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Date: 24/07/2024.

-: TITLE CLEARANCE CERTIFICATE AND REPORT ON TITLE :-

TO WHOMSOEVER IT MAY CONCERN

Subject: Title Clearance Certificate with respect to Non-Agricultural land of City Survey No. **NA336**, Admeasuring – **24,713**, bearing Revenue S.No. **336** (Old S.No. 125/1), Hector – 2-47-13 i.e. 24,713 Sq.Mtrs, of Village – **Ratanpur**, Ta. **Dhandhuka** of District – **Ahmedabad** of (1) Hajari Sinh Narayan Sinh (60%), (2) Umarav Sitarambhai Prajapati (25%) and (3) Shah Lekhraj Sitarambhai, which is purchased by **DHOLERA SIR INFRA DEVELOPMENT Through its Authorized Partner Chandulal 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. 14/07/2024 about Non-Agricultural land admeasuring **24,713 Sq. Mtrs.**, of City Survey No. **NA336** Ward No. Ratanpur (NA), bearing Revenue S.No. **336** (Old S.No. 125/1), Hecter-2-47-13 i.e. of Village – **Ratanpur**, Ta. **Dhandhuka** of District – **Ahmedabad** of (1) Hajari Sinh Narayan Sinh (60%), (2) Umarav Sitarambhai Prajapati (25%) and (3) Shah Lekhraj Sitarambhai, which is purchased by **DHOLERA SIR INFRA DEVELOPMENT** Through its **Authorized Partner Chandulal 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 **DHOLERA SIR INFRA DEVELOPMENT** Through its **Authorized Partner Chandulal Jasrajbhai Patel (Vasoya)** there is neither insolvency proceeding started nor pending against **DHOLERA SIR INFRA DEVELOPMENT** Through its **Authorized Partner Chandulal 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 :-

- (1) Conditions mentioned in the N. A. order passed by the Hon. District Collector.
- (2) To be Produce CTS Entry No. 16, Dt. 28/06/2024 confirmed and Certified by the authority.

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

1. Digitally Signed Copy of Property Card of City Survey Number NA336, with entry No. 2 and 3 of ward No. Ratanpur (Bin Kheti), City Survey Office Dholka, Dist. Ahmedabad. Dt. 04/03/2024 and Dt. 19/05/2024 and Dt. 24/07/2024.
2. Certified copy of V.H.F. No. 7 / 12 of S.No. **125/1** for 1954-1955 to 1963-1964 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 03/02/2022.



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3. Certified copy of V.H.F. No. 7 / 12 of S.No. **125/1** for 1964-1965 to 1973-1974 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 03/02/2022.
 4. Certified copy of V.H.F. No. 7 / 12 of S.No. **125/1** for 1974-1975 to 1983-1984 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 03/02/2022.
 5. Certified copy of V.H.F. No. 7 / 12 of S.No. **125/1** for 1984-85 to 1996-97 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 03/02/2022.
 6. Certified copy of V.H.F. No. 7 / 12 of S.No. **125/1** for 1996-97 to 2004-2005 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 03/02/2022.
 7. Certified Copy of V.H.F. No. 7 of S.No. 336 (Old S.No. 125/1) of Village-Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 02/02/2022.
 8. Certified Copy of V.H.F. No. 12 of S.No. **336 (Old S.No. 125/1)** for 2002-03 to 2004-05 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 02/02/2022.
 9. Certified Copy of V.H.F. No. 12 of S.No. **336 (Old S.No. 125/1)** for 2005-06 to 2007-08 of Village Ratanpur, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 02/02/2022.
 10. Certified Copy of V.H.F. No. 12 of S.No. **336 (Old S.No. 125/1)** for 2008-09 to 2010-11 of Village Ratanpur, Ta. Dholera, Dist. Ahmedabad. Dt. 02/02/2022.





11. Certified Copy of V.H.F. No. 12 of S.No. **336 (Old S.No. 125/1)** for 2011-12 to 2013-14 of Village Ratanpur, Ta. Dholera, Dist. Ahmedabad. Dt. 02/02/2022.
12. Certified Copy of V.H.F. No. 12 of S.No. **336 (Old S.No. 125/1)** for 2014-15 to 2016-17 of Village Ratanpur, Ta. Dholera, Dist. Ahmedabad. Dt. 02/02/2022.
13. Certified Copy of V.H.F. No. 12 of S.No. **336 (Old S.No. 125/1)** for 2017-18 to 2019-20 of Village Ratanpur, Ta. Dholera, Dist. Ahmedabad. Dt. 02/02/2022.
14. Certified Copy of V.H.F. No. 12 of S.No. **336 (Old S.No. 125/1)** for 2020-21 to 2022-23 of Village Ratanpur, Ta. Dholera, Dist. Ahmedabad. Dt. 02/02/2022.
15. Certified / Digitally Signed Copy of V.H.F. No. 6 of record rights of Village Ratanpur, Ta. Dhandhuka Entry No. 61, 112, 183, 289, 547, 1030, 1201, 1204, 1454, 1828, 1829. Dt. 02/02/2024 and Dt. 08/04/2024 and Dt. 19/07/2024.
16. No Due Certificate of Talati cum Mantri of Village – Ratanpur, Ta. Dhandhuka, Dt. 15/05/2024.
17. Boundaries Certificate of S.No. 336 of Village- Ratanpur, Ta. Dhandhuka issued by Talati cum Mantri of Village – Ratanpur, Ta. Dhandhuka, Dt. 15/05/2024.
18. Payment Receipt of Vishesh Dharo issued by Office of City Survey Superintendent at Dhandhuka. Dt. 20/05/2024.



19. Certified Copy of N. A. Order of District Collector at Ahmedabad vide order no. 5136/07/11/041/2022, Dt. 02/09/2022.
 20. Certified Copy of Regd. Sale Deed No. 392, Dt. 03/04/1970.
 21. Original Regd. Sale Deed No. 2481, Dt. 06/10/2022.
 22. Original Regd. Sale Deed No. 1228, Dt. 20/05/2024.
 23. Original Regd. Declaration, Deed No. 1229, Dt. 20/05/2024.
 24. Notarized Usual Title Declaration of Occupant. Dt. 22/07/2024.
 25. Advertisement of C.T.S.No. NA336 bearing R.S.No. 336 (Old S.No. 125/1) of Village - Ratanpur in "Divya Bhaskar" Daily News paper on Dt. 14/07/2024.
 26. Search / E.C. Receipt No. 202402700004348 from 1995 to 2016 of Sub-Registrar office at. Dhandhuka, Ta. Dhandhuka, Dt. 15/07/2024.
 27. Search / E.C. Receipt No. 202402700004569 from 2016 to 2024 of Sub-Registrar office at. Dhandhuka, Ta. Dhandhuka, Dt. 24/07/2024.
- **Brief history of Ownership and Title about Non-Agricultural land Admeasuring 24,713 Sq. Mtrs., of City Survey No. NA336, bearing Revenue S.No. 336 (Old S.No. 125/1), Hector -2-47-13 i.e. 24,713 Sq. Mtrs. of Village – Ratanpur, Ta. Dhandhuka of District – Ahmedabad.**

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-: Non Agricultural land Admeasuring – 24,713 Sq. Mtrs., of City
Surve No. NA336 bearing Revenue Survey No. 336 (Old S.No.
125/1) of village Ratanpur, Ta. Dhandhuka :-

Original Occupant of this land of old S.No. 125/1, Acre-6-00 Guntha along with another agricultural land was Joshi Mahadev Shivram. (Entry No. 61). Thereafter, Mahadevbhai Shivrambhai partitioned his agricultural land between his family members and this land of S.No. 125/1, Acre-6-00 Guntha goes in favour of Dalpatram Mahadev. (Entry No. 112, Dt. 20/01/1957). Thereafter, Dalpatram Mahadevbhai willingly sold and conveyed this land of Old S.No. 125/1 by way of Regd. Sale Deed No. 392, Dt. 25/03/1970 for Rs. 3000/- to Shri Narottambhai Jethabhai. (Entry No. 289, Dt. 30/07/1974). Thereafter, Narottambhai Jethabhai partitioned his agricultural land in his lifetime between his two sons namely (1) Vallabhbhai Narottambhai and (2) Prakashbhai Narottambhai and in this partitioned Prakashbhai Narottambhai got land of this Old S.No. 125/1, Acre-6-00 Guntha. (Entry No. 547, Dt. 24/11/2000). 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. 125/1 Known as Survey No. 336 and area of this land becomes Hec. 2-47-13 instead of Hec. 2-42-81. (Entry No. 1201, Dt.



03/03/2016). Thereafter, Prakashbhai Narottambhai seek an application for getting permission to convert in Non-Agricultural land of admeasuring 24,713 Sq. Mtrs., of S.No. 336 (Old S.No. 125/1) and in response of the said application Hone. District Collector at Ahmedabad pleased to pass an order no. 5136/07/11/041/2022, Dt. 02/09/2022 and on the strength of said order this land convert in Non-Agricultural land and in lieu of that order vide entry posted in revenue record. (Entry No. 1828, Dt. 02/09/2022). Thereafter, as per entry no. 1828, Dt. 02/09/2022, 24,713 Sq. Mts. land of this S.No. 336 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. NA336, and by virtue of this event, 24,713 Sq. Mts. land of this S.No. 336 (Old S.No. 125/1), goes in City Survey Limit and Property Card of City Survey Number NA336 is active and V.H.F.No. 7 of this land of S.No. 336, is stopped. (Entry No. 1829, Dt. 02/09/2022). Thereafter, Prakashbhai Narottambhai willingly sold and conveyed 24,713 Sq. Mtrs., of City Survey Number NA336 to (1) Hajari Sinh Narayan Sinh (60%), (2) Umarav Sitarambhai Prajapati (25%) and (3) Shah Lekhraj Sitarambhai (15%) by way of Regd. Sale Deed No. 2481, Dt. 06/10/2022 for Rs. 40,00,000/-. (City Survey Entry No. 2, Dt. 29/03/2023). Thereafter, (1) Hajari Sinh Narayan Sinh (60%), (2) Umarav Sitarambhai Prajapati



(25%) and (3) Shah Lekhraj Sitarambhai (15%) willingly sold and conveyed 24,713 Sq. Mtrs., of City Survey Number NA336 to M/S DHOLERA SIR INFRA DEVELOPMENT Through its Authorized Partner Chandulal Jasrajbhai Patel (Vasoya) by way of Regd. Sale Deed No. 1228, Dt. 20/05/2024 for Rs. 1,10,71,500/- and an entry posted in city survey record vide entry no. 16 on Dt. 28/06/2024, however this entry no. 16, Dt. 28/06/2024 is not confirmed by the authority due to time limitation prescribed in Land Revenue Code.

As per above stated facts I have opined that, Non-Agricultural land **Admeasuring – 24,713 Sq. Mtrs.** of City Survey No. **NA336** bearing Revenue S.No. **336** (Old S.No. 125/1), of Village – **Ratanpur**, Ta. **Dhandhuka** of District – **Ahmedabad** of (1) Hajari Sinh Narayan Sinh (60%), (2) Umarav Sitarambhai Prajapati (25%) and (3) Shah Lekhraj Sitarambhai, which is purchased by **DHOLERA SIR INFRA DEVELOPMENT Through its Authorized Partner Chandulal 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** :-

(1) Conditions mentioned in the N. A. order passed by the Hon. District Collector.

(2) To be Produce CTS Entry No. 16, Dt. 28/06/2024 confirmed and Certified by the authority.

-: Schedule :-

Non-Agricultural land Admeasuring- **24,713 Sq. Mtrs.** of City Survey No. **NA336** bearing Revenue S.No. **336** (Old S.No. 125/1), of Village – **Ratanpur, Ta. Dhandhuka** of District – **Ahmedabad.**

-: Boundaries:-

Boundaries are mentioned in this schedule as per Regd. Sale Deed No. 1228/2024.

S.No.	Hec.	On East	On West	On North	On South
City Survey No. NA336 R.S.No. 336 (Old S.No. 125/1)	24,713 Sq. Mtrs.	S.No. 335	S.No. 337	S.No. 286	S.No. 192 Way of Pachham Kamiyala

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 :- 24/07/2024.

Place :- Dhandhuka.

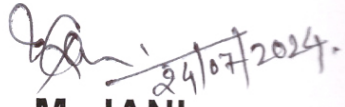
Thanking You,



Attached with :-

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

Yours faithfully,


L. M. JANI.

(Advocate)
Lavkumar M. Jani
(B.A.L.L.B.)
ADVOCATE
Off :- S/F- 21-22, Ridhhi Sakhhi Complex
Dholera, Ta. Dholera, Dist. Ahmedabad
Mo. 9898101873