



ARUN G. PANCHAL

ADVOCATE

Enrollment No. G/1623/2008

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

Contact: 9558 81475

"Title Clearance Certificate Report"

To Whomsoever It may Concern

Sub: Title clearance Report in respect of, Final Plot No. 926/1 i.e. 13,336 Sq.mtrs, having Original Plot No. 926/1 i.e. 26,672 Sq.mtrs of T. P. Scheme No. 1/A-2 (Residential Zone), of **Dholera Special Investment Regional Development Authority** having Old Revenue Survey No. 289/1, New Revenue Survey No. 520 i.e. 26,672 Sq.mtrs, and having Value (Aakaar) - Rs.8.25 of Village- **Kadipur**, Sub District-**Dholera** Taluka, Dist.-**Ahmedabad**.

THAT with respect to the 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. It was so found that dues of Kadipur Seva Sahkari Mandli Limited does existed but later on it was released which can be establish by relying on Mutation entry No. 1848. And also relying on No due certificate issued by Talati cum Mantri of Village: Kadipur dated 02.11.2020 it reveals about no previous dues with respect to the subject land.





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List of Documents verified at the time of providing title.

1. Certified copy of Village: form No. 8-A Account No. 652,
Of Village: Kadipur Ta: Dholera Dist: Ahmedabad.
2. Certified copy of Village: form No. 7/12 of R.S.No.520
(Old R.S.No. 289/1) for 1953-54 to 1962-63, Of Village:
Kadipur Ta: Dhandhuka Dist: Ahmedabad.
3. Certified copy of Village: form No. 7/12 of R.S.No.520
(Old R.S.No. 289/1) for 1963-64 to 1973-74, Of Village:
Kadipur Ta: Dhandhuka Dist: Ahmedabad
4. Certified copy of Village: form No. 7/12 of R.S.No.520
(Old R.S.No. 289/1) for 1973-74 to 1983-84, Of Village:
Kadipur Ta: Dhandhuka Dist: Ahmedabad.
5. Certified copy of Village: form No. 7/12 of R.S.No.520
(Old R.S.No. 289/1) for 1983-84 to 1993-94, Of Village:
kadipur Ta: Dhandhuka Dist: Ahmedabad.
6. Certified copy of Village: form No. 7/12 of R.S.No.520
(Old R.S.No. 289/1) for 1994-95 to 2005-06, Of Village:
Kadipur Ta: Dhandhuka Dist: Ahmedabad.





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7. Certified copy of Village: form No. 7/12 of R.S.No.520 (Old R.S.No. 289/1) upto Dated 29.10.2020, Of Village: Kadipur Ta: Dhandhuka Dist: Ahmedabad.
8. Certified copy of Village: form No.6 for record of rights of Village: Kadipur Taluka: Dholera Entry No.25, 138, 166, 511, 525, 533, 632, 640, 765, 1089, 1696, 1731, 1743, 1795, 1848, 1921, 1964.
9. Original copy of No due certificate in the name of Greenera Infrawell Private Limited and its Directors issued by Kadipur Talati cum Mantri of Village: Kadipur Taluka Dholera dated 02.11.2020.
10. Original Declaration deed executed in favour of [1] Pradipsinh Hemantsinh Chudasama [2] Shivbhadrasinh Hemantsinh Chudasama by [1] Siddhrajsinh Anopsinh Chudasama [2] Keshubha Anopsinh Chudasama [3] Manharba Anopsinh Chudasama W/o Raghuversinh Gohil [4] Umaba Anopsinh Chudasama W/o Chandrasinh Jadeja [5] Naynaba Anopsinh Chudasama W/o Lakhubha Jadeja [6] Dharmendrasinh Anopsinh Chudasama [7] Vimlaba Hardevsinh Chudasama [8] Jignababa Hardevsinh Chudasama W/o Hardevsinh Jadeja [9] Jayshriba Hardevsinh Chudasama [10] Vijaysinh Hardevsinh Chudasama registered vide





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No.1042 of 2019 Dated 29.07.2019 in the office of Sub-registrar Dholera.

11. Original Sale deed executed in favour of Greenera Infrawell Private Limited through its Director [1] Bhaveshkumar Chabildas Hakani by [1] Pradeepsinh Hemantsangh Chudasama [2] Shivbhadra Hemantsangh Chudasama registered vide No. 1772 of 2020 dated 20.11.2019 in the office of Sub-registrar Dholera.
12. Certified copy of order by Hon'ble Collector Ahmedabad vide No. 842 / 07 / 13 / 051 / 2019 dated 19.08.2019 providing Non Agriculture use permission for Land bearing Final Plot No.926/1 i.e. 13,336 Sq. Mtrs.
13. Original copy of Title Clearance Report issued on dated 03.04.2019 By Learned Advocate Mukund Jani with regard to Subject land.
14. Search Receipt No. 2020402001171 dated 19.10.2020 of Sub registrar office at Dholera.
15. Search Receipt No. 20201017339964789 dated 20.10.2020 of Sub registrar office at Dhandhuka.





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"TRACING OF TITLES"

The Tracing of the title of land bearing, Final Plot No. 926/1 i.e. 13,336 Sq.mtrs, having Original Plot No.926/1 i.e.26,672 Sq.mtrs of T. P. Scheme No. 1/A-2 (Residential Zone), of **Dholera Special Investment Regional Development Authority** having Old Revenue Survey No. 289/1, New Revenue Survey No.520 i.e. 26,672 Sq.mtrs, and having Value (Aakaar) - Rs.8.25 of Village- **Kadipur**, Sub District- **Dholera** Taluka, Dist.-**Ahmedabad**.

It was found that the name of [1] Karsansangh Bhagwatsangh and [2] Anopsangh Hamirji was entered as a possessor of the said Land and the name of Kana Raja was entered as a Protected Tenant of the said land. An Entry to that effect was mutated on the revenue records vide Entry No. 25.

It was further found that as per the Family Distribution held between the Family members of Hindu Undivided Family the said Land along with other land was transferred in favour of Bhavsangh Karsansangh and as such he became the occupier and possessor of the said land. An Entry to that effect was mutated on the revenue records vide Entry No. 138.

As the said land was not being cultivated for more than three years by protected tenant hence their names were removed





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from Revenue records. An Entry to that effect was mutated on the revenue records vide Entry No. 166.

Further it was found that the mortgagee of the said land [1] Gajraba wd/o Dajibha Nathabhai [2] Ranjitbha Dajibha Chudasama and [3] Mahipatsinh Dajibha had executed the sale deed in favour of Bhavsangh karsansangh vide Registered sale deed No. 652 dated 16.04.1970. for consideration of Rs.2000 (Two Thousand Only). An Entry to that effect was mutated on the revenue records vide Entry No. 511. Dated 06.11.1970 .

It was also crystallize from the revenue records that the family distribution was held in the said land owned by Bhavsangh karshanghbhai between his three sons and through which the said land was transferred in favour of [1] Satrughna Bhavsangh and so he became the owner, occupier and possessor of the said land. An Entry to that effect was mutated on the revenue records vide Entry No. 525 dated 08.04.1971.

Thereafter it was so found that as the sole owner Satrughna Bhavsangh sold the said land to Hemantsangh Jilubha vide registered sale deed and so Hemantsangh Jilubha became the owner, occupier and possessor of the said land. An entry to that effect was mutated into the revenue records vide entry No. 640 dated 20.05.1978.





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It was also found that as per order of resurvey by S.L.R office Patan vide its order No. DSO / Resurvey / AAKARBANDH / KAYAMKHARDO / Kadipur / 2016, Dated 16.09.2016 of Village Kadipur, Sub District- Dholera Taluka, District - Ahmedabad old Revenue Survey No.289/1 was provided with New Revenue Survey No. 520. An entry to that effect was mutated in the revenue record vide entry No. 1696 dated 19.09.2016.

Thereafter Hemantsangh Jilubha died on 24.05.2017 so as a legal heirs name of [1] Pradipsinh Hemantsangh Chudasama [2] Nilamba Hemantsangh Chudasama [3] Shivbhadra Hemantsangh Chudasama were entered into the revenue record and so they became the owner and possessor of the said land. An entry to that effect was mutated into the revenue records vide entry No. 1731 dated 05.08.2017.

It was also found from the owners on revenue records Viz. [1] Pradipsinh Hemantsangh Chudasama [2] Nilamba Hemantsangh Chudasama [3] Shivbhadra Hemantsangh Chudasama one of the owner Nilamba Hemantsangh Chudasama waived her rights from the said land hence [1] Pradipsinh Hemantsangh Chudasama and [2] Shivbhadra Hemantsangh Chudasama became the owner and possessor of the said land. An entry to that effect was mutated into the revenue records vide entry No. 1743 dated 02.01.2018.





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Thereafter eventhough through oral agreement between [1] Karshansangh Bhagwatsangh and [2] Anopsinh Hamirsinh the rights in the said land was transferred to Karshansangh Bhagwatsangh but to prevent any legal consequences declaration was obtained with that regard from legal heirs of Anopsinh Hamirji Viz. [1] Siddhrajsinh Anopsinh Chudasama [2] Keshobha Anopsinh Chudasama [3] Manharba Anopsinh Chudasama w/o Raghuvirsinh Gohil [4] Umaba Anopsinh Chudasama w/o Chandrasinh Jadeja [5] Nayanba Anopsinh Chudasama w/o Lakhubha Jadeja [6] Dharmendrasinh Anopsinh Chudasama [7] Vimlaba Hardevsinh Chudasama [8] Jignaba Hardevsinh Chudasama w/o Hardevsinh Jadeja [9] Jayshriba Hardevsinh Chudasama [10] Vijaysinh Hardevsinh Chudasama **declaring** [1] Pradipsinh Hemantsinh Chudasama [2] Shivbhadra Hemantsinh Chudasama as the owner of the said Land and the declaration deed was registered in the office of sub-registrar Dholera vide registration No. 1042 dated 29.07.2019.

It was also found that as an owner and occupier of the said land [1] Pradipsinh Hemantsangh Chudasama and [2] Shivbhadra Hemantsangh Chudasama moved an application before Collector Ahmedabad for obtaining Non Agricultural permission for the Land bearing Final Plot No. 926/1 i.e. 13,336.00 Sq.mtrs. which was granted by the collector vide





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order No. 842/07/13/051/2019, Dated-19/08/2019. An entry to that effect was mutated in the revenue record vide entry No. 1921 dated 19/08/2019.

It was also found that as an owner of the said Land [1] Pradipsinh Hemantsangh Chudasama and [2] Shivbhadra Hemantsangh Chudasama sold the said land by registered sale deed to Greenera Infrawell Private Limited Through its Director [1] Bhaveshkumar Chabildas Hakani and which was registered in the office of sub-registrar Dholera vide No. 1772 dated 20.11.2019. And so Greenera Infrawell Private Limited Through its Director [1] Bhaveshkumar Chabildas Hakani became the owner occupier and possessor of the said land. An entry to that effect was mutated in the revenue record vide entry no. 1964 Dated 29.11.2019.

Thus Greenera Infrawell Private Limited became the absolute owner, occupier and possessor of the said property and has all right to the said land bearing Old R.S. No.289/1, New Revenue Survey No. 520 i.e. 26,672 Sq.mtrs, and having Value (Aakaar) - Rs.8.25 .

"FINAL CERTIFICATE"

*This is to certify that upon an investigation of Revenue Record of the property mentioned below in Schedule which is owned by "**Greenera Infrawell Private Limited**" where it was so*





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establish that charges of Kadipur Seva Sahkari mandli Limited 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 or Government authorities in the revenue Record. And just for the sake of assurance it has been instructed to the owners and occupier on revenue record 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. 926/1 i.e. 13,336 Sq.mtrs, having Original Plot No.926/1 i.e. 26,672 Sq.mtrs of T.P. Scheme No.1/A-2 (Residential Zone), of **Dholera Special Investment Regional Development Authority** having Old Revenue Survey No. 289/1, New Revenue Survey No. 520 i.e. 26,672 Sq.mtrs, and having Value (Aakaar)- Rs.8.25 of Village- **Kadipur**, Sub District- **Dholera** Taluka, Dist.-**Ahmedabad** are clear, marketable and without any encumbrance charge.*

::- SCHEDULE -::

Final Plot No. 926/1 i.e. 13,336 Sq.mtrs, having Original Plot No.926/1 i.e.26,672 Sq.mtrs of T.P. Scheme No.1/A-2 (Residential Zone), of **Dholera Special Investment Regional Development Authority** having Old Revenue Survey No.289/1, New





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Revenue Survey No.520 i.e. 26,672 Sq.mtrs, and having
Value (Aakaar) - Rs.8.25 of Village- **Kadipur**, Sub
District-**Dholera** Taluka, Dist.-**Ahmedabad**.

Place: Surat

Date: 02.11.2020



Arun G. Panchal

Advocate