

:- TITLE CLEARANCE CERTIFICATE AND
REPORT ON TITLE :-

TO WHOMSOEVER IT MAY CONCERN

Subject: Title Clearance Certificate with respect to City Survey No. **NA261/P2**, bearing Non-Agricultural Residential use land of **Final Plot No. 725, Admeasuring - 4452 Sq. Mtrs.** in Draft T. P. Scheme No. **5**, in Residential Zone of DSIRDA, which is allotted by Dholera Special Investment Regional Development Authority (DSIRDA) instead of acquired land of Revenue S.No. **261**, Hector - 0-89-03, Account No. 1317, of Village - **Bavaliyari**, Ta. **Dholera** of District - **Ahmedabad** belonging to **Chandubhai Jashrajibhai Patel (Vasoya)**, Resi. At. B-31, Sanskruti Complex, Ambli Bopal Road, Near Tejas School, Bopal, Daskroi, Ahmedabad, Gujarat - 380058.

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 title and the title clearance certificate as under.

That from the search of the records being maintained by the Talati cum Mantri of village Bavaliyari, E-Dhara, Deputy Mamlatdar



at Dholera, and City Survey Superintended Office at Dholka, and also Zoning Certificate, Part Plan of Sanctioned Development Plan, Part Plan of Sanctioned Draft Town Planning Scheme No. 5, issued by Dholera Special Investment Regional Development Authority and also of the records being maintained by The Sub-Registrar at **Dhandhuka** search carried from **1997 to 2014** and The Sub-Registrar at **Dholera** search carried from **2014 to 2026** total years for last **30 years** and a public notice was published in "DIVYA BHASKAR" Daily News Paper on Dt. 05/05/2026 about Non-Agricultural Residential use land of City Survey No. **NA261/P2, Final Plot No. 725, Admeasuring - 4452 Sq. Mtrs.** in Draft T. P. Scheme No. 5, in Residential Zone of DSIRDA, which is allotted by Dholera Special Investment Regional Development Authority (DSIRDA) instead of acquired land of Revenue S.No. 261, Hector - 0-89-03, Account No. 1317, of Village - **Bavaliyari**, Ta. **Dholera** of District - **Ahmedabad** belonging to **Chandubhai Jashrajbhai 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 **Chandubhai Jashrajbhai Patel (Vasoya)**, there is neither insolvency proceeding started nor pending against **Chandubhai Jashrajbhai Patel (Vasoya)** and his said property/ies not involved in any proceeding in any court of law. Therefore I am opinioned that, the property/ies mentioned in the schedule here under is title Clear, marketable and without any charge or encumbrance on this date.

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

1. Digitally Singed Copy Property Card of Ward No. Bavaliyari (NA) City Survey No. NA261/P2 of Village- Bavaliyari, Ta.



Dholera, Dist. Ahmedabad. Dt. 04/05/2026 and Dt. 16/05/2026.

2. Digitally Signed Copy of V.H.F. No. 8-A, Account No. **1317** of Village Bavaliyari, Ta. Dholera, Dist. Ahmedabad. Dt. 04/05/2026 and Dt. 16/05/2026.
3. Certified Copy of V.H.F. No. 7 / 12 of S.No. **261** for 1954-55 to 1963-64 of Village Bavaliyari, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 21/12/2022.
4. Certified Copy of V.H.F. No. 7 / 12 of S.No. **261** for 1964-65 to 1974-75 of Village Bavaliyari, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 21/12/2022.
5. Certified Copy of V.H.F. No. 7 / 12 of S.No. **261** for 1974-75 to 1986-87 of Village Bavaliyari, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 21/12/2022.
6. Certified Copy of V.H.F. No. 7 / 12 of S.No. **261** for 1985-86 to 1995-96 of Village Bavaliyari, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 21/12/2022.
7. Certified Copy of V.H.F. No. 7 / 12 of S.No. **261** for 2002-03 to 2004-05 of Village-Bavaliyari, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 21/12/2022.
8. Digitally Signed Copy of V.H.F. No. 7 of S.No. **261** of Village - Bavaliyari, Ta. Dholera, Dist. Ahmedabad. Dt. 24/05/2023 and Dt. 04/05/2026 and Dt. 16/05/2026.
9. Digitally Signed Copy of V.H.F. No. 12 of **S.No. 261** for 2003-2004 to 2005-2006 of Village - Bavaliyari, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 21/12/2022.
10. Digitally Signed Copy of V.H.F. No. 12 of **S.No. 261** for 2006-2007 to 2008-2009 of Village- Bavaliyari, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 21/12/2022.



11. Digitally Signed Copy of V.H.F. No. 12 of S.No. 261 for 2009-2010 to 2011-12 of Village- Bavaliyari, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 21/12/2022.
12. Digitally Signed Copy of V.H.F. No. 12 of S.No. 261 for 2012-2013 to 2014-15 of Village - Bavaliyari, Ta. Dholera, Dist. Ahmedabad. Dt. 21/12/2022.
13. Digitally Signed Copy of V.H.F. No. 12 of S.No. 261 for 2015-2016 to 2017-2018 of Village-Bavaliyari, Ta. Dholera, Dist. Ahmedabad. Dt. 21/12/2022.
14. Digitally Signed Copy of V.H.F. No. 12 of S.No. 261 for 2018-2019 to 2020-2021 of Village-Bavaliyari, Ta. Dholera, Dist. Ahmedabad. Dt. 21/12/2022.
15. Digitally Signed Copy of V.H.F. No. 12 of S.No. 261 for 2021-2022 to 2023-2024 of Village - Bavaliyari, Ta. Dholera, Dist. Ahmedabad. Dt. 21/12/2022.
16. Digitally Signed Copy of V.H.F. No. 12 of S.No. 261 for 2023-24 to 2025-2026 of Village - Bavaliyari, Ta. Dholera, Dist. Ahmedabad. Dt. 21/12/2022
17. Certified Copy / Digitally Signed Copy of V.H.F. No. 6 of record rights of Village Bavaliyari, Ta. Dholera (Dhandhuka) Entry No. 32, 74, 88, 94, 164, 1022, 1818, 1913, 2486, 3546, 3732, 3874, 3920, 4013, 4056, 4084, 4102, 4157 and 4158. Dt. 21/12/2022 and Dt. 31/05/2023 and Dt. 24/08/2023 and Dt. 04/05/2026.
18. Zoning Certificate of R.S.No. 261, of village – Bavaliyari which is encompassed in D.T. P. Scheme No. 5, Residential Zone, of Dholera Special Investment Regional Development Authority, issued by Senior Town Planner, DSIRDA, Gandhinagar. Dt. 07/06/2023.
19. Part Plan of Sanctioned Development Plan of R.S.No. 261 of village – Bavaliyari which is encompassed in D.T. P. Scheme No.



5, Residential Zone, of Dholera Special Investment Regional Development Authority, issued by Senior Town Planner, DSIRDA, Gandhinagar.

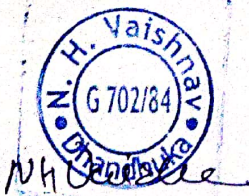
20. Advertisement of City Survey No. **NA261/P2**, Final Plot No. 725, D.T.P. Scheme No. 5 bearing S.No. 261, Residential Zone of Village - Bavailyari in "Divya Bhaskar" Daily Newspaper on Dt. 05/05/2026.
21. Digitally Signed Copy of N. A. Order of District Collector at Ahmedabad vide order no. 11427/07/13/068/2023, Dt. 30/12/2023.
22. Notarized Title Declaration of occupant Chandubhai Jashrajbhai Patel (Vasoya), Notarized by Notary Alpa A. Prajapati at Gandhinagar, vide Notary Regd. Sr. No. 1010, Dt. 14/05/2026.
23. Certified Copy of Regd. Sale Deed No. 126/1954.
24. Original Regd. Confirmation Deed No. 3607, Dt. 19/06/2023.
25. True Copy of Regd. Confirmation Deed No. 3608, Dt. 19/06/2023.
26. True Copy of Regd. Confirmation Deed No. 3609, Dt. 19/06/2023.
27. Original Regd. Agreement to Sale without Possession, vide Regd. No. 3899, Dt. 01/07/2023.
28. Original Regd. Sale Deed, vide Regd. No. 5127, Dt. 01/09/2023.
29. Online Search / E.C. Receipt No. 202602700004954 from 1997 to 2014 of Sub-Registrar office at Dhandhuka, Ta. Dhandhuka, Dt. 13/05/2026.
30. Online Search / E.C. Receipt No. 202640200004931 from 2014 to 2026 of Sub-Registrar office At Dholera, Ta. Dholera, Dt. 16/05/2026.



- Brief history of ownership and title about Non-Agricultural Residential use land of City Survey No. NA261/P2, Final Plot No. 725, Admeasuring - 4452 Sq. Mtrs. in Draft T. P. Scheme No. 5 in Residential Zone of DSIRDA, which is allotted by Dholera Special Investment Regional Development Authority (DSIRDA) instead of acquired land of Revenue S.No. 261, Hector - 0-89-03, Account No. 1317, of Village - Bavaliyari Ta. Dholera of District - Ahmedabad.

-: Non Agricultural land Adm. 4,452 Sq. Mtrs., of City Survey No. NA261/P2, Final Plot No. 725 in T.P. 5 bearing S.No. 261, Hec. 0-89-03 of village-Bavaliyari, Ta. Dholera :-

Original Occupant of this land of S.No. 261, Acre-2-08 Guntha was Popatbhai Kalyansang, Lakhubha Kalyansang, Mahipatsang Kalyansang and Baldevsang Kalyansang. (Entry No. 32). Thereafter, this land of S.No. 261 declared as fragment under Sec. 6 of the Prevention of Fragmentation and Consolidation of Holdings Act - 1947. (Entry No. 74, Dt. 26/10/1955). Thereafter, family partitioned taken place between co sharers and in this family partition this land of S.No. 261 along with another agri. Land goes in favour of Popatbhai Kalyansang and Lakhubha Kalyansang and another family members got another agri. Land. (Entry No. 88, Dt. 24/04/1956). Thereafter, family partitioned taken place between Popatbhai Kalyansang and Lakhubha Kalyansang and in this family partition this land of S.No. 261 goes in favour of Lakhubha Kalyansang and Popatsang Kalyansang got another agri. Land. (Entry No. 94, Dt. 26/05/1956). Thereafter, Lakhubha Kalyansang and Popatsang Kalyansang willingly sold



and conveyed this land of S.No. 261 by way of Regd. Sale Deed No. 126 on Dt. 03/04/1954 (i.e. prior partitioned) to Ranabhai Ghelabhai for Rs. 400/-, however as occupant both names Lakhubha Kalyansang and Popatsang Kalyansang run in revenue record VHF No. 7/12, therefore, Popatsang Kalyansang signed as seller and Lakhubha Kalyansang signed as witness in this regd. Sale Deed. (Entry No. 164, Dt. 03/10/1957). Thereafter, Ranabhai Ghelabhai died on Dt. 02/12/1997 and his legal heirs entered in revenue record namely (1) Jituben Ranabhai Golitar, (2) Kamabhai Ranabhai Golitar, (3) Viraben w/o. Vihabhai Ranabhai Golitar, (4) Bijalbhai Ranabhai, (5) Karshanbhai Ranabhai, (6) Ramjibhai Bhurabhai, (7) Satabhai Bhurabhai and (8) Lalabhai Vihabhai. (Entry No. 1818, Dt. 04/12/2008). Thereafter, Kamabhai Ranabhai willingly applied to enter name of his family members (1) Laxmiben Kamabhai, (2) Satabhai Kamabhai and (3) Harjibhai Satabhai as co-sharers in this land along with another agri. Lands. (Entry No. 2486, Dt. 04/07/2011). Thereafter, Karshanbhai Ranabhai willingly entered name of (1) Sonaben Karshanbhai, (2) Satabhai Karshanbhai, (3) Lakhabhai Karshanbhai and (4) Manuben Karshanbhai as co sharers. (Entry No. 3546, Dt. 07/08/2019). Thereafter, Bijalbhai Ranabhai died on Dt. 15/11/2012 and his legal heirs entered in revenue record namely (1) Maliben Bijalbhai Bharwad, (2) Govardhanbhai Bijalbhai Bharwad, (3) Gokulbhai Bijalbhai Bharwad, (4) Bhupatbhai Bijalbhai Bharwad, (5) Rajubhai Bijalbhai Bharwad, (6) Takhuben Bijalbhai Bharwad, (7) Vaniben Bijalbhai Bharwad and (8) Harkhben Bijalbhai Bharwad. (Entry No. 3732, Dt. 01/09/2021). Thereafter, Kamabhai Ranabhai Golitar died on Dt. 05/06/2022 and his legal heirs entered in revenue record namely (1) Ramuben



W/o. Kamabhai Bharwad, (2) Lakshmiben D/o. Kamabhai Bharwad, (3) Harjibhai Kamabhai Bharwad and (4) Satabhai Kamabhai Bharwad and mutation entry posted in revenue record, vide entry no. 3874, Dt. 23/11/2022, however revenue authority rejected this entry. (Entry No. 3874, Dt. 23/11/2022). Thereafter, Co sharers namely (1) Jituben Ranabhai Golitar, (2) Viraben W/o. Vihabhai Ranabhai, (3) Satabhai Bhurabhai, (4) Lakshmiben Kamabhai, (5) Harjibhai Kamabhai, (6) Satabhai Karshanbhai, (7) Lakhabhai Karshanbhai, (8) Manuben Karshanbhai, (9) Gokulbhai Bijalbhai Bharwad, (10) Bhupatbhai Bijalbhai Bharwad, (11) Rajubhai Bijalbhai Bharwad, (12) Takhuben Bijalbhai Bharwad, (13) Vaniben Bijalbhai Bharwad and (14) Harkhben Bijalbhai Bharwad willingly waived their rights in favour of other co sharers, therefore their names removed from revenue record. (Entry No. 3920, Dt. 20/02/2023). Thereafter, Co sharer Sonaben Karshanbhai died on Dt. 06/04/2023 and her legal heirs entered in revenue record namely (1) Satabhai Karshanbhai Bharwad, (2) Lakhabhai Karshanbhai Bharwad, and (3) Manuben Karshanbhai Bharwad wife of Govindbhai Bharwad. (Entry No. 4013, Dt. 20/05/2023). Thereafter, occupants aggrieved in decision of entry no. 3874, Dt. 23/11/2022 taken by circle officer at dholera, and filed an appeal before the Dy. Collector and Prant Officer at Dhandhuka by RTS Appeal Case No. 16/2023 and in this appeal Dy. Collector and Prant Officer at Dhandhuka, set aside and overruled decision in entry no. 3874 taken by circle officer at dholera and certified i.e. confirmed entry no. 3874, Dt. 23/11/2022. (Entry No. 4056, Dt. 07/07/2023). Thereafter, Mamlatdar at Dholera please to pass a correction order no. iORA/57/0713/2023, Dt. 10/08/2023 to correct duplication



of name of Satabhai Kamabhai. (Entry No. 4084, Dt. 10/08/2023). Thereafter, Occupants namely (1) Karshanbhai Ranabhai, (2) Ramjibhai Bhurabhai, (3) Lalabhai Vihabhai, (4) Maliben Bijalabhai Bharwad, (5) Govardhanbhai Bijalabhai Bharwad, (6) Satabhai Karshanbhai Bharwad, (7) Lakhabhai Karshanbhai Bharwad, (8) Manuben Karshanbhai Bharwad wife of Govindbhai Bharwad, (9) Ramuben W/o. Kamabhai Bharwad, (10) Lakshmiben D/o. Kamabhai Bharwad, (11) Harjibhai Kamabhai Bharwad and (12) Satabhai Kamabhai Bharwad willingly sold and conveyed this land of S.No. 261, Hec. 0-89-03 by way of Regd. Sale Deed No. 5127, Dt. 01/09/2023 to Chandubhai Jashrajbhai Patel (Vasoya) for Rs. 94,32,426/-. (Entry No. 4102, Dt. 02/09/2023). Thereafter, this land of S.No. 261, Hec. 0-89-03 encompassed in Draft T. P. Scheme No. 5, of Dholera Special Investment Regional Development Authority, and authority allotted Final Plot No. 725, Admeasuring - 4452 Sq.Mtrs. Thereafter, Chandubhai Jashrajbhai Patel (Vasoya) seeks an application for getting permission to convert the said land admeasuring - 4452 Sq.Mtrs., in Non-Agricultural land Final Plot No. 725, which is allotted by DSIRDA instead of land of S.No. 261 and in response of the said application Hone. District Collector at Ahmedabad pleased to pass an order no. 11427/07/13/068/2023 on Dt. 30/12/2023 and on the strength of said order this land convert in Non-Agricultural land Residential Use and in lieu of that order, vide entry posted in revenue record entry no. 4157, Dt. 30/12/2023. (Entry No. 4157, Dt. 30/12/2023). Thereafter, as per entry no. 4157, Dt. 30/12/2023, Adm. 4452 Sq. Mtrs. land of Final Plot No. 725, D.T.P. 5, bearing Revenue S.No. 261 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 - Bavaliyari (Non-Agricultural), Sheet No. NA99, City Survey No. NA261/P2, and by virtue of this event, 4452 Sq. Mtrs. land of this S.No. 261, F.P. No. 725 goes in City Survey Limit and Property Card of City Survey Number NA261/P2 is active and also in V.H.F.No. 7, Adm. 4452 Sq. Mtrs., land deducted out of Total - 0-89-03 Sq.Mtrs., area of S.No. 261 and rest of land of this S.No. 261, Hector - 0-44-51 is remains in revenue record. (Entry No. 4158, Dt. 30/12/2023). As per above stated facts name of **Chandubhai Jashrajbhai Patel (Vasoya)** run in City Survey / revenue record as occupant and name of **Chandubhai Jashrajbhai Patel (Vasoya)** run in City Survey / revenue record as occupant of Non-Agricultural Residential use land of **City Survey No. NA261/P2, Final Plot No. 725, Admeasuring - 4452 Sq. Mtrs.** in Draft T. P. Scheme No. 5, in Residential Zone of DSIRDA, which is allotted by Dholera Special Investment Regional Development Authority (DSIRDA) instead of acquired land of Revenue S.No. 261, Hector - 0-89-03, Account No. 1317, of Village - **Bavaliyari**, Ta. **Dholera** of District - **Ahmedabad** till today.

Whereas, at the time of carrying a search at Sub Registrar Office at Dholera I found that, (1) Viraben W/o. Vihabhai Ranabhai Bharwad, (2) Muliben Vihabhai Bharwad wife of Mumabhai Zanpda willingly executed Regd. Declaration - Kabulat Khat, vide Regd. No. 3607, Dt. 19/06/2023. Thereafter, (1) Gokulbhai Bijalbhai Bharwad, (2) Bhupatbhai Bijalbhai Bharwad, (3) Rajubhai Bijalbhai Bharwad, (4) Takhuben Bijalbhai Bharwad wife of Nagjibhai Saniya, (5) Vaniben Bijalbhai Bharwad wife of



Jalabhai Dhrangiya and (6) Harakhben alias Sitaben Bijalbai Bharwad wife of Mafabhai Katodiya willingly executed Regd. Declaration - Kabulat Khat, vide Regd. No. 3608, Dt. 19/06/2023. Thereafter, (1) Satabhai Bhurabhai Bharwad, (2) Virambhai Bhurabhai Bharwad, (3) Lakshmiben Bhurabhai Bharwad wife of Ranchhodbhai Gamara, (4) Takhuben Bhurabhai Bharwad wife of Khengarbhai Saraiya, (5) Muliben Bhurabhai Bharwad wife of Gelabhai Gamara and (6) Lakhabhai Bhurabhai Bharwad willingly executed Regd. Declaration - Kabulat Khat, vide Regd. No. 3609, Dt. 19/06/2023. Thereafter, I also found that, (1) Ramuben W/o. Kamabhai Bharwad, (2) Lakshmiben D/o. Kamabhai Bharwad, (3) Harjibhai Kamabhai Bharwad, (4) Satabhai Kamabhai Bharwad, (5) Karshanbhai Ranabhai, (6) Ramjibhai Bhurabhai, (7) Lalabhai Vihabhai, (8) Satabhai Karshanbhai Bharwad, (9) Lakhabhai Karshanbhai Bharwad, (10) Manuben Karshanbhai Bharwad wife of Govindbhai Bharwad, (11) Maliben Bijalbai Bharwad and (12) Govardhanbhai Bijalbai Bharwad willingly executed Regd. Agreement to sale i.e. Banakhat in favour of Chandubhai Jashrajibhai Patel (Vasoya) vide Regd. No. 3899, Dt. 01/07/2023.

As per above stated facts I have opined that, Non-Agricultural Residential use land of **City Survey No. NA261/P2, Final Plot No. 725, Admeasuring - 4452 Sq. Mtrs.** in Draft T. P. Scheme No. 5, in Residential Zone of DSIRDA, which is allotted by Dholera Special Investment Regional Development Authority (DSIRDA) instead of acquired land of Revenue S.No. 261, Hector - 0-89-03, Account No. 1317, of Village - **Bavaliyari, Ta. Dholera** of District - **Ahmedabad** belonging to **Chandubhai Jashrajibhai Patel (Vasoya)**, is Title Clear marketable and without any charge or encumbrance on this date.



-: Schedule :-

Non-Agricultural Residential use land of **City Survey No. NA261/P2, Final Plot No. 725, Admeasuring - 4452 Sq. Mtrs.** in Draft T. P. Scheme No. **5**, in Residential Zone of DSIRDA, which is allotted by Dholera Special Investment Regional Development Authority (DSIRDA) instead of acquired land of Revenue S.No. **261**, Hector-0-89-03, of Village - **Bavaliyari**, Ta. **Dholera** of District - **Ahmedabad**.

:: Boundaries of S.No. 261 As per Regd. Sale Deed No. 5217/2023 ::

S.No.	Hec.	On East	On West	On North	On South
261	0-89-03	S.No. 260	S.No. 255	S.No. 256	S.No. 262 and S.No. 263

Date :- 16/05/2026.

Place : - Dhandhuka.

Thanking You,



Yours faithfully,

N. H. Vaishnav

N. H. VAISHNAV.

(Advocate)

Attached with :-

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