



ADVOCATE

ARUN G. PANCHAL

ADVOCATE

Enrollment No. G/1623/2008

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

Contact: 80008-77110

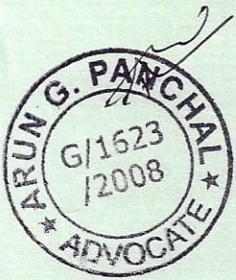
"Title Clearance Certificate Report"

To Whomsoever It may Concern

Sub: Title clearance Report in respect of, Final Plot No. 198 i.e. 30,706 Sq.mtrs., of T.P. Scheme No. 2-A (Industrial Zone), of **Dholera Special Investment Regional Development Authority** having Old Revenue Survey No. 140, New Revenue Survey No. 211 i.e. 62,539 Sq.mtrs and having Value (Aakaar) – Rs. 7.73 of Village- **Mundi**, Sub District- **Dholera** Taluka, Dist.- **Ahmedabad**.

THAT with respect to 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 revealed that dues of Navjivan Gandhipura-Mundi Seva Sahkari Mandli at Mundi was existed but later it was released which was found from Entry No. 1772. Further going through No due certificate issued by Talati cum Mantri of Village: Mundi dated 03.02.2022 it infers about no previous dues with respect to Panchayat or any Revenues authorities were found.





ADVOCATE

ARUN G. PANCHAL

ADVOCATE

Enrollment No. G/1623/2008

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

Contact: 80008-77110

List of Documents verified at the time of providing title.

1. Certified copy of Form No. 8 - A, of Village Mundi, Ta. Dholera, Dist. Ahmedabad.
2. Certified copy of Form No. 7/12 of R.S. No. 140 for 1953-54 to 1964-65 of Village Mundi, Ta. Dhandhuka, Dist. Ahmedabad.
3. Certified copy of Form No. 7 / 12 of R.S. No. 140 for 1964-65 to 1973-74 of Village Mundi, Ta. Dhandhuka, Dist. Ahmedabad .
4. Certified copy of Form No. 7/12 of R.S. No. 140 for 1975-76 to 1983-84 of Village Mundi, Ta. Dhandhuka , Dist . Ahmedabad.
5. Certified copy of Form No. 7/12 of R.S. No. 140 for 1984-85 to 2000-2001 of Village Mundi, Ta. Dhandhuka, Dist. Ahmedabad .
6. Certified copy of Form No. 7/12 of R.S. No. 140 for 2001-02 to 2005-06 of Village Mundi, Ta. Dhandhuka , Dist. Ahmedabad .





ARUN G. PANCHAL

ADVOCATE

Enrollment No. G/1623/2008

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

Contact: 80008-77110

7. Certified copy of Form No. 7 of R.S. No. 211(Old R.S. No.140) of Village Mundi, Ta. Dholera, Dist. Ahmedabad.
8. Certified copy of Form No. 6 of revenue records of Village-Mundi, Ta. Dholera Entry No. 14, 177, 687, 712, 940, 1231, 1232, 1331, 1317, 1355, 1489, 1490, 1559, 1764, 1765, 1772, 1778.
9. Boundary Certificate which is prepared by Talati cum Mantri of Village - Mundi, Ta. Dholera, Dt. 03/02/2022.
10. No due certificate of Talati cum Mantri of Village-Mundi, Ta. Dholera, Dt. 03/02/2022.
11. No due Certificate of The Navjivan Gandhipura Mundi Group Seva Sahkari Mandli Ltd. At Mundi, Ta. Dholera, Dt. 25/01/2022.
12. Original registered Agreement to Sale without possession executed by [1] Avalben Wd/o. Bachubhai, [2] Dhirubhai Bachubhai and [3] Bhagwanbhai Bachubhai in favour of Raghuveersinh Batuksinh Chudasama registered in the office of sub-registrar Dholera vide registration No. 703 dated 22.12.2014.





ADVOCATE

ARUN G. PANCHAL

ADVOCATE

Enrollment No. G/1623/2008

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

Contact: 80008-77110

13. Original "Deed for Cancellation of Agreement to Sale" i.e Revocation entered into between [1] Avalben Wd/o. Bachubhai, [2] Dhirubhai Bachubhai and [3] Bhagwanbhai Bachubhai and Raghuveersinh Batuksinh Chudasama for cancelling the Registered Agreement to sale without possession entered previously between them having registration No. 703 dated 22.12.2014. And the said Cancellation deed was registered in the office of sub-registrar Dholera vide registration No. 381 dated 16.03.2015.

14. Original Registered Sale Deed executed by [1] Avalben Wd/o. Bachubhai, [2] Dhirubhai Bachubhai, [3] Bhagwanbhai Bachubhai and [4] Rupaben Bachubhai in favour of [1] Nileshbhai Hirabhai Patel and [2] Hareshbhai Chaturbhai Patel registered in the office of sub-registrar Dholera Vide No.386 on dated 16.03.2015.

15. Original Registered Agreement to Sale Without Possession executed by [1] Nileshbhai Hirabhai Patel and [2] Hareshbhai Chaturbhai Patel in favour of Gap Associates Private Limited Through its Authorised Director Ambrishkumar Thakarshibhai Parjiya registered





ADVOCATE

ARUN G. PANCHAL

ADVOCATE

Enrollment No. G/1623/2008

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

Contact: 80008-77110

in the office of sub-registrar Dholera Vide No. 287 on dated 09.02.2021.

16. Original Registered Sale Deed executed by [1] Nileshbhai Hirabhai Patel and [2] Hareshbhai Chaturbhai Patel in favour of Gap Associates Private Limited Through its Authorised Director Ambrishkumar Thakarshibhai Parjiya registered in the office of sub-registrar Dholera Vide No. 217 on dated 25.01.2022.

17. Certified copy of order by Hon'ble Collector Ahmedabad Vide No. 22/07/13/060/2022 dated 01.01.2022 providing Non-Agriculture use (Industrial Purpose) permission for said Land.

18. Original copy of Title Clearance Report issued on dated 08.12.2014 By Learned Advocate Mukund N. Jani with regard to Subject land.

19. Search Receipt. No. 2022027000633 dated 16.02.2022 of Sub registrar office at Dhandhuka



20. Non Encumbrance certificate by Dhandhuka Sub Registrar.

21. Search Receipt No. 2022402000544 dated 16.02.2022 of Sub registrar office at Dholera.



ARUN G. PANCHAL

ADVOCATE

Enrollment No. G/1623/2008

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

Contact: 80008-77110

22. Non Encumbrance certificate by Dholera Sub Registrar.

"TRACING OF TITLES"

The Tracing of the title of land bearing, **Final Plot No. 198 i.e. 30,706 Sq.mtrs**, of **T.P. Scheme No. 2-A (Industrial Zone)**, of **Dholera Special Investment Regional Development Authority** having Old Revenue Survey No. 140, **New Revenue Survey No. 211** i.e 62,539 Sq.mtrs and having Value (Aakaar) – Rs. 7.73 of Village- **Mundi**, Sub District-**Dholera** Taluka, Dist.- **Ahmedabad**.

[1] The said land was get vested into the name of Government for not cultivating it for more than 3 years prior to 15.08.1950 by Collector Ahmedabad vide its order No. TSO: 572 dated 21.12.1953 and also by order of Mamlatdar Dhadhuka vide order No. Taluka-Hukam/Dtd.12.01.1954. And Entry to that effect was mutated into the revenue records vide entry entry No. 14 dated 27.08.1954.

[2] Thereafter an application was moved by Bachubhai Dhanabhai before Assistant Collector and Prant Officer at Dholka to get agriculture land, and vide order No. JAMIN / KAYMI / VASHI - 2592, S.R. - 135/68, Dated: 30/10/1968 and also vide order no. JAMIN /VASHI - 1493, Dated. 21/08/1971 under the said land the name





ARUN G. PANCHAL

ADVOCATE

Enrollment No. G/1623/2008

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

Contact: 80008-77110

of Bachubhai Dhanabhai was entered into the revenue records and also an order was passed by Mamlatdar Dhandhuka vide No. JAMIN KAYMI/ VASHI-1529, Dated: 07/09/1971. And entry to that effect was mutated into the revenue records vide entry entry No. 177 dated 30.12.1971.

[3] Thereafter Bachubhai Dhanabhai died and name of his legal heirs were entered into the revenue record namely (1) Avalben W/o Bachubhai, (2) Dhirubhai Bachubhai, (3) Bhagvanbhai Bachubhai, and (4) Rupaben Bachubhai. And So they became the owner, occupier and possessor of the said land. And entry to that effect was mutated into the revenue records vide entry entry No. 687 dated 26.11.2008.

[4] Thereafter an application was moved to convert the tenure of said land to old tenure and as such Mamlatdar at Dhandhuka vide its order No. Jamin / Na.Sh./ Ju.Sh. / S.R. No. 92 / 2011 Dt. 31/03/2011 converted the said land into old tenure only for agricultural purpose. And entry to that effect was mutated into the revenue records vide entry entry No. 940 dated 24.04.2011.

[5] Thereafter as the owner of the said land Viz. (1) Avalben W/o Bachubhai, (2) Dhirubhai Bachubhai, (3) Bhagvanbhai Bachubhai, and (4) Rupaben Bachubhai





ADVOCATE

ARUN G. PANCHAL

ADVOCATE

Enrollment No. G/1623/2008

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

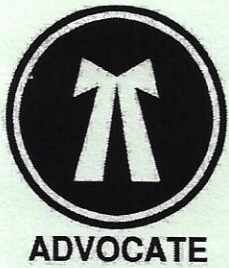
Contact: 80008-77110

sold the said land to (1) Nileshbhai Hirabhai Patel (2) Hareshbhai Chaturbhai Patel through registered sale deed. And the said sale deed was registered in the office of Sub-registrar Dholera vide Registration No.386 Dated 16.03.2015. Hence (1) Nileshbhai Hirabhai Patel (2) Hareshbhai Chaturbhai Patel became the sole owner, occupier and possessor of the said land. And entry to that effect was mutated into the revenue records vide entry entry No. 1232 dated 16.03.2015.

- [6] Thereafter in the said land Resurvey was held by the SLR (Superintendent of Land Records) Patan Vide its order No. DSO/ Resurvey / AAKARBANDH / KAYAMKHARDO / MUNDI / 2016 dated 16.09.2016 and accordingly Promulgation was finalized due to which the old Revenue Survey No.140 of the said land was converted into new Revenue Survey No.211. And also the measurement of the said land was changed from 62,524 sq. mtrs. to 61,412 sq. mtrs. And entry to that effect was Mutated into the Revenue Records Vide Entry No.1317 Dated 19.09.2016. Later on the basis of application moved to increase the measurement of the said land the measurement was increased to 62,539 sq. mtrs.



- [7] Thereafter Nileshbhai Hirabhai Patel moved an online application Before the Collector Ahmedabad for



ARUN G. PANCHAL

ADVOCATE

Enrollment No. G/1623/2008

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

Contact: 80008-77110

changing the tenure of land to old tenure for Non-Agricultural purposes admeasuring about 31,269.50 sq. mtrs. out of the total land admeasuring about 62,539 sq. mtrs. and the said application was allowed by the Collector vide its order No. 3671/07/13/060/2021 dated 29.12.2021.

- [8] Thereafter Nileshbhai Hirabhai Patel moved an online application Before the Collector Ahmedabad for changing the purpose of land from Agricultural use Land to Non-Agricultural use admeasuring about 31,269.50 sq. mtrs. out of the total land admeasuring about 62,539 sq. mtrs. and the said application was allowed by the Collector vide its order No. 22/07/13/060/2022 dated 01.01.02022 and so the said Land admeasuring about 31,269.50 sq. mtrs. was converted from Agricultural use Land to Non-Agricultural use Land. An entry to that effect was mutated in the revenue record vide entry no. 1765 Dated : 01.01.2022.

- [9] Therafter as an owner of the said Land (1) Nileshbhai Hirabhai Patel (2) Hareshbhai Chaturbhai Patel sold the said land by registered sale deed to Gap Associates Private Limited Through its Authorised Director Ambrishkumar Thakarshibhai Parjiya and which was





ARUN G. PANCHAL

ADVOCATE

Enrollment No. G/1623/2008

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

Contact: 80008-77110

registered in the office of sub-registrar Dholera vide No. 217 dated 25.01.2022. And so Gap Associates Private Limited Through its Authorised Director Ambrishkumar Thakarshibhai Parjiya became the owner, occupier and possessor of the said land. An entry to that effect was mutated into the revenue record vide Entry No. 1778. But said entry is not certified into the revenue records.

"FINAL CERTIFICATE"

*This is to certify that upon an investigation of Revenue Record of the property mentioned below in Schedule which is owned by **"GAP Associates Private Limited"** and its name is mutated into the revenue records vide entry no. 1778 but the said entry is not certified hence the owners of the said property were instructed to provide undertaking cum declaration with that regard and also it was so establish that charges of Navjivan Gandhipura-Mundi Seva Sahkari Mandli 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 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 198 i.e. 30,706 Sq.mtrs, of T.P. Scheme No. 2-A (Industrial Zone),***





ADVOCATE

ARUN G. PANCHAL

ADVOCATE

Enrollment No. G/1623/2008

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

Contact: 80008-77110

*of **Dholera Special Investment Regional Development Authority** having Old Revenue Survey No. 140, **New Revenue Survey No.211** i.e 62,539 Sq.mtrs and having Value (Aakaar) – Rs. 7.73 of Village-**Mundi**, Sub District-**Dholera** Taluka, Dist.- **Ahmedabad** to my opinion is assumed to be clear, marketable and without any encumbrance charge.*

::- SCHEDULE -::

***Final Plot No 198 i.e. 30,706 Sq.mtrs, of T.P. Scheme No. 2-A (Industrial Zone), of Dholera Special Investment Regional Development Authority** having Old Revenue Survey No. 140, **New Revenue Survey No.211** i.e 62,539 Sq.mtrs and having Value (Aakaar) – Rs. 7.73 of Village-**Mundi**, Sub District-**Dholera** Taluka, Dist.- **Ahmedabad**.*



Arun G. Panchal

Advocate

Date: 19/07/2022