

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

31 DEC 2021

TO WHOMSOEVER IT MAY CONCERN

Subject: Title Clear Certificate of Non-Agriculture open land (for Residential Use) bearing Revenue Survey No.543 (Old R.S.No.357 Paiki 1), Account No.673, T.P. Scheme No. 2B1, Final Plot No. 27, Total Admeasuring 13810.00 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 7 "OAK" DEVELOPERS PRIVATE LIMITED Through its Directors (1) RAJDIPSINH DIGVIJAYSINH CHUDASAMA and (2) DHARMDIPSINH DIGVIJAYSINH CHUDASAMA, Registered office at : 12, Riddhi-Siddhi Complex, Dholera, Ta.Dholera, Dist.Ahmedabad (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 7 "OAK" DEVELOPERS PRIVATE LIMITED Through its Directors (1) RAJDIPSINH DIGVIJAYSINH CHUDASAMA and (2) DHARMDIPSINH DIGVIJAYSINH CHUDASAMA, Registered office at : 12, Riddhi-Siddhi Complex, Dholera, Ta.Dholera, Dist.Ahmedabad (Gujarat) for their Non-Agriculture open land (for Residential Use) bearing Revenue



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Survey No.543 (Old R.S.No.357 Paiki 1), Account No.673, T.P.

Scheme No. 2B1, Final Plot No. 27, Total Admeasuring 13810.00 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 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 Residential Use) bearing **Revenue Survey No.543 (Old R.S.No.357 Paiki 1), Account No.673, T.P. Scheme No. 2B1, Final Plot No. 27, Total Admeasuring 13810.00 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:



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Boundaries of R.S.No.543

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

- On East Side** :- Agri. Lands of R.S.No.544 & 548.
On West Side :- Agri. Land of R.S.No.552.
On North Side :- Agri. Lands of R.S.No.550 & 551.
On South Side :- Agri. Land of R.S.No.542.

Boundaries of F.P.No.27

(As per Development Plan issued by DSIRDA)

- East** :- Final Plot No.26.
West :- Reserved Plot of D.S.I.R.D.A.
North :- 24.00 Meter T.P. Road.
South :- Reserved Plot of D.S.I.R.D.A.

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. 19/12/2021 inviting any objection to issue Title Clearance Certificate for the Non-Agriculture open land (**for Residential Use**) bearing **Revenue Survey No.543** (Old R.S.No.357 Paiki 1), **Account No.673**, **T.P. Scheme No. 2B1**, Final Plot No. **27**, Total Admeasuring **13810.00 Sq. Meter** for **Residential Zone** under **Dholera Special Investment Regional Development Authority** situated on the

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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 Residential Use**) bearing **Revenue Survey No.543** (Old R.S.No.357 Paiki 1), **Account No.673**, **T.P. Scheme No. 2B1**, Final Plot No. **27**, Total Admeasuring **13810.00 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 name of above mentioned Firm. There are neither insolvency proceedings nor any execution proceeding pending against **7 "OAK" DEVELOPERS PRIVATE LIMITED** in any court of law.

Brief History

The ownership and title about Non-Agriculture open land (**for Residential Use**) bearing **Revenue Survey No.543** (Old R.S.No.357 Paiki 1), **Account No.673**, **T.P. Scheme No. 2B1**, Final Plot No. **27**, Total Admeasuring **13810.00 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 **7 "OAK" DEVELOPERS PRIVATE LIMITED** Through its Directors (1) **RAJDIPSINH**



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DIGVIJAYSINH CHUDASAMA and (2) DHARMDIPSINH

DIGVIJAYSINH CHUDASAMA, Registered office at : **12, Riddhi-Siddhi Complex, Dholera, Ta.Dholera, Dist.Ahmedabad (Gujarat).**

The possession holder of said Survey No.357 were Anandsang Devisang and Harbhamji Devisang. **Vide Entry No. 4(A).** Thereafter the possession holder of R.S.No.357 Paiki Harbhamji alias Abhesang Devisang died on Dt.18/12/1974 and his legal heir Bhikhubha Abhesang alias Harbhamji comes on revenue record by way of succession. **Vide Entry No.574, Dt.05/03/1974.** Thereafter the possession holder of R.S.No.357 Paiki Anandsang Devisang died on Dt.13/08/1986 and his legal heirs (1) Danubha Andubha, (2) Sajjansinh Andubha, (3) Bakuba Wd./o Andubha Devisang, (4) Rajeshreeba Andubha, (5) Sitaba Andubha, (6) Hansaba Andubha, (7) Ranjanba Andubha and (8) Prafulaba Andubha comes on revenue record by way of succession. **Vide Entry No.761, Dt.09/09/1986.** Thereafter (1) Sitaba Andubha, (2) Hansaba Andubha, (3) Ranjanba Andubha, (4) Prafulaba Andubha and (5) Rajeshreeba Andubha willingly waived their all rights from said land and another agricultural lands in favour of their others co-owners. **Vide Entry No.771, Dt.21/01/1987.** Thereafter (1) Sajjansinh Andubha and (2) Danubha Andubha made distribution of their lands and in this distribution Danubha Andubha got said R.S.No.357 Paiki, A. 6.33 G.



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land. **Vide Entry No.778, Dt.01/09/1987.** 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.357 Paiki 1 was converted in new R.S.No.543. **Vide Entry No.1696, Dt.19/09/2016.** Thereafter Bakuba Wd./o Andubha Devisang died and her name was removed from revenue record. **Vide Entry No.1800, Dt.21/12/2018.** Thereafter Danubha Anandsang applied for convert R.S.No.543 (Old R.S.No.357 Paiki 1), Total Admeasuring : 13810.00 Sq. Meter out of 27810.00 Sq. Meter land into Non-Agriculture land for Multi-purpose use hence Hone. Collector, at. Ahmedabad passed an order no. 2521/ 07/ 13/ 051/ 2020, Dt.13/10/2020 on the strength of this order they converted said land into Non-Agriculture land for the Multi-purpose use. **Vide Entry No.2046, Dt.13/10/2020.** Thereafter Danubha Anandsang sold said R.S.No.543 (Old R.S.No.357 Paiki 1), Total Admeasuring : 13810.00 Sq. Meter out of 27810.00 Sq. Meter Non-Agriculture land to BHAL REALTY AND INFRASTRUCTURE PVT LTD Through its Director Bhaveshkumar Chabildas Hakani by way of Regd. Sale deed No.988, Dt.11/11/2020. **Vide Entry No.2062, Dt.12/11/2020.** Thereafter BHAL REALTY AND INFRASTRUCTURE PVT LTD Through its Director Bhaveshkumar Chabildas Hakani sold said R.S.No.543 (Old R.S.No.357 Paiki 1), T.P. Scheme No. 2B1, Final Plot No. 27, Total Admeasuring 13810.00 Sq. Meter for Residential



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Zone under Dholera Special Investment Regional Development Authority sold said land to 7 "OAK" DEVELOPERS PRIVATE LIMITED Through its Directors (1) RAJDIPSINH DIGVIJAYSINH CHUDASAMA and (2) DHARMDIPSINH DIGVIJAYSINH CHUDASAMA by way of Regd. Sale deed No.1843, Dt.08/10/2021. Vide Entry No.2198, Dt.16/10/2021.

At present above mentioned 7 "OAK" DEVELOPERS PRIVATE LIMITED Through its Directors (1) RAJDIPSINH DIGVIJAYSINH CHUDASAMA and (2) DHARMDIPSINH DIGVIJAYSINH CHUDASAMA are exclusive owner and occupier of the Non-Agriculture open land (for Residential Use) bearing Revenue Survey No.543 (Old R.S.No.357 Paiki 1), Account No.673, T.P. Scheme No. 2B1, Final Plot No. 27, Total Admeasuring 13810.00 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, 7 "OAK" DEVELOPERS PRIVATE LIMITED Through its Director DHARMDIPSINH DIGVIJAYSINH CHUDASAMA 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



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Revenue Survey No.543 (Old R.S.No.357 Paiki 1), Account No.673,

T.P. Scheme No. 2B1, Final Plot No. 27, Total Admeasuring

13810.00 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.673 of village - Kadipur, Ta.Dholera, Dist.Ahmedabad.
2. Certified Copy of V.H.F. 7 of Survey No.543 (Old R.S.No.357 Paiki 1) of village - Kadipur, Ta.Dholera, Dist.Ahmedabad.
3. Certified Copy of V.H.F. 12 of Old R.S.No.357 for the year 1953-54 to 1962-63 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
4. Certified Copy of V.H.F. 12 of old R.S.No.357 for the year 1963-64 to 1972-73 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
5. Certified Copy of V.H.F. 12 of old R.S.No.357 for the year 1973-74 to 1983-84 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
6. Certified Copy of V.H.F. 12 of old R.S.No.357 Paiki for the year 1983-84 to 1993-94 of Village- Kadipur, Ta.Dholera, Dist.Ahmedabad.
7. Certified Copy of V.H.F. 12 of Survey No.357 Paiki 1 for 1993-94 to 2005-06 of village - Kadipur, Ta.Dholera, Dist.Ahmedabad.
8. Certified Copy of V.H.F. 12 of Survey No.543 (Old R.S.No.357 Paiki 1) for 2005-06 to 2007-08 of village - Kadipur, Ta.Dholera, Dist.Ahmedabad.
9. Certified Copy of V.H.F. 12 of Survey No.543 (Old R.S.No.357 Paiki 1) for 2008-09 to 2010-11 of village - Kadipur, Ta.Dholera, Dist.Ahmedabad.



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10. Certified Copy of V.H.F. 12 of Survey No.543 (Old R.S.No.357 Paiki 1) for 2011-12 to 2013-14 of village - Kadipur, Ta.Dholera, Dist.Ahmedabad.
11. Certified Copy of V.H.F. 12 of Survey No.543 (Old R.S.No.357 Paiki 1) for 2014-15 to 2016-17 of village - Kadipur, Ta.Dholera, Dist.Ahmedabad.
12. Certified Copy of V.H.F. 12 of Survey No.543 (Old R.S.No.357 Paiki 1) for 2016-17 to 2019-20 of village - Kadipur, Ta.Dholera, Dist.Ahmedabad.
13. Certified copy of V.H.F. No.6 (Record of rights) of village Kadipur, Ta.Dholera, Dist.Ahmedabad Entry No.4/A, 172, 540, 574, 761, 771, 778, 1094, 1696, 1800, 1937, 2046, 2062, 2198.
14. Boundary Certificate issued by Talati Cum Mantri Kadipur, Ta.Dholera, Dist.Ahmedabad.
15. No Due Certificate issued by Talati Cum Mantri Kadipur, Ta.Dholera, Dist.Ahmedabad.
16. Certified copy of Order No. 2521/ 07/ 13/ 051/ 2020, Dt.13/10/2020 of District Collrctor, Ahmedabad.
17. Zoning Certificate of said land.
18. Copy of Regd. Sale deed No.988/2020, Dt.11/11/2020 of said Non-Agriculture open land (for Residential Use) bearing Revenue Survey No.543 (Old R.S.No.357 Paiki 1), T.P. Scheme No. 2 (D.T.P.S.No. 2B1), Final Plot No. 27, Total Admeasuring 13810.00 Sq. Meter for Residential Zone under Dholera Special Investment Regional Development Authority executed by and between Danubha Anandsang and BHAL REALTY AND INFRASTRUCTURE PVT LTD Through its Director Bhaveshkumar Chabildas Hakani.
19. Copy of Regd. Sale deed No.1843/2021, Dt.08/10/2021 of said Non-Agriculture open land (for Residential Use) bearing Revenue Survey No.543 (Old R.S.No.357 Paiki 1), T.P. Scheme No. 2B1, Final Plot No. 27, Total Admeasuring 13810.00 Sq. Meter for Residential Zone under Dholera Special Investment Regional Development Authority executed by and between BHAL REALTY AND INFRASTRUCTURE PVT LTD Through its Director Bhaveshkumar Chabildas Hakani and 7



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"OAK" DEVELOPERS PRIVATE LIMITED Through its Directors (1) RAJDIPSINH DIGVIJAYSINH CHUDASAMA and (2) DHARMDIPSINH DIGVIJAYSINH CHUDASAMA.

20. A Public Notice was published in "Divya Bhaskar" Dt.19/12/2021 inviting any objection to issue Title Clearance Certificate for the Non-Agriculture open land (for Residential Use) bearing Revenue Survey No.543 (Old R.S.No.357 Paiki 1), Account No.673, T.P. Scheme No. 2B1, Final Plot No. 27, Total Admeasuring 13810.00 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. .
21. No Encumbrance Certificate issued by Sub Registrar Dhandhuka.
22. No Encumbrance Certificate issued by Sub Registrar Dholera.
23. Search availed receipt No.2021027004384 from Dhandhuka Sub Registrar Office. Dt.29/12/2021.
24. Search availed receipt No.2021402003210 from Dholera Sub Registrar Office. Dt.29/12/2021.

Date : 31/12/2021

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.



(Chintan D. Sanghani)

Advocate

CHINTAN D.SANGHANI

ADVOCATE

Mo.98253 20434

Enrolment No.G/2367/2010

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DHANDHUKA. Dist.Ahmedabad

31 DEC 2021