



M. N. JANI ASSOCIATES



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Date: 01/03/2024.

:- TITLE CLEARANCE CERTIFICATE AND REPORT ON TITLE :-

TO WHOMSOEVER IT MAY CONCERN

Subject: Title Clearance Certificate with respect to Non-Agricultural Multi-Purpose use land of City Survey No. **NA9**, Admeasuring – **18,522**, bearing Revenue S.No. **9** (Old S.No. 5/2), Hector – 1-85-22 i.e. 18,522 Sq.Mtrs, of Village – **Ratanpur**, Ta. **Dhandhuka** of District – **Ahmedabad** of **M/S DHOLERA INFRA DEVELOPMENT** Through its Authorized Partner **Chandubhai Jasrajbhai Patel (Vasoya)**, Address :- Plot No. 337, Sector – 8, Gandhinagar.

With reference to the above subject and pursuant to instruction of my client, I have to state that, I have investigated the title of the property in question, more particularly described in the schedule as

written bellow and submit my report on and the title clearance certificate as under.

That from the search of the records being maintained by the Talati Cum Mantri of village **Ratanpur**, E-Dhara, Deputy Mamlatdar at **Dhandhuka**, City Survey Superintended at Dholka, No due certificate of Talati Cum Mantri At. Ratanpur, Ta. Dhandhuka, and also of the records being maintained by The Sub-Registrar at **Dhandhuka** search carried from **1995 to 2024** total years for last **30 years** and a public notice was published in "DIVYA BHASKAR" Daily News Paper on Dt. 22/02/2024 about Non-Agricultural Multi-Purpose use land admeasuring **18,522 Sq. Mtrs.**, of City Survey No. **NA9** Ward No. Ratanpur (NA), bearing Revenue S.No. **9** (Old S.No. 5/2), Hector-1-85-22 i.e. of Village – **Ratanpur**, Ta. **Dhandhuka** of District – **Ahmedabad** of **M/S DHOLERA INFRA DEVELOPMENT** Through its Authorized Partner **Chandubhai Jasrajbhai Patel (Vasoya)** to invite any objection to issue title clearance certificate but, nobody has raise any objection before me till today, on this date, and also according to title declaration of **M/S DHOLERA INFRA DEVELOPMENT** Through its Authorized Partner **Chandubhai Jasrajbhai Patel (Vasoya)** there is neither insolvency proceeding started nor pending against **M/S DHOLERA INFRA DEVELOPMENT** Through its Authorized Partner **Chandubhai Jasrajbhai Patel (Vasoya)** and said property/ies not involved in any proceeding in any court of law, **Therefore I am opinion that, the property/ies**

mentioned in the scheduled here under is title Clear on this date, Subject to below mentioned condition :-

- Conditions mentioned in the N. A. order passed by the Hon. District Collector.

I have examined and consider the following documents which are produced before me:-

1. Digitally Singed Copy of Property Card of City Survey Number NA9, ward No. Ratanpur (Bin Kheti), City Survey Office Dholka, Dist. Ahmedabad. Dt. 17/08/2023.
2. Digitally Singed Copy of Property Card with entry no. 10 and 13 of City Survey Number NA9, ward No. Ratanpur (Bin Kheti), City Survey Office Dholka, Dist. Ahmedabad. Dt. 18/02/2024 and Dt. 01/03/2024.
3. Certified copy of V.H.F. No. 7 / 12 of S.No. 5/2 for 1954-1955 to 1963-1964 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 06/10/2023.
4. Certified copy of V.H.F. No. 7 / 12 of S.No. 5/2 for 1964-1965 to 1973-1974 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 06/10/2023.



5. Certified copy of V.H.F. No. 7 / 12 of S.No. **5/2** for 1974-1975 to 1983-1984 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 06/10/2023.
6. Certified copy of V.H.F. No. 7 / 12 of S.No. **5/2** for 1984-85 to 1996-97 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 06/10/2023.
7. Certified copy of V.H.F. No. 7 / 12 of S.No. **5/2** for 1996-97 to 2004-2005 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 06/10/2023.
8. Digitally Singed Copy of V.H.F. No. 7 of S.No. 9 (Old S.No. 5/2) of Village-Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 03/04/2023.
9. Digitally Singed of V.H.F. No. 6 of record rights of Village Ratanpur, Ta. Dhandhuka Entry No. 8, 124, 156, 404, 1183, 1201, 1437, 1495, 1880, 1890, 1994, 1995. Dt. 23/08/2023.
10. No Due Certificate of Talati cum Mantri of Village – Ratanpur, Ta. Dhandhuka, Dt. 06/10/2023.
11. Boundaries Certificate of S.No. 9 of Village- Ratanpur, Ta. Dhandhuka issued by Talati cum Mantri of Village – Ratanpur, Ta. Dhandhuka, Dt. 06/10/2023.
12. Certified Copy of N. A. Order of District Collector at Ahmedabad vide order no. 7623/07/11/041/2023, Dt. 04/07/2023.
13. Original Regd. Sale Deed No. 2757, Dt. 07/10/2023.
14. Original Agreement to Sale, vide Regd. No. 2922, Dt. 30/10/2023.



15. Original Regd. Declaration, Deed No. 3143, Dt. 02/12/2023.
 16. Original Regd. Sale Deed No. 3156, Dt. 08/12/2023.
 17. Title Clearance Certificate and Report on Title of Mr. Jayendra Makwana For N J Associate. Dt. 20/08/2023.
 18. Notarized Usual Title Declaration of Occupant. Dt. 23/02/2024.
 19. Advertisement of C.T.S.No. NA9 bearing R.S.No. 9 (Old S.No. 5/2) of Village - Ratanpur in "Divya Bhaskar" Daily News paper on Dt. 22/02/2024.
 20. Search / E.C. Receipt No. 202402700001152 from 1995 to 2016 of Sub-Registrar office at. Dhandhuka, Ta. Dhandhuka, Dt. 28/02/2024.
 21. Search / E.C. Receipt No. 202402700001196 from 2016 to 2024 of Sub-Registrar office at. Dhandhuka, Ta. Dhandhuka, Dt. 01/03/2024.
- **Brief history of Ownership and Title about Non-Agricultural Multi-Purpose Use land Admeasuring 18,522 Sq. Mtrs., of City Survey No. NA9, bearing Revenue S.No. 9 (Old S.No. 5/2), Hector -1-85-22 i.e. 18,522 Sq. Mtrs. of Village – Ratanpur, Ta. Dhandhuka of District – Ahmedabad.**

**-: Non Agricultural land Admeasuring – 18,522 Sq. Mtrs., of City
Surve No. NA9 bearing Revenue Survey No. 9 (Old S.No. 5/2) of
village Ratanpur, Ta. Dhandhuka :-**

Original Occupant of this land was Popatbhai Hathibhai. (Entry No. 8). Thereafter, Popatbhai Hatibhai died on Dt. 24/12/1954 and his legal heirs entered in revenue record namely (1) Jasmatbhai Popatbhai, (2) Thobhanbhai Popatbhai, (3) Rupsangbhai Popatbhai and (4) Jerambhai Popatbhai. (Entry No. 124, Dt. 20/12/1958). Thereafter, family partitioned taken place between co shares namely (1) Jasmatbhai Popatbhai, (2) Thobhanbhai Popatbhai, (3) Rupsangbhai Popatbhai and (4) Jerambhai Popatbhai and in this family partition this land of S.No. 5/2, Acre-4-22 Guntha along with another agricultural land goes in favour of Rupsangbhai Popatbhai and another co shares got another agricultural land. (Entry No. 156, Dt. 08/04/1963). Thereafter resurvey of agricultural land of village Ratanpur held by Prant Officer, Prant Office at Dhandhuka and passed an order no. JAMIN / A.D.M./ RESURVEY / RECORD / PROMULGATION / RATANPUR /2016, Dt. 12/02/2016 and in lieu of that resurvey this old survey no. 5/2 Known as Survey No. 9 and area of this land becomes Hec. 1-85-22 instead of Hec. 1-84-13. (Entry No. 1201, Dt. 03/03/2016). Thereafter, Rupsangbhai Popatbhai died on Dt. 31/01/2017 and his legal heirs entered in revenue record namely (1) Ramben W/o. Rupsangbhai Popatbhai

Makwana, (2) Kailasben Rupsangbhai Makwana, (3) Ranjanben Rupsangbhai Makwana, (4) Rajuben Rupsangbhai Makwana and (5) Bhailalbhai Rupsangbhai Makwana. (Entry No. 1437, Dt. 01/06/2017). Thereafter, (1) Kailasben Rupsangbhai Makwana, (2) Ranjanben Rupsangbhai Makwana and (3) Rajuben Rupsangbhai Makwana willingly waived their rights in favour of other co shares. (Entry No. 1890, Dt. 18/01/2023). Thereafter, Bhailalbhai Rupsangbhai Makwana seek an application for getting permission to convert in Non-Agricultural land of admeasuring 18,522 Sq. Mtrs., of S.No. 9 (Old S.No. 5/2) and in response of the said application Hone. District Collector at Ahmedabad pleased to pass an order no. 7623/07/11/041/2023, Dt. 04/07/2023 and on the strength of said order this land convert in Non-Agricultural land for Multi-Purpose Use and in lieu of that order vide entry posted in revenue record. (Entry No. 1994, Dt. 04/07/2023). Thereafter, as per entry no. 1994, Dt. 04/07/2023, 18,522 Sq. Mts. land of this S.No. 9 converted in non-agricultural land on the strength of order of Hone. Collector at Ahmedabad and therefore this land encompassed in City Survey Record, consequently Property Card of this land has been created as City Survey Ward – Ratanpur (Non-Agricultural), Sheet No. NA99, City Survey No. NA9, and by virtue of this event, 18,522 Sq. Mts. land of this S.No. 9 (Old S.No. 5/2), goes in City Survey Limit and Property Card of City Survey Number NA9 is active and V.H.F.No. 7 of this land of S.No. 9, is stopped. (Entry No. 1995, Dt. 04/07/2023). Thereafter,



(1) Ramben W/o. Rupsangbhai Popatbhai Makwana and (2) Bhailalbhai Rupsangbhai Makwana willingly sold and conveyed 18,522 Sq. Mtrs., of City Survey Number NA9 to NESTORIA BUILDCON PRIVATE LIMITED Through its Authorized Director Nitin Singh Surendra Singh Tomar by way of Regd. Sale Deed No. 2757, Dt. 07/10/2023 for Rs. 66,17,818/-. (City Survey Entry No. 10, Dt. 12/10/2023). Thereafter, NESTORIA BUILDCON PRIVATE LIMITED Through its Authorized Director Nitin Singh Surendra Singh Tomar willingly sold and conveyed 18,522 Sq. Mtrs., of City Survey Number NA9 to M/S DHOLERA INFRA DEVELOPMENT Through its Authorized Partner Chandubhai Jasrajbhai Patel (Vasoya) by way of Regd. Sale Deed No. 3156, Dt. 08/12/2023 for Rs. 1,53,00,000/-. (City Survey Entry No. 13, Dt. 21/12/2023). As per above stated facts name of **M/S DHOLERA INFRA DEVELOPMENT** Through its **Authorized Partner Chandubhai Jasrajbhai Patel (Vasoya)** run in City Survey Records as occupant and name of **M/S DHOLERA INFRA DEVELOPMENT** Through its **Authorized Partner Chandubhai Jasrajbhai Patel (Vasoya)** run in City Survey Records as occupant till today.

Whereas, I found that, NESTORIA BUILDCON PRIVATE LIMITED Through its Authorized Director Nitin Singh Surendra Singh Tomar executed Regd. Agreement to Sale about 18,522 Sq. Mtrs. land, of City Survey Number NA9 of Village Ratanpur, Ta. Dhandhuka, in

favour of M/S DHOLERA INFRA DEVELOPMENT Through its Authorized Partner Chandubhai Jasrajbhai Patel (Vasoya), vide Regd. No. 2922, Dt. 30/10/2022. I also found that, (1) Kailasben Gangarambhai Nakiya, (2) Ranjanben Budhabhai Baraiya and (3) Rajuben Pravinbhai Bolaniya willingly executed Regd. Confirmation Deed in favour of NESTORIA BUILDCON PRIVATE LIMITED Through its Authorized Director Nitin Singh Surendra Singh Tomar and confirmed Regd. Sale Deed No. 2757/2023.

That, Mr. Jayendra Makwana Advocate For N J Associate issued title report for the said property on Dt. 20/08/2023 and in this title clearance report it was mention for the caption property and they certified that, the title report of the said property is clear, marketable and free from all encumbrance.

As per above stated facts I have opined that, Non-Agricultural Multi-Purpose use land **Admeasuring – 18,522 Sq. Mtrs.** of City Survey No. **NA9** bearing Revenue S.No. **9** (Old S.No. 5/2), of Village – **Ratanpur**, Ta. **Dhandhuka** of District – **Ahmedabad** belongs to **M/S DHOLERA INFRA DEVELOPMENT** Through its **Authorized Partner Chandubhai Jasrajbhai Patel (Vasoya)**, Office Address :- Plot No. 337, Sector – 8, Gandhinagar, is title clear, and without any charge or encumbrance on this date, **Subject to below mentioned conditions :-**

- Conditions mentioned in the N. A. order passed by the Hon. District Collector.

-: Schedule :-

Non-Agricultural Multi-Purpose use land Admeasuring- **18,522 Sq. Mtrs.** of City Survey No. **NA9** bearing Revenue S.No. **9** (Old S.No. 5/2), of Village – **Ratanpur**, Ta. **Dhandhuka** of District – **Ahmedabad**.

-: Boundaries:-

Boundaries are mentioned in this schedule as per Regd. Sale Deed No. 3156/2023.

S.No.	Hec.	On East	On West	On North	On South
City Survey No. NA9 R.S.No. 9 (Old S.No. 5/2)	18,522 Sq. Mtrs.	Road and R.S.No. 13	Gada Marg and land of S.No. 1637 of Village Pachham	R.S.No. 10 and Road	S.No. 6, 7 and 8

Note :- At the time of caring a search at the sub registrar office at Dhandhuka, I found that, some record like Index-2 of years 1995, 2002, 2004 and 2006 damaged in said sub registrar office and also at Dhandhuka, immediate past about some months is not maintained properly due to that not in the position to carrying search properly therefore, search may lack some particulars and that the computerized record (2007 to 2024) is not well prepared / maintained by the State

Government Agency and hence may be erroneous and according to the report of computerized search I have issued this title report. It is also advice to obtain all the original documents related with this land from the concerns.

Date :- 01/03/2024.

Place : - Dhandhuka.

Yours faithfully,

Thanking You,



M. N. JANI
M. N. JANI.

(Advocate & Notary)

MUKUND N. JANI (NOTARY)
At. Jallo Ta. Ranpur Dist. A'Bad.
Office: Jaagrati Chauraha, Dhandhuka

Attached with :-

All the documents which is referred in this title clearance report.