

Chintan Sanghani

B.COM, LL.B., ADVOCATE

MO. 9825320434

MO. 9574464000



Suresh K. Sanghani

B.COM, LL.B.,

ADVOCATE & NOTARY

MO. 9825285510

OFFICE: 6, SWASTIC COMPLEX
NEAR DENA BANK, STATION ROAD, DHANDHUKA - 382460
DIST. AHMEDABAD.

TITLE CLEARANCE CERTIFICATE

20 OCT 2021

TO WHOMSOEVER IT MAY CONCERN

Subject: Title Clear Certificate of Non-Agriculture open land (for Residential Use) bearing Revenue Survey No.71 (Old R.S.No.24), Account No.754, T.P. Scheme No. 2B1, Final Plot No. 185, Total Admeasuring 7285.00 Sq. Meter for Residential Zone under Dholera Special Investment Regional Development Authority situated on the outskirts of Village Dholera of Taluka Dholera of District Sub District Ahmadabad belonging to PACIFICUS SUPERINFRA LLP Through its Partner PANCHAL PUNITKUMAR PRAVINCHANDRA, Office at. A-710, Infinity Tower, Near Ramada Hotel, Corporate Road, Prahladnagar, Ahmedabad-15 (Gujarat).

With reference to the above subject, I have gone through the Documents which are submitted before me and investigated in the title of above mentioned PACIFICUS SUPERINFRA LLP Through its Partner PANCHAL PUNITKUMAR PRAVINCHANDRA, Office at. A-710, Infinity Tower, Near Ramada Hotel, Corporate Road, Prahladnagar, Ahmedabad-15 (Gujarat) for their Non-Agriculture open land (for Residential Use) bearing Revenue Survey No.71 (Old R.S.No.24), Account No.754; T.P. Scheme No. 2B1, Final Plot No. 185, Total Admeasuring 7285.00 Sq. Meter for Residential



Chintan Sanghani

B.COM, LL.B., ADVOCATE

MO. 9825320434

MO. 9574464000



Suresh K. Sanghani

B.COM, LL.B.,

ADVOCATE & NOTARY

MO. 9825285510

OFFICE: 6, SWASTIC COMPLEX

NEAR DENA BANK, STATION ROAD, DHANDHUKA - 382460

DIST.AHMEDABAD.

Zone under Dholera Special Investment Regional Development

Authority situated on the outskirts of Village **Dholera** of Taluka

Dholera of District Sub District **Ahmadabad** more particularly

described in the schedule and submits my Title Clearance Certificate

as under.

1. I have gone through the revenue records which were given to me for the said purpose.
2. The Schedule of said land mentioned below:-

All these pieces and parcels of Non-Agricultural land of village **Dholera**, Ta. **Dholera**, Dist. **Ahmedabad** having following measurements.

Schedule of the Property

Non-Agriculture open land **(for Residential Use)** bearing **Revenue Survey No.71** (Old R.S.No.24), **Account No.754**, T.P. **Scheme No. 2B1**, Final Plot No. **185**, Total Admeasuring **7285.00 Sq. Meter** for **Residential Zone** under **Dholera Special Investment Regional Development Authority** situated on the outskirts of Village **Dholera** of Taluka **Dholera** of District Sub District **Ahmadabad** is bounded as under:



Chintan Sanghani

B.COM, LL.B., ADVOCATE

MO. 9825320434

MO. 9574464000



Suresh K. Sanghani

B.COM, LL.B.,

ADVOCATE & NOTARY

MO. 9825285510

OFFICE: 6, SWASTIC COMPLEX
NEAR DENA BANK, STATION ROAD, DHANDHUKA - 382460
DIST. AHMEDABAD.

Boundaries of R.S.No.71

(As per V.H.F. No.7 issued by Government)

- On East Side** :- Agri. Land of R.S.No.70.
- On West Side** :- Agri. Land of R.S.No.154 and Government
Waste land.
- On North Side** :- Agri. Land of R.S.No.70.
- On South Side** :- Agri. Land of R.S.No.72.

Boundaries of F.P.No.886 (New F.P.No.185)

(As per Development Plan issued by DSIRDA)

- East** :- Final Plot No.889/1 & 889/2.
- West** :- Final Plot No.1251.
- North** :- Final Plot No.1252.
- South** :- 55.00 Meter T.P. Road.

3. That, from the search of record being maintained by The Sub Registrar Dhandhuka, Dist. Ahmedabad Search taken from **1992 to 2014** and The Sub Registrar Dholera Search taken from **2014 to 2021** Search taken the last **30** years and A Public Notice was Published in "**DIVYA BHASHKAR**" Daily news paper on Dt. 27/09/2021 inviting any objection to issue Title Clearance Certificate for the Non-Agriculture open land (**for Residential Use**) bearing **Revenue Survey No.71** (Old R.S.No.24), **Account No.754**, T.P. **Scheme No. 2B1**, Final Plot No. **185**, Total Admeasuring **7285.00 Sq. Meter** for **Residential Zone** under **Dholera Special Investment**



Chintan Sanghani

B.COM, LL.B., ADVOCATE

MO. 9825320434

MO. 9574464000



Suresh K. Sanghani

B.COM, LL.B.,

ADVOCATE & NOTARY

MO. 9825285510

OFFICE: 6, SWASTIC COMPLEX
NEAR DENA BANK, STATION ROAD, DHANDHUKA - 382460
DIST. AHMEDABAD.

Regional Development Authority situated on the outskirts of Village **Dholera** of Taluka **Dholera** of District Sub District **Ahmadabad** But nobody has submitted any objection for the same till date and other documents produced before me, it appears that the Non-Agriculture open land **(for Residential Use)** bearing **Revenue Survey No.71** (Old R.S.No.24), **Account No.754**, **T.P. Scheme No. 2B1**, Final Plot No. **185**, Total Admeasuring **7285.00 Sq. Meter** for **Residential Zone** under **Dholera Special Investment Regional Development Authority** situated on the outskirts of Village **Dholera** of Taluka **Dholera** of District Sub District **Ahmadabad** is of the possession as owner and occupier in the name of above mentioned Firm. There are neither insolvency proceedings nor any execution proceeding pending against **PACIFICUS SUPERINFRA LLP** in any court of law.

Brief History

The ownership and title about Non-Agriculture open land **(for Residential Use)** bearing **Revenue Survey No.71** (Old R.S.No.24), **Account No.754**, **T.P. Scheme No. 2B1**, Final Plot No. **185**, Total Admeasuring **7285.00 Sq. Meter** for **Residential Zone** under **Dholera Special Investment Regional Development Authority** situated on the outskirts of Village **Dholera** of Taluka **Dholera** of District Sub District **Ahmadabad**.



Chintan Sanghani

B.COM, LL.B., ADVOCATE

MO. 9825320434

MO. 9574464000



Suresh K. Sanghani

B.COM, LL.B.,

ADVOCATE & NOTARY

MO. 9825285510

OFFICE: 6, SWASTIC COMPLEX
NEAR DENA BANK, STATION ROAD, DHANDHUKA - 382460
DIST. AHMEDABAD.

The Gujarat Satyarpan Inam Nabudi Act - 1963 came in force on Dt.01/10/1963 and said act was applying to village Dholera hence the name of Aacharya Narendraprasadji Aanandprasadji administrator of Dholera Swaminarayan Tample was entered as occupier of Survey No.24. **Vide Entry No. 1(167)(A), Dt.21/04/1965.** Thereafter the said Survey No.24 was wrongly entered in the name of Aacharya Narendraprasadji Aanandprasadji administrator of Dholera Swaminarayan Tample in new revenue record hence his name was deleted and the name of Prabhatsang Verabhai was entered as a possession holder of said land. **Vide Entry No.86, Dt.22/06/1967.** Thereafter Prabhatsang Verabhai died and his legal heirs (1) Rajubha Prabhatsang, (2) Yograjsinh Prabhatsang, (3) Kiratsinh Prabhatsang, (4) Mahavirsinh Prabhatsang and (5) Bharatsinh Prabhatsang comes on revenue record by way of succession. **Vide Entry No.956, Dt.03/02/2009.** Thereafter (1) Rajubha Prabhatsang, (2) Yograjsinh Prabhatsang, (3) Kiratsinh Prabhatsang, (4) Mahavirsinh Prabhatsang and (5) Bharatsinh Prabhatsang sold said R.S.No.24 to Nareshbhai Bhikhabhai Gabani by way of Regd. Sale deed No.1171/2013, Dt.05/06/2013. **Vide Entry No.1682, Dt.10/06/2013.** Thereafter SLR (Supt of Land Record), Office Patan made Re-survey of Village Dholera vide order no. Dso/ Resurvey/ Aakarbandh/ Kayam Khardo/ Dholera/ 2016, Dt.16/09/2016 and in this resurvey R.S.No.24 was converted in new



Chintan Sanghani

B.COM, LL.B., ADVOCATE

MO. 9825320434

MO. 9574464000



Suresh K. Sanghani

B.COM, LL.B.,

ADVOCATE & NOTARY

MO. 9825285510

OFFICE: 6, SWASTIC COMPLEX

NEAR DENA BANK, STATION ROAD, DHANDHUKA - 382460

DIST. AHMEDABAD.

R.S.No.71. **Vide Entry No.2107, Dt.19/09/2016.** Thereafter Nareshbhai Bhikhabhai Gabani applied for convert R.S.No.71 (Old R.S.No.24), T.P.No. 2, F.P.No. 886, Total Admeasuring : 7285.00 Sq. Meter out of 14628.00 Sq. Meter land into Non-Agriculture land for Multi-purpose use hence Hone. Collector, at. Ahmedabad passed an order no. 1491/ 07/ 13/ 056/ 2019, Dt.12/10/2019 on the strength of this order they converted said land into Non-Agriculture land for the Multi-purpose use. **Vide Entry No.2554, Dt.12/10/2019.** Thereafter Nareshbhai Bhikhabhai Gabani sold said Non-Agriculture open land (for Residential Use) bearing Revenue Survey No.71 (Old R.S.No.24), Account No.754, T.P. Scheme No. 2B1, Final Plot No. 185, Total Admeasuring 7285.00 Sq. Meter for Residential Zone under Dholera Special Investment Regional Development Authority to PACIFICUS SUPERINFRA LLP by way of Regd. Sale deed No.506, Dt.24/06/2020. **Vide Entry No.2698, Dt.20/07/2020.**

At present above mentioned **PACIFICUS SUPERINFRA LLP** Through its Partner **PANCHAL PUNITKUMAR PRAVINCHANDRA** is exclusive owner and occupier of the Non-Agriculture open land (**for Residential Use**) bearing **Revenue Survey No.71** (Old R.S.No.24), **Account No.754, T.P. Scheme No. 2B1, Final Plot No. 185, Total Admeasuring 7285.00 Sq. Meter for Residential Zone** under **Dholera Special Investment Regional Development Authority**



Chintan Sanghani

B.COM, LL.B., ADVOCATE

MO. 9825320434

MO. 9574464000



Suresh K. Sanghani

B.COM, LL.B.,

ADVOCATE & NOTARY

MO. 9825285510

OFFICE: 6, SWASTIC COMPLEX

NEAR DENA BANK, STATION ROAD, DHANDHUKA - 382460

DIST.AHMEDABAD.

situated on the outskirts of Village **Dholera** of Taluka **Dholera** of District Sub District **Ahmadabad**. Apart from concern revenue records, **PANCHAL PUNITKUMAR PRAVINCHANDRA** Partner of **PACIFICUS SUPERINFRA LLP** made an affidavit cum declaration before Gov. Notary that, there is no lien, charge, court matter, execution proceedings not pending against said property and title for Non-Agriculture open land (**for Residential Use**) bearing Revenue Survey No.71 (Old R.S.No.24), Account No.754, T.P. Scheme No. 2B1, Final Plot No. 185, Total Admeasuring 7285.00 Sq. Meter for Residential Zone under **Dholera Special Investment Regional Development Authority** situated on the outskirts of Village **Dholera** of Taluka **Dholera** of District Sub District **Ahmadabad** is clear, marketable, free from any encumbrance and reasonable doubt on this date.

List of Documents:-

1. Certified Copy of V.H.F. 8-A, Account No.754 of village - Dholera, Ta.Dholera, Dist.Ahmedabad.
2. Certified Copy of V.H.F. 7 of Survey No.71 (Old R.S.No.24) of village - Dholera, Ta.Dholera, Dist.Ahmedabad.
3. Certified Copy of V.H.F. 12 of Old R.S.No.24 for the year 1965-66 to 1974-75 of Village- Dholera, Ta.Dholera, Dist.Ahmedabad.
4. Certified Copy of V.H.F. 12 of old R.S.No.24 for the year 1975-76 to 1983-84 of Village- Dholera, Ta.Dholera, Dist.Ahmedabad.
5. Certified Copy of V.H.F. 12 of old R.S.No.24 for the year 1984-85 to 1995-96 of Village- Dholera, Ta.Dholera, Dist.Ahmedabad.





OFFICE: 6, SWASTIC COMPLEX
NEAR DENA BANK, STATION ROAD, DHANDHUKA - 382460
DIST.AHMEDABAD.

6. Certified Copy of V.H.F. 12 of old R.S.No.24 for the year 1997-98 to 2005-06 of Village- Dholera, Ta.Dholera, Dist.Ahmedabad.
8. Certified Copy of V.H.F. 12 of Survey No.71 (Old R.S.No.24) for 2002-03 to 2004-05 of village - Dholera, Ta.Dholera, Dist.Ahmedabad.
9. Certified Copy of V.H.F. 12 of Survey No.71 (Old R.S.No.24) for 2005-06 to 2007-08 of village - Dholera, Ta.Dholera, Dist.Ahmedabad.
10. Certified Copy of V.H.F. 12 of Survey No.71 (Old R.S.No.24) for 2008-09 to 2010-11 of village - Dholera, Ta.Dholera, Dist.Ahmedabad.
11. Certified Copy of V.H.F. 12 of Survey No.71 (Old R.S.No.24) for 2011-12 to 2013-14 of village - Dholera, Ta.Dholera, Dist.Ahmedabad.
12. Certified Copy of V.H.F. 12 of Survey No.71 (Old R.S.No.24) for 2014-15 to 2016-17 of village - Dholera, Ta.Dholera, Dist.Ahmedabad.
13. Certified Copy of V.H.F. 12 of Survey No.71 (Old R.S.No.24) for 2016-17 to 2019-20 of village - Dholera, Ta.Dholera, Dist.Ahmedabad.
14. Certified copy of V.H.F. No.6 (Record of rights) of village Dholera, Ta.Dholera, Dist.Ahmedabad Entry No.1/67/A, 86, 956, 1682, 2107, 2554, 2698.
15. Boundary Certificate issued by Talati Cum Mantri Dholera, Ta.Dholera, Dist.Ahmedabad.
16. No Due Certificate issued by Talati Cum Mantri Dholera, Ta.Dholera, Dist.Ahmedabad.
17. Certified copy of Order No. 1491/ 07/ 13/ 056/ 2019, Dt.12/10/2019 of District Collrctor, Ahmedabad.
18. Zoning Certificate of said land.
19. Copy of Regd. Sale deed No.506/2020, Dt.24/06/2021 of said Non-Agriculture open land (for Residential Use) bearing Revenue Survey No.71 (Old R.S.No.24), Account No.754, T.P. Scheme No. 2B1, Final Plot No. 185, Total Admeasuring 7285.00 Sq. Meter for Residential Zone under Dholera Special Investment Regional Development Authority executed by and between Nareshbhai Bhikhabhai Gabani and others and PACIFICUS SUPERINFRA LLP.



Chintan Sanghani

B.COM, LL.B., ADVOCATE

MO. 9825320434

MO. 9574464000



Suresh K. Sanghani

B.COM, LL.B.,

ADVOCATE & NOTARY

MO. 9825285510

OFFICE: 6, SWASTIC COMPLEX
NEAR DENA BANK, STATION ROAD, DHANDHUKA - 382460
DIST. AHMEDABAD.

20. A Public Notice was published in "Divya Bhaskar" Dt.27/09/2021 inviting any objection to issue Title Clearance Certificate for the Non-Agriculture open land **(for Residential Use)** bearing **Revenue Survey No.71** (Old R.S.No.24), **Account No.754**, **T.P. Scheme No. 2B1**, Final Plot No. **185**, Total Admeasuring **7285.00 Sq. Meter** for **Residential Zone** under **Dholera Special Investment Regional Development Authority** situated on the outskirts of Village **Dholera** of Taluka **Dholera** of District Sub District **Ahmadabad** But nobody has submitted any objection for the same till date.
21. No Encumbrance Certificate issued by Sub Registrar Dhandhuka.
22. No Encumbrance Certificate issued by Sub Registrar Dholera.
23. Search availed receipt No.2021027003518 from Dhandhuka Sub Registrar Office. Dt.18/10/2021.
24. Search availed receipt No.2021402002470 from Dholera Sub Registrar Office. Dt.16/10/2020.

Date : 20/10/2021

Place : Dhandhuka

Full Name and Address:-

Chintan D. Sanghani

Advocate

Office : 6, Swastic Complex,
1st Floor, Near Dena Bank, Station Road,
Dhandhuka - 382460, Dist.Ahmedabad.



[Signature]
20/10/2021

(Chintan D. Sanghani)
Advocate

CHINTAN D.SANGHANI
ADVOCATE

Mo.98253 20434
Enrolment No.G/2367/2010
Office:Swastic Complex,1st Floor,
Nr.Dena Bank, Station Road,
DHANDHUKA. Dist:A Ahmedabad

20 OCT 2021