturajsinh Jagdishsinh Chudasama, which was entered in the revenue records vide Mutation Entry No. 2157 dated: 28/07/2021 (**Document No. 8**) duly certified by the concerned revenue authority.

The Village Form No. 7/12 and Village Form No. 6 of Revenue Survey No. 485 (Old R.S.No. 281), Village Account No. 633, Non-Agricultural (for residential purpose) land, issued by Deputy Mamlatdar (E-Dhara), record updated till 12/03/2021 (**Document No. 9**) shows that the owner of land is namely **M/s Infinity Infracon through its Proprietor Mr. Raturajsinh Jagdishsinh Chudasama.**

The Village Form No. 7/12 was scrutinized for the period of 1953-1954 to 2019 (**Document No. 10**).

Form 8A shows village account and land holdings of the owner (**Document No. 11**).

Thereafter, a public notice was published in the "**Divya Bhaskar**" Ahmedabad Edition dated 31/01/2019 (**Document No. 12**) by Mr.Advocate Lavkumar M. Jani to invite objections regarding Revenue Survey No. 485 (Old R.S.No. 281), but nobody raised any objection in respect of this.

4. SEARCHES AT THE SUB-REGISTRAR'S OFFICE

The conclusion of the searches conducted at the office of Sub-Registrar, Dhandhuka and Dholera, is as follows:

- i. A Search carried and conducted by Mr.Advocate Lavkumar M. Jani (1) Search for the years 1990 to 2014 vide Receipt No. 201802700444 dated 14/02/2018 at Office of Sub-Registrar, Dhandhuka (**Document No. 13**) and (2) Search for the years 2014 to 2018 vide Receipt No. 201840200216 dated 16/02/2019 at Office of Sub-Registrar, Dholera (**Document No. 14**). The said search carried by verifying on the registers/ documents/ records being maintained by the Sub-Registrar Offices. The Search Report does not show any other adverse entry/charge except those mentioned above.
- ii. No other adverse entries, sharing, partition and transactions seen pertaining to present land.



5. SCHEDULE OF PROPERTY

- i. Respective details of property as per revenue records has been identified hereunder :-

Revenue Survey Number	485
Old R.S.Number	281
Village Account Number	633
Hect.Are.Square Meters	0-98-92
Tenure and Land Use	Non-Agriculture
Town Planning Scheme Number	1
Final Plot Number	918
F.P. Admeasuring	4946 Paiki 2221.86 Square Meters

- ii. Respective boundaries of property as per the record according to Boundaries Certificate issued by Talati-cum-Mantri (**Document No. 15**) has been identified hereunder :-

On the East	Land belongs to R.S.No. 486
On the West	Land belongs to R.S.No. 484
On the North	Land belongs to R.S.No. 484
On the South	Land belongs to R.S.No. 527

6. CONCLUSION FOR REPORT

On perusal and through scrutiny of the above documents No. 1 to 15, I am of the opinion that, **M/s Infinity Infracon through its Proprietor Mr. Ruturajsinh Jagdishsinh Chudasama** has a clear right, title, ownership and is in possession of all the Non-Agricultural (for residential purpose) land admeasuring Hect. **0-98-92**, bearing Revenue Survey No. **485** (Old R.S.No. 281), Village Account No. **633**, being Final Plot No. **918** admeasuring **4946 Paiki 2221.86 Sq.Mtrs.** in Town Planning Scheme No. **1 (Residential Zone)** of **Dholera Special Investment Regional Development Authority** situated in Village: **Kadipur**, Taluka: **Dholera**, District: **Ahmedabad**, in the state of Gujarat. Furthermore, the land bearing R.S.No. **485** is title clear, marketable and without any charge or encumbrance on this date.

Place: Ahmedabad
Date: 12/03/2022


Advocate

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