

Chintan Sanghani
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MO. 9825320434
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Suresh K. Sanghani
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ADVOCATE & NOTARY
MO. 9825285510

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

TITLE CLEARANCE CERTIFICATE 10 NOV 2020

TO WHOMSOEVER IT MAY CONCERN

Subject: Title Clear Certificate of Non-Agriculture open land (For Multi-purpose Use) bearing Revenue Survey No. 566 (Old R.S.No. 368 Paiki), Account No. 645, T.P. Scheme No. 2B/1, Final Plot No. 50 Paiki, Admeasuring 8424.00 Sq. Meter for Residential Zone under Dholera Special Investment Regional Development Authority situated on the outskirts of Village Kadipur of Taluka Dholera of District Sub District Ahmadabad belonging to (1) Kanjibhai Arvindbhai Italiya (Patel), Resi. at Village Gorasu, Ta.Dholera, Dist.Ahmedabad and (2) Panchal Pravinkumar Bhogilal, Resi. at Ramjipura, Juna Ganj Bazar, Nr. Primary School No.1, Sidhdhpur Patan - 51 (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 (1) Kanjibhai Arvindbhai Italiya (Patel), Resi. at Village Gorasu, Ta.Dholera, Dist.Ahmedabad and (2) Panchal Pravinkumar Bhogilal, Resi. at Ramjipura, Juna Ganj Bazar, Nr. Primary School No.1, Sidhdhpur Patan - 51 (Gujarat) for their Non-Agriculture open land (For Multi-purpose Use) bearing Revenue Survey No. 566 (Old R.S.No. 368 Paiki), Account No. 645, T.P. Scheme No.2B/1, Final Plot No. 50, Admeasuring 8424.00 Sq. Meter for Residential Zone under Dholera Special Investment Regional Development Authority situated on the

Page 1 of 10



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outskirts of Village **Kadipur** 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 **Kadipur**, Ta. **Dholera**, Dist. **Ahmedabad** having following measurements.

Schedule of the Property

Non-Agriculture open land (For Multi-purpose Use) bearing **Revenue Survey No. 566** (Old R.S.No. 368 Paiki), **Account No. 645**, **T.P. Scheme No.2B/1**, Final Plot No. **50**, Admeasuring **8424.00 Sq. Meter** for Residential Zone under **Dholera Special Investment Regional Development Authority** situated on the outskirts of Village **Kadipur** of Taluka **Dholera** of District Sub District **Ahmadabad** is bounded as under:

Boundaries of F.P.No.50

(As per Development Plan issued by DSIRDA)

East	:-	Final Plot No.51.
West	:-	Final Plot No.55.
North	:-	55.00 Meter T.P. Road.
South	:-	12.00 Meter T.P. Road.



Page 2 of 10

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3. That, from the search of record being maintained by The Sub Registrar Dhandhuka, Dist. Ahmedabad Search taken from **1991 to 2014** and The Sub Registrar Dholera Search taken from **2014 to 2020** Search taken the last **30** years and A Public Notice was Published in "**DIVYA BHASHKAR**" Daily news paper on Dt. 01/11/2020 inviting any objection to issue Title Clearance Certificate for the Non-Agriculture open land (**For Multi-purpose Use**) bearing **Revenue Survey No. 566** (Old R.S.No. 368 Paiki), **Account No. 645**, **T.P. Scheme No.2B/1**, Final Plot No. **50**, Admeasuring **8424.00 Sq. Meter** for Residential Zone under **Dholera Special Investment Regional Development Authority** situated on the outskirts of Village **Kadipur** 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 Multi-purpose Use**) bearing **Revenue Survey No. 566** (Old R.S.No. 368 Paiki), **Account No. 645**, **T.P. Scheme No.2B/1**, Final Plot No. **50**, Admeasuring **8424.00 Sq. Meter** for Residential Zone under **Dholera Special Investment Regional Development Authority** situated on the outskirts of Village **Kadipur** of Taluka **Dholera** of District Sub District **Ahmadabad** is of the possession as owner and occupier in the names of above mentioned persons. There are neither insolvency



Page 3 of 10

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2021-27/11/21

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proceedings nor any execution proceeding pending against (1) **Kanjibhai Arvindbhai Italiya (Patel)**, Resi. at Village Gorasu, Ta.Dholera, Dist.Ahmedabad and (2) **Panchal Pravinkumar Bhogilal**, Resi. at Ramjipura, Juna Ganj Bazar, Nr. Primary School No.1, Sidhdhpur Patan - 51 (Gujarat) in any court of law.

Brief History

The ownership and title about Non-Agriculture open land (For Multi-purpose Use) bearing Revenue Survey No. 566 (Old R.S.No. 368 Paiki), Account No. 645, T.P. Scheme No.2B/1, Final Plot No. 50, Admeasuring 8424.00 Sq. Meter for Residential Zone under Dholera Special Investment Regional Development Authority situated on the outskirts of Village Kadipur of Taluka Dholera of District Sub District Ahmadabad.

The possession holder of Revenue Survey No. 368 were Makhubha Nathubhai and Harubha Nathubha. Vide Entry No. 90(A). Thereafter (1) Harubha Nathubha, (2) Vijaydev Harubha, (3) Bahadursang Harubha, (4) Manubha Harubha's guardian Makhubha Nathubha, (5) Dilubha Harubha's guardian Gagubha and (6) Mahendra Harubha's guardian Bai Bajirajba made distribution of their H.U.F. property and in this distribution Bahadursang Harubha got R.S.No.368. Vide Entry No. 142, Dt.28/04/1955. Thereafter the legal heirs of Late. Harubha Natubha Chudasama (1) Bahadursang

Page 4 of 10



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2024-21-27/23127

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Harubha, (2) Manubha Harubha, (3) Dipubha Harubha, (4) Mahendrasinh alias Ghanshyamsinh Harubha and (5) Ramdevsinh Vijaydevsinh made distribution of their lands and in this distribution Mahendrasinh alias Ghanshyamsinh Harubha Chudasama got R.S.No.368 Paiki, A. 7.03 G. land and Ramdevsinh Vijaydevsinh Chudasama got R.S.No.368 Paiki, A. 7.04 G. land. **Vide Entry No. 891, Dt.13/07/1996.** Thereafter Mahendrasinh Harubhai made distribution of his lands and in this distribution he gave said land to his wife Minaba Mahendrasinh. **Vide Entry No. 1010, Dt.21/07/2003.** Thereafter Ramdevsinh Vijaydevsinh made distribution of his lands and in this distribution he gave said land to his wife Yashvantba Ramdevsinh. **Vide Entry No. 1011, Dt.21/07/2003.** Thereafter SLR (Supt of Land Record), Office Patan made Re-survey of Village Kadipur vide order no. Dso/ Resurvey/ Aakarbandh/ Kayam Khardo/ Kadipur/ 2016, Dt.16/09/2016 and in this resurvey R.S.No.368 Paiki was converted in new R.S.No.566. **Vide Entry No.1696, Dt.19/09/2016.** Thereafter Yashvantba Ramdevsinh sold R.S.No.566 (Old R.S.No.368 Paiki), T.P.No.2B/1, F.P.No.50, Admeasuring : 8424.00 Sq. Meter land to (1) Kanjibhai Arvindbhai Italiya (Patel) and (2) Panchal Pravinkumar Bhogilal by way of Regd. Sale deed No.775, Dt.24/06/2019. **Vide Entry No.1879, Dt.29/06/2019.** Thereafter Yashvantba Ramdevsinh sold R.S.No.566



Page 5 of 10

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21-2/2017

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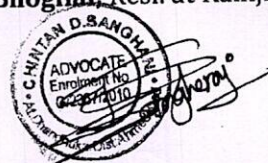


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(Old R.S.No.368 Paiki), T.P.No.1A/2, F.P.No.943/1, Admeasuring :
5863.00 Sq. Meter land to (1) Kanjibhai Arvindbhai Italiya (Patel) and
(2) Panchal Pravinkumar Bhogilal by way of Regd. Sale deed No.774,
Dt.24/06/2019. **Vide Entry No.1880, Dt.29/06/2019.** Thereafter
(1) Kanjibhai Arvindbhai Italiya (Patel) and (2) Panchal Pravinkumar
Bhogilal applied for convert their R.S.No.566 (Old R.S.No.368 Paiki),
T.P.No.1A/2 and 2B/1, F.P.No.943/1 & 50, Admeasuring - 14284.00
Sq. Meter land into non-agriculture land hence Honorable Collector,
At. Ahmedabad passed an order no. 2526/ 07/ 13/ 051/ 2019,
Dt.19/12/2019 and converted said land into Non-Agricultural for
multipurpose use. **Vide Entry No.1968, Dt.19/12/2019.** Thereafter
(1) Kanjibhai Arvindbhai Italiya (Patel) and (2) Panchal Pravinkumar
Bhogilal sold Non-Agriculture open land (For Multi-purpose Use)
bearing Revenue Survey No.566 (Old R.S.No.368 Paiki), T.P. Scheme
No.1A/2, Final Plot No. 943/1, Admeasuring 5863.00 Sq. Meter for
Residential Zone under Dholera Special Investment Regional
Development Authority to PACIFICUS INFRATECH LLP through its
partner Punitkumar Pravinchandra Panchal by way of Regd. Sale deed
No.32, Dt.08/01/2020. **Vide Entry No.1984, Dt.28/01/2020.**

At present above mentioned (1) Kanjibhai Arvindbhai Italiya
(Patel), Resi. at Village Gorasu, Ta.Dholera, Dist.Ahmedabad and (2)
Panchal Pravinkumar Bhogilal, Resi. at Ramjipura, Juna Ganj Bazar,



Page 6 of 10

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21-2/2019
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Nr. Primary School No.1, Sidhdhpur Patan - 51 (Gujarat) are exclusive owner and occupier of the Non-Agriculture open land **(For Multi-purpose Use)** bearing Revenue Survey No. 566 (Old R.S.No. 368 Paiki), Account No. 645, T.P. Scheme No.2B/1, Final Plot No. 50, Admeasuring 8424.00 Sq. Meter for Residential Zone under **Dholera Special Investment Regional Development Authority** situated on the outskirts of Village **Kadipur** of Taluka **Dholera** of District Sub District **Ahmadabad**. Apart from concern revenue records, **Kanjibhai Arvindbhai Italiya (Patel)** 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 Multi-purpose Use)** bearing Revenue Survey No. 566 (Old R.S.No. 368 Paiki), Account No. 645, T.P. Scheme No.2B/1, Final Plot No. 50, Admeasuring 8424.00 Sq. Meter for Residential Zone under **Dholera Special Investment Regional Development Authority** situated on the outskirts of Village **Kadipur** 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.645 of village - Kadipur, Ta.Dholera, Dist.Ahmedabad.



Page 7 of 10

CHHABILDAS DEVELOPERS P.L.L.

Chhabildas Developers P.L.L.
DIRECTOR

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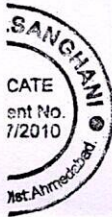


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2. Certified Copy of V.H.F. 7 of Survey No.566 (Old R.S.No.368 Paiki) of village - Kadipur, Ta.Dholera, Dist.Ahmedabad.
3. Certified copy of V.H.F. No.6 (Record of rights) of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad. Entry No.1(90)(A), 142, 891, 1011, 1696, 1879, 1880, 1968, 1984, 7, 17, 172/16, 621, 1091, 1807.
4. Certified Copy of V.H.F. 12 of old R.S.No. 368 (New R.S.No. 566) for the year 1953-54 to 1962-63 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
5. Certified Copy of V.H.F. 12 of old R.S.No. 368 (New R.S.No. 566) for the year 1963-64 to 1973-74 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
6. Certified Copy of V.H.F. 12 of old R.S.No. 368 (New R.S.No. 566) for the year 1973-74 to 1983-84 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
7. Certified Copy of V.H.F. 12 of old R.S.No. 368 (New R.S.No. 566) for the year 1983-84 to 1993-94 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
8. Certified Copy of V.H.F. 12 of old R.S.No. 368 (New R.S.No. 566) for the year 1993-94 to 2005-06 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
9. Certified Copy of V.H.F. 12 of R.S.No. 566 (Old R.S.No. 368 Paiki) for the year 2003-04 to 2005-06 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
10. Certified Copy of V.H.F. 12 of R.S.No. 566 (Old R.S.No. 368 Paiki) for the year 2006-07 to 2008-09 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.



Page 8 of 10

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11. Certified Copy of V.H.F. 12 of R.S.No. 566 (Old R.S.No. 368 Paiki) for the year 2009-10 to 2011-12 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
12. Certified Copy of V.H.F. 12 of R.S.No. 566 (Old R.S.No. 368 Paiki) for the year 2012-13 to 2014-15 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
13. Certified Copy of V.H.F. 12 of R.S.No. 566 (Old R.S.No. 368 Paiki) for the year 2015-16 to 2017-18 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
14. Boundary Certificate issued by Talati Cum Mantri of village Rahtalav, Ta.Dholera, Dist.Ahmedabad.
15. No Due Certificate issued by Talati Cum Mantri of village Rahtalav, Ta.Dholera, Dist.Ahmedabad.
16. No Due Certificate of **The Gujrat State Co. Op. Agriculture and Rural Development Bank, Dhandhuka Branch.**
17. Copy of Zoning Certificate.
18. Copy of Order No.2526/ 07/ 13/ 051/ 2019, Dt.19/12/2019 issued by Honorable Collector, At. Ahmedabad.
19. Copy of Regd. Sale deed No.32, Dt.08/01/2020 of Revenue Survey No.566 (Old R.S.No.368 Paiki), T.P. Scheme No.1A/2, Final Plot No. 943/1, Admeasuring 5863.00 Sq. Meter N.A. land executed by and between (1) Kanjibhai Arvindbhai Italiya (Patel) and (2) Panchal Pravinkumar Bhogilal and PACIFICUS INFRATECH LLP through its partner Punitkumar Pravinchandra Panchal.
20. Notarized Affidavit cum Declaration of Kanjibhai Arvindbhai Italiya (Patel).
21. A Public Notice was published in "**Divya Bhaskar**" Dt.01/11/2020 inviting any objection to issue Title Clearance Certificate for the Non-Agriculture open land **(For Multi-purpose Use)** bearing **Revenue Survey No. 566** (Old R.S.No. 368 Paiki), **Account No. 645**, T.P. **Scheme No.2B/1**, Final Plot No. 50, Admeasuring 8424.00 Sq. Meter



Page 9 of 10

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for Residential Zone under **Dholera Special Investment Regional Development Authority** situated on the outskirts of Village **Kadipur** of Taluka **Dholera** of District Sub District **Ahmadabad** But nobody has submitted any objection for the same till date.

22. No Encumbrance Certificate issued by Sub Registrar Dhandhuka.
23. No Encumbrance Certificate issued by Sub Registrar Dholera.
24. Search availed receipt No.2020027003247 from Dhandhuka Sub Registrar Office. Dt.07/11/2020.
25. Search availed receipt No.2020402001288 from Dholera Sub Registrar Office. Dt.07/11/2020.

Date : 10/11/2020

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)
20/11/2020
(Chintan D. Sanghani)
Advocate

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Nr. Dena Bank, Station Road,
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10 NOV 2020