



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.87 i.e. 9612 Sq. mtrs (Old Final Plot No.1767), having Original Plot No.1767/B of T.P. Scheme No.2/A (Residential Zone), of **Dholera Special Investment Regional Development Authority** having Old Revenue Survey No.62/1, New Revenue Survey No.160 i.e. 19,223 Sq.mtrs, and having Value (Aakaar)-Rs.5.30 of Village- **Bhimtalav**, 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 Rahtalav Seva Sahkari Mandli Limited does existed but later on it was released which can be establish by relying on Mutation entry No. 953 and 982. Further It was also found from mutation entry No.955 and 968 that dues of Khun Group Seva Sahkari





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Mandli Limited which was formerly existed had been later released. It reveals from the mutation entry No 931 that previously there exist Government dues which was later released. And also relying on No due certificate issued by Talati cum Mantri of Village: Bhimtalav dated 25.06.2020 it reveals about no previous dues with respect to the subject land.

List of Documents verified at the time of providing title.

1. Certified copy of Village: form No. 8-A Account No.368, Of Village: Bhimtalav Ta: Dholera Dist: Ahmedabad. Dated 29.06.2020.
2. Certified copy of Village: form No. 7/12 of R.S.No.160 (Old R.S.No.62/1) for 1953-54 to 1962-63, Of Village: Bhimtalav Ta: Dhandhuka Dist: Ahmedabad.
3. Certified copy of Village: form No. 7/12 of R.S.No.160 (Old R.S.No.62/1) for 1963-64 to 1973-74, Of Village: Bhimtalav Ta: Dhandhuka Dist: Ahmedabad
4. Certified copy of Village: form No. 7/12 of R.S.No.160 (Old R.S.No.62/1) for 1973-74 to 1983-84, Of Village: Bhimtalav Ta: Dhandhuka Dist: Ahmedabad.





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5. Certified copy of Village: form No. 7/12 of R.S.No.160 (Old R.S.No.62/1) for 1983-84 to 1993-94, Of Village: Bhimtalav Ta: Dhandhuka Dist: Ahmedabad.
6. Certified copy of Village: form No. 7/12 of R.S.No.160 (Old R.S.No.62/1) for 1994-95 to 2005-06, Of Village: Bhimtalav Ta: Dhandhuka Dist: Ahmedabad .
7. Certified copy of Village: form No. 7/12 of R.S.No.160 (Old R.S.No.62/1) upto dated Dated 29.06.2020, Of Village: Bhimtalav Ta: Dholera Dist Ahmedabad.
8. Certified copy of Village: form No. 12 of R.S.No.160 (Old R.S.No.62/1) for 2003-04 to 2005-06, Of Village: Bhimtalav Ta Dholera Dist Ahmedabad. Dated 30.06.2020.
9. Certified copy of Village: form No. 12 of R.S.No.160 (Old R.S.No.62/1)for 2006-07 to 2008-09, Of Village: Bhimtalav Ta Dhandhuka Dist Ahmedabad. Dated 30.06.2020.
10. Certified copy of Village: form No. 12 of R.S.No.160 (Old R.S.No.62/1) for 2009-10 to 2011-12, Of Village: Bhimtalav Ta Dhandhuka Dist Ahmedabad. Dated 30.06.2020.





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11. Certified copy of Village: form No. 12 of R.S.No.160 (Old R.S.No.62/1) for 2012-13 to 2014-15, Of Village: Bhimtalav Ta: Dhandhuka Dist: Ahmedabad. Dated 30.06.2020.
12. Certified copy of Village: form No. 12 of R.S.No.160 (Old R.S.No.62/1) for 2015-16 to 2017-18, Of Village: Bhimtalav Ta: Dhandhuka Dist: Ahmedabad. Dated 30.06.2020.
13. Certified copy of Village: form No. 12 of R.S.No.160 (Old R.S.No.62/1) for 2017-18 to 2019-20, Of Village: Bhimtalav Ta: Dhandhuka Dist: Ahmedabad. Dated 30.06.2020.
14. Certified copy of Village: form No.6 for record of rights of Village: Bhimtalav Taluka: Dholera Entry No.14, 25, 47, 104, 180, 225, 332, 404, 527, 567, 912, 915, 919, 920, 931, 933, 935, 941, 944, 953, 955, 968, 982, 998, 1003, 1038, 1072.
15. Original copy of No due certificate in the name of Greenera Infrawell Private Limited and its Directors issued by Bhimtalav Talati cum Mantri of Village: Bhimtalav Taluka Dholera dated 25.06.2020.





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16. Original Sale deed executed in favour of Harjibhai Sukhabhai by [1] Valjibhai Merabhai [2] Rahubhai Merabhai [3] Sundarben Merabhai [4] Fuljiben Merabhai [5] Geetaben Shamjibhai Parmar [6] Manishaben Shamjibhai Parmar [7] Sonalben Shamjibhai Parmar [8] Sagarbhai Keshubhai [9] Mansukhbhai Keshubhai registered vide No.1572 of 2015 Dated 28.10.2015 in the office of Sub-registrar Dholera.
17. Original Sale deed executed in favour of Greenera Infrawell Private Limited through its Managing Directors [1] Ambrish Thakarsinhbhai Parajiya [2] Bhaveshkumar Chabildas Hakani by Harjibhai Sukhabhai registered vide No. 195 of 2019 dated 27.02.2019 in the office of Sub-registrar Dholera.
18. Certified copy of order by Hon'ble Collector Ahmedabad vide No. ACB / TNC / PREMIUM / S.R.191 / 2016 Dated 05.12.2016 changing Tenure of land from old tenure to new tenure land for land bearing Final Plot No.1767 i.e. 9,612.00 Sq. Mtrs.
19. Certified copy of order by Hon'ble Collector Ahmedabad vide No. ACB / TNC / N.A. / TATKAL / SEC-65 / S.R.77 / 2016 dated 01.03.2017 providing Non





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Agriculture use permission for Residential Purpose for Land bearing Final Plot No.1767 i.e. 9,612.00 Sq. Mtrs.

20. Original copy of Title Clearance Report issued on dated 27.07.2015 By Learned Advocate Mukund Jani with regard to Subject land.
21. Search Receipt No. 2020402000709 dated 25.06.2020 of Sub registrar office at Dholera.

"TRACING OF TITLES"

The Tracing of the title of land bearing, Final Plot No.87 i.e. 9,612 Sq. mtrs (Old Final Plot No.1767), having Original Plot No.1767/B of T.P. Scheme No.2/A (Residential Zone), of **Dholera Special Investment Regional Development Authority** having Old Revenue Survey No.62/1, New Revenue Survey No.160 i.e. 19,223 Sq. mtrs, and having Value (Aakaar) - Rs.5.30.

It was found that the Said Land was originally owned by Pathubha Bhimbha and on the said land Merabhai Polabha was a tenant. An Entry to that effect was mutated on the revenue records vide Entry No.25 (A)(3) and 25(k)(3).

Further it was Found that proceedings were initiated u/s 32(g) of Tenancy Act before the Mamlatdar Dhandhuka vide case number 35/61 dated 20-10-1961 in which, the amount





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Enrollment No. G/1623/2008

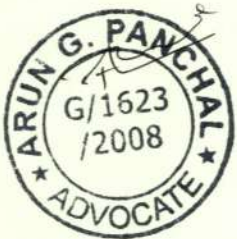
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to be paid by tenant was decided and so the name of Shri Merabhai Polabhai was entered as a holder and possessor of the said land and entry to that effect was mutated in the revenue record Vide Entry No. - 180(23) dated 06/01/1967.

It was Found that the proceedings which was admitted before the Mamlatdar Dhandhuka Vide case no.- 35/61 get disposed which was verified accordingly and so the name of tenant was entered in the revenue record as a holder and possessor of the said Land and the said sale was made taking into consideration conditions and restrictions mention under Section 43 of Tenancy Act and So effect of Restricted and New Tenure was given in the second rights of revenue record of the said land and the loan of land owners was also entered into the Revenue Record and entry to that effect was mutated in the revenue record wide entry no.-225(23) dated 13/05/1973.

It was also found that Merabhai Polabhai Died so the name of his legal heirs [1] Valjibhai Jerambhai [2] Rahubhai Jerambhai [3] Shamjibhai Jerambhai [4] Sunderben Jerambhai [5] Champaben Jerambhai [6] Fuljiben Jerambhai [7] Gudiben Jerambhai entered into the revenue Records and so they became the owner and possessor of the Land. Entry to that effect was mutated in the revenue record vide entry No. 332 Dated: 23.03.1992.





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It was so found that the Mamlatdar Dholera vide Order No. JAMIN / PRA.SA.PA / S.R.384 / 2014 dated 24.09.2014 converted the said Land into the Old Tenure Land for only Agricultural Purpose subject to certain conditions. The said order was taken into Review by Deputy Collector Prant Dhandhuka and vide its Order No. JAMIN / SAMIKSHA / BHIMTALAV / VASHI ./ S.R.No.754 / 2014 Dated 19.12.2014 upheld the Order of Mamlatdar and so it was confirmed that the said land was converted to old tenure Land for only Agricultural purpose. And Entry to that effect was Mutated into the Revenue Record Vide Entry No.912 Dated 20.12.2014.

It was also found the Land owners on record [1] Valjibhai Merabhai [2] Rahubhai Merabhai [3] Samjibhai Merabhai [4] Sundarben Merabhai [5] Champaben Merabhai [6] Fuljiben Merabhai [7] Gudiben W/o Merabhai Polabhai one of the Land owner Shri Shamjibhai Merabhai Died on 09.11.2012. So the name of his Legal heirs [1] Geetaben Shamjibhai Parmar [2] Manishaben Shamjibhai Parmar [3] Sonalben Shamjibhai Parmar entered into the revenue record so the owner of the said land will be [1] Valjibhai Merabhai [2] Rahubhai Merabhai [3] Sundarben merabhai [4] Champaben Merabhai [5] Fuljiben Merabhai [6] Gudiben W/o Merabhai Polabhai [7] Geetaben Shamjibhai Parmar [8] Manishaben Shamjibhai





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Parmar [9] Sonalben Shamjibhai Parmar. And Entry to that effect was Mutated in the Revenue Record Vide Entry No.915 Dated 26.12.2014.

It was further found that the Land owners on record [1] Valjibhai Merabhai [2] Rahubhai Merabhai [3] Sundarben merabhai [4] Champaben Merabhai [5] Fuljiben Merabhai [6] Gudiben W/o Merabhai Polabhai [7] Geetaben Shamjibhai Parmar [8] Manishaben Shamjibhai Parmar [9] Sonalben Shamjibhai Parmar one of the Land owner Smt. Champaben Merabhai Died on 07.11.2012. So the name of her Legal heirs [1] Sagarbhai Keshubhai [2] Mansukhbhai Keshubhai entered into the revenue record so the owner of the said land will be [1] Valjibhai Merabhai [2] Rahubhai Merabhai [3] Sundarben merabhai [4] Fuljiben Merabhai [5] Gudiben W/o Merabhai Polabhai [6] Geetaben Shamjibhai Parmar [7] Manishaben Shamjibhai Parmar [8] Sonalben Shamjibhai Parmar [9] Sagarbhai Keshubhai [10] Mansukhbhai Keshubhai. And Entry to that effect was Mutated in the Revenue Record Vide Entry No.919 Dated 30.01.2015.

It was further found that from the Land owners on record [1] Valjibhai Merabhai [2] Rahubhai Merabhai [3] Sundarben Merabhai [4] Champaben Merabhai [5] Fuljiben Merabhai [6] Gudiben W/o Merabhai Polabhai [7] Geetaben Shamjibhai Parmar [8] Manishaben Shamjibhai Parmar [9] Sonalben





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Shamjibhai Parmar one of the Land owner Gudiben W/o Merabhai Polabhai Died on 07.11.2012. But as her legal heirs were already on record so her name was removed from the revenue record so the owner of the said land will be [1] Valjibhai Merabhai [2] Rahubhai Merabhai [3] Sundarben merabhai [4] Fuljiben Merabhai [5] Geetaben Shamjibhai Parmar [6] Manishaben Shamjibhai Parmar [7] Sonalben Shamjibhai parmar [8] Sagarbhai Keshubhai [9] Mansukhbhai Keshubhai. And Entry to that effect was Mutated in the Revenue Record Vide Entry No.920 Dated 30.01.2015.

It was also found that as previously the order by Mamlatdar Dholera was passed converting the New Tenure Land into Old Tenure Land for only agricultural Purpose vide its order No. JAMIN / PRA.SA.PA / S.R.384 / 2014 dated 24.09.2014. And so Entry to that effect was Mutated in the Revenue Record Vide Entry No.923 Dated 05.05.2015.

It was further found that Resurvey was held by the SLR (Superintendent of Land Records) Ahmedabad Vide its order No. Resurvey / DSO / AAKARBANDH / KAYAMKHARDO / BHIMTALAV / 2015 dated 14.05.2015 and accordingly Promulgation was finalized due to which the old Revenue Survey No.62/1 of the said land was converted into new Revenue Survey No.160. And so Entry to that effect was





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Mutated in the Revenue Record Vide Entry No.935 Dated 27.05.2015.

It was also found that previously an order was passed by the Mamlatdar Dholera vide order No.JAMIN / PRA.SA.PA / S.R.384 / 2014 dated 24.09.2014 by which Converted the said Land into the Old Tenure Land for only Agricultural Purpose. The said order was taken into Review By Deputy Collector Prant Dhandhuka and vide its Order No.JAMIN / SAMIKSHA / BHIMTALAV / VASHI / S.R.No.754 / 2014 Dated- 19.12.2014 upheld the Order of Mamlatdar and also directed the Mamlatdar to Remove the Condition No.8 from the Order dated 24.09.2014. And Entry to that effect was Mutated in the Revenue Record Vide Entry No.941 Dated 12.10.2015.

Further it was so found that as an owner of the said Land [1] Valjibhai Merabhai [2] Rahubhai Merabhai [3] Sundarben Merabhai [4] Fuljiben Merabhai [5] Geetaben Shamjibhai Parmar [6] Manishaben Shamjibhai Parmar [7] Sonalben Shamjibhai parmar [8] Sagarbhai Keshubhai [9] Mansukhbhai Keshubhai sold the said land by registered Sale Deed to [1] Harjibhai Sukhabhai and registered Sale Deed was registered in the office of sub-registrar Dholera vide No. 1572 dated 28.10.2015. And so [1] Harjibhai Sukhabhai became the owner and possessor of the said land. And entry to that





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effect was mutated in the revenue record vide entry no. 944
Dated- 28.10.2015.

It was also founds that Collector Ahmedabad vide its Notice No. ACB / TNC / PRA.SA.PRA / PREMIUM / BHIMTALAV – 160 / S.R.191 / 2016 Dated 19.05.2016 Took the order No. JAMIN / SAMIKSHA / BHIMTALAV / VASHI/ S.R.No.754/2014 Dated 19.12.2014 of Deputy Collector Prant Dhandhuka into Review and vide its order No.- A.C.B/TNC/JHU.SHA/BHIMTALAV-160/2016 Dated 06.04.2016 Collector Ahmedabad cancel the order of Dy. Collector Prant Dhandhuka.

It was so found that Harjibhai Sukhabhai Moved an application before the Collector Ahmedabad Dated 20.02.2016 for changing the tenure of the said Land and the Collector Ahmedabad vide its order No.ACB / TNC / PREMIUM / S.R.191 / 2016 Dated 05.12.2016 allowed the application and changed the Tenure of Land for Agricultural and Non-Agricultural purpose. And entry to that effect was mutated in the revenue record vide entry no. 998 Dated – 03.01.2017.

It was also found that Harjibhai Sukhabhai moved an application dated 01.03.2017 Before the Collector Ahmedabad for changing the purpose of land from Agricultural use Land to Non- Agricultural use and the said application was allowed by the Collector vide its order No.





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ACB / TNC / N.A. / TATKAL / SEC-65 / S.R.77 / 2016 dated 01.03.2017 and so the said Land was converted from Agricultural use Land to Non-Agricultural use Land. An entry to that effect was mutated in the revenue record vide entry no. 1003 Dated – 08.03.2017.

From Records it was also found that Dholera Special Investment Regional Development Authority declares the compensation for private Land owners of Town Planning Scheme 2A and 4A as their holdings in land deducted for the purpose of Town Planning and as such the owner of the said Land also got the compensation. An Entry to that effect was mutated in the revenue record vide Entry No.1038 dated 17.01.2018

It was also so found that Harjibhai Sukhabhai as an owner, occupier and possessor sold the said land by registered sale deed to Greenera Infrawell Private Limited through its Managing Directors [1] Ambrish Thakarsinhbhai Parajiya [2] Bhaveshkumar Chabildas Hakani and the said sale deed was registered in the office of Sub-Registrar Dholera vide Registration Number 195 Dated 27.02.2019. And so Greenera Infrawell Private Limited became the sole owner, occupier and possessor of the said Land. An entry to that effect was mutated in the revenue record vide entry no. 1072 Dated – 07.03.2019.





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Thus Greenera Infrawell Private Limited became absolute owner, possessor, occupier of the said property and has all right to the said land bearing Old R.S. No.62/1, New Revenue Survey No.160 i.e. 19,223 Sq.mtrs, and having Value (Aakaar) - Rs.5.30.

"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 establish that charges of Rahtalav Seva Sahkari mandli Limited and Khun Group Seva Sahkari Mandli Limited and also other Goverment Dues were 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.87 i.e. 9612 Sq. mtrs (Old Final Plot No.1767), having Original Plot No.1767/B of T.P. Scheme No.2/A (Residential Zone), of **Dholera Special Investment Regional Development Authority** having Old Revenue Survey No.62/1, New Revenue*





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Survey No.160 i.e. 19,223 Sq.mtrs, and having Value (Aakaar) - Rs.5.30. are clear, marketable and without any encumbrance charge.

::- SCHEDULE -::

Final Plot No.87 i.e. 9612 Sq. mtrs (Old Final Plot No.1767), having Original Plot No.1767/B of T.P. Scheme No.2/A (Residential Zone), of **Dholera Special Investment Regional Development Authority** having Old Revenue Survey No.62/1, New Revenue Survey No.160 i.e. 19,223 Sq. mtrs, and having Value (Aakaar) - Rs.5.30.

Place: Surat

Date: 14.08.2020



Arun G. Panchal

Advocate



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"Title Clearance Certificate Report"

To Whomsoever It may Concern

Sub: Title clearance Report in respect of, Final Plot No.87 i.e. 860.00 Sq.mtrs (Old Final Plot No.1767),having Original Plot No.1767/B i:e. 1726 Sq. mtrs of T.P. Scheme No.2/A (Residential Zone), of **Dholera Special Investment Regional Development Authority** having Old Revenue Survey No. 62/3, New Revenue Survey No. 159 i.e. 1726 Sq. mtrs, and having Value (Aakaar) - Rs. 0.95 of **Bhimtalav**, 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 of Revenue records with regard to subject land provided by my client and also from the search of the records having being maintained by the Sub-registrar at Dholera. It was so found that previously dues of Rahtalav Seva Sahkari Mandli Limited does existed but later on it was released which can be establish relying on Mutation entry No. 982. Further It was also found from mutation entry No. 956 and 967 that dues of Khun Group Seva Sahkari Mandli Limited which was formerly existed have





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been later released. It reveals from the mutation entry No 931 that previously there exist Government dues which was later released. And also relying on No Due Certificate issued by Talati cum Mantri of Village: Bhimtalav dated 25.06.2020 it reveals about no previous dues with respect to the subject land.

List of Documents verified at the time of providing title.

1. Certified copy of Village: form No. 8-A Account No. 369, Of Village: Bhimtalav Ta: Dholera Dist: Ahmedabad. Dated 29.06.2020
2. Certified copy of Village: form No. 7/12 of R.S.No.159 (Old R.S.No.62/3) for 1953-54 to 1962-63, Of Village: Bhimtalav Ta: Dhandhuka Dist: Ahmedabad.
3. Certified copy of Village: form No. 7/12 of R.S.No.159 (Old R.S.No.62/3) for 1963-64 to 1973-74, Of Village: Bhimtalav Ta: Dhandhuka Dist: Ahmedabad
4. Certified copy of Village: form No. 7/12 of R.S.No.159 (Old R.S.No.62/3) for 1973-74 to 1983-84, Of Village: Bhimtalav Ta: Dhandhuka Dist: Ahmedabad.





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5. Certified copy of Village: form No. 7/12 of R.S.No.159 (Old R.S.No.62/3) for 1983-84 to 1993-94, Of Village: Bhimtalav Ta: Dhandhuka Dist: Ahmedabad.
6. Certified copy of Village: form No. 7/12 of R.S.No.159 (Old R.S.No.62/3) for 1993-94 to 2005-06, Of Village: Bhimtalav Ta: Dhandhuka Dist: Ahmedabad.
7. Certified copy of Village: form No. 7/12 of R.S.No.159 (Old R.S.No.62/3) upto 2020, Of Village: Bhimtalav Ta: Dholera Dist: Ahmedabad. Dated 29.06.2020.
8. Certified copy of Village: form No. 12 of R.S.No.159 (Old R.S.No.62/3) for 2003-04 to 2005-06, Of Village: Bhimtalav Ta: Dholera Dist: Ahmedabad. Dated 30.06.2020.
9. Certified copy of Village: form No. 12 of R.S.No.159 (Old R.S.No.62/3) for 2006-07 to 2008-09, Of Village: Bhimtalav Ta: Dholera Dist: Ahmedabad. Dated 30.06.2020
10. Certified copy of Village: form No. 12 of R.S.No.159 (Old R.S.No.62/3) for 2009-10 to 2011-12, Of Village: Bhimtalav Ta Dholera Dist Ahmedabad. Dated 30.06.2020





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14. Certified copy of Village: form No. 12 of R.S.No.160 (Old R.S.No.62/1) for 2018-19 to 2020-21, Of Village: Bhimtalav Ta: Dhandhuka Dist: Ahmedabad. Dated 30.06.2020.
15. Certified copy of Village: form No.6 for record of rights of Village: Bhimtalav Taluka: Dholera Entry No. 47, 53, 59, 68, 104, 180, 225, 332, 404, 527, 912, 915, 919, 920, 931, 933, 935, 941, 943, 954, 956, 967, 979, 982, 984, 1038, 1073.





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16. Original copy of No due certificate in the name of Greenera Infrawell Private Limited and its Directors issued by Bhimtalav Talati cum Mantri of Village: Bhimtalav Taluka Dholera.
17. Original Sale deed executed in favour of Green era Infrawell Private Limited through its Managing Directors [1.] Ambrish Thakarsinhbhai Parajiya [2.] Bhaveshkumar Chabildas Hakani by Harjibhai Sukhabhai registered vide No. 196 of 2019 dated 27.02.2019 in the office of Sub-registrar Dholera.
18. Original Sale deed executed in favour of Harjibhai Sukhabhai by [1] Valjibhai Merabhai [2] Rahubhai Merabhai [3] Sundarben Merabhai [4] Fuljiben Merabhai [5] Geetaben Shamjibhai Parmar [6] Manishaben Shamjibhai Parmar [7] Sonalben Shamjibhai parmar [8] Sagarbhai Keshubhai [9] Mansukhbhai Keshubhai registered vide No. 915 of 2014 Dated 26.12.2014 in the office of Sub-registrar Dholera.
19. Certified copy of order by Hon'ble Collector Ahmedabad vide No. ACB / TNC / PREMIUM / S.R.190 / 2016 Dated 07.07.2016 changing Tenure of land from old tenure to new tenure land for land bearing Final Plot No.1767 i.e. 860 Sq. Mtrs.





ARUN G. PANCHAL

ADVOCATE

Enrollment No. G/1623/2008

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

Contact: 9558 81475

20. Certified copy of order by Hon'ble Collector Ahmedabad vide No. ACB / TNC / N.A. / TATKAL / SEC-65 / S.R. 5 / 2016 dated 07.09.2016 providing Non Agriculture use permission for Residential Purpose for Land bearing Final Plot No.1767 i.e. 860.00 Sq. Mtrs.
21. Original copy of Title Clearance Report issued on dated 27.07.2015 By Learned Advocate Mukund Jani with regard to Subject land.
22. Search Receipt No. 2020402000709 dated 25.06.2020 of Sub registrar office at Dholera.

"TRACING OF TITLES"

The Tracing of the title of land bearing, Final Plot No. 87 i.e. 860 Sq. mtrs (Old Final Plot No.1767), having Original Plot No.1767/B i.e. 860.00 Sq.mtrs of T.P. Scheme No.2/A (Residential Zone), of **Dholera Special Investment Regional Development Authority** having Old Revenue Survey No.62/3, New Revenue Survey No.159 i.e. 1726.00 Sq.mtrs, and having Value (Aakaar) - Rs.0.95.

The Said Land was originally owned by Pathubha Bhimbha and under the said land Merabhai Polabha was a tenant. But as the order was passed by the Collector under section 6 of





ADVOCATE

ARUN G. PANCHAL

ADVOCATE

Enrollment No. G/1623/2008

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

Contact: 9558 81475

Talukadari Abolition act vide order No. TSO. 572 dated 13.05.1953 that the Land which remains uncultivated for continuous period of three years will get vested in the name of government. So the said land was also got vested to the Government. An entry to that effect was mutated in the revenue record Vide Entry No. - 47 dated 04/01/1954.

Thereafter under the said land including other lands an order was passed by the collector under section 6(1) of Prevention of fragmentation and consolidation of holdings Act 1947 vide order No.L.N.D.4912 dated 20.08.1951 declaring the said land to be fragmented land. An entry to that effect was mutated in the revenue record Vide Entry No. - 53 dated 20/06/1955.

Thereafter Notification was declared by the government vide No. T.T.A 1855-129609 MESH, Dated 17.12.1955 directing the lands which have been vested in the name of Government under section 6 of the Talukadari Abolition Act and if the said land founds to be of less than 3 Guntha should be removed from the name of Government and again to be transferred in the name of original owners and so the said land admeasuring 0.17 Guntha again transferred in the name of Pathubha Bhimbha. An entry to that effect was mutated in the revenue record Vide Entry No. - 59 dated 01/08/1956.





ADVOCATE

ARUN G. PANCHAL

ADVOCATE

Enrollment No. G/1623/2008

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

Contact: 9558 81475

Thereafter as the said land was transferred in the name of original owner and as Merabhai Polabhai was cultivating the said land since 1953-54 so his name entered as a tenant in the second right of revenue record. An entry to that effect was mutated in the revenue record Vide Entry No. - 68 dated 19/05/1957.

Thereafter the proceedings were initiated u/s 32(g) of Tenancy Act before the Mamlatdar Dhandhuka vide case number 35/61 dated 20-10-1961 in which, the amount to be paid by tenant was decided and so the name of Shri Merabhai Polabhai was entered as a holder and possessor of the said land and entry to that effect was mutated in the revenue record Vide Entry No. - 180(23) dated 06/01/1967.

Thereafter the proceedings which was admitted before the Mamlatdar Dhandhuka Vide case no.- 35/61 get disposed of which was verified accordingly and so the name of tenant was entered in the revenue record as a holder and possessor of the said Land and the said sale was made taking into consideration conditions and restrictions mention under Section 43 of Tenancy Act and So effect of Restricted and New Tenure was given in the second column of revenue record of the said land and the loan of land owners was also entered into the Revenue Record and entry to that effect was





ADVOCATE

ARUN G. PANCHAL

ADVOCATE

Enrollment No. G/1623/2008

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

Contact: 9558 81475

mutated in the revenue record wide entry no.-225(23) dated 13/05/1973.

Thereafter Merabhai Polabhai Died so the name of his legal heirs [1] Valjibhai Jerambhai [2] Rahubhai Jerambhai [3] Shamjibhai Jerambhai [4] Sunderben Jerambhai [5] Champaben Jerambhai [6] Fuljiben Jerambhai [7] Gudiben Jerambhai entered into the revenue Records and so they became the owner and possessor of the Land. Entry to that effect was mutated in the revenue record vide entry No.332 Dated: 23.03.1992.

Thereafter the Mamlatdar Dholera vide Order No. JAMIN / PRA.SA.PA / S.R.384 / 2014 dated 24.09.2014 Converted the said Land into the Old Tenure Land for only Agricultural Purpose subject to certain conditions. The said order was taken into Review by Deputy Collector Prant Dhandhuka and vide its Order No. JAMIN / SAMIKSHA / BHIMTALAV / VASHI ./ S.R.No.754 / 2014 Dated 19.12.2014 upheld the Order of Mamlatdar and so it was confirmed that the said land was converted to old tenure Land for only Agricultural purpose. And Entry to that effect was Mutated into the Revenue Record Vide Entry No.912 Dated 20.12.2014.

Thereafter from the Land owners on record [1] Valjibhai Merabhai [2] Rahubhai Merabhai [3] Samjibhai Merabhai [4] Sundarben Merabhai [5] Champaben Merabhai [6] Fuljiben





ADVOCATE

ARUN G. PANCHAL

ADVOCATE

Enrollment No. G/1623/2008

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

Contact: 9558 81475

Merabhai [7] Gudiben W/o Merabhai Polabhai one of the Land owner Shri Shamjibhai Merabhai Died on 09.11.2012. So the name of his Legal heirs [1] Geetaben Shamjibhai Parmar [2] Manishaben Shamjibhai Parmar [3] Sonalben Shamjibhai parmar entered into the revenue record so the owner of the said land will be [1] Valjibhai Merabhai [2] Rahubhai Merabhai [3] Sundarben Merabhai [4] Champaben Merabhai [5] Fuljiben Merabhai [6] Gudiben W/o Merabhai Polabhai [7] Geetaben Shamjibhai Parmar [8] Manishaben Shamjibhai Parmar [9] Sonalben Shamjibhai parmar. And Entry to that effect was Mutated in the Revenue Record Vide Entry No. 915 Dated 26.12.2014.

Thereafter from the Land owners on record [1] Valjibhai Merabhai [2] Rahubhai Merabhai [3] Sundarben Merabhai [4] Champaben Merabhai [5] Fuljiben Merabhai [6] Gudiben W/o Merabhai Polabhai [7] Geetaben Shamjibhai Parmar [8] Manishaben Shamjibhai Parmar [9] Sonalben Shamjibhai parmar one of the Land owner Smt. Champaben Merabhai Died on 07.11.2012. So the name of her Legal heirs [1] Sagarbhai Keshubhai [2] Mansukhbhai Keshubhai entered into the revenue record so the owner of the said land will be [1] Valjibhai Merabhai [2] Rahubhai Merabhai [3] Sundarben merabhai [4] Fuljiben Merabhai [5] Gudiben W/o Merabhai Polabhai [6] Geetaben Shamjibhai Parmar [7] Manishaben Shamjibhai Parmar [8] Sonalben Shamjibhai Parmar [9]





ADVOCATE

ARUN G. PANCHAL

ADVOCATE

Enrollment No. G/1623/2008

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

Contact: 9558 81475

Sagarbhai Keshubhai 10.Mansukhbhai Keshubhai. And Entry to that effect was Mutated in the Revenue Record Vide Entry No.919 Dated 30.01.2015.

Thereafter from the Land owners on record [1] Valjibhai Merabhai [2] Rahubhai Merabhai [3] Sundarben Merabhai [4] Champaben Merabhai [5] Fuljiben Merabhai [6] Gudiben W/o Merabhai Polabhai [7] Geetaben Shamjibhai Parmar [8] Manishaben Shamjibhai Parmar [9] Sonalben Shamjibhai Parmar one of the Land owner Gudiben W/o Merabhai Polabhai Died on 07.11.2012. But as her legal heirs were already on record so her name was removed from the revenue record so the owner of the said land will be [1] Valjibhai Merabhai [2] Rahubhai Merabhai [3] Sundarben Merabhai [4] Fuljiben Merabhai [5] Geetaben Shamjibhai Parmar [6] Manishaben Shamjibhai Parmar [7] Sonalben Shamjibhai Parmar [8] Sagarbhai Keshubhai [9] Mansukhbhai Keshubhai. And Entry to that effect was Mutated in the Revenue Record Vide Entry No.920 Dated 30.01.2015.

Thereafter, the landlord applied before Mamlatdar & ALT to remove charges from the revenue record of said land and on the basis of the certificate obtained under section 32(m) of Gujarat Tenancy and Agricultural Lands Act the charges of the Land Lord removed from the revenue record. An Entry to





ADVOCATE

ARUN G. PANCHAL

ADVOCATE

Enrollment No. G/1623/2008

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

Contact: 9558 81475

that effect was Mutated in the Revenue Record Vide Entry No.931 Dated 02.05.2015

Thereafter, as previously the order by Mamlatdar Dholera was passed converting the New Tenure Land into Old Tenure Land for only agricultural Purpose vide its order No. JAMIN/PRA.SA.PA/S.R.384/2014 dated 24.09.2014. And so Entry to that effect was Mutated in the Revenue Record Vide Entry No.933 Dated 05.05.2015.

Thereafter, Revenue survey was held by the SLR (Superintendent of Land Records) Ahmedabad Vide its order No. Resurvey / DSO / AAKARBANDH / KAYAMKHARDO / BHIMTALAV / 2015 Dated 14.05.2015 and accordingly Promulgation was finalized due to which the old Revenue Survey No.62/3 of the said land was converted into new Revenue Survey No.159. And so Entry to that effect was Mutated in the Revenue Record Vide Entry No.935 Dated 27.05.2015.

Thereafter as previously an order was passed by the Mamlatdar Dholera vide order No. JAMIN / PRA.SA.PA / S.R.384 / 2014 dated 24.09.2014 by which Converted the said Land into the Old Tenure Land for only Agricultural Purpose. The said order was taken into Review By Deputy Collector Prant Dhandhuka and vide its Order No. JAMIN / SAMIKSHA / BHIMTALAV / VASHI. / S.R.No.754 / 2014 Dated- 19.12.2014





ARUN G. PANCHAL

ADVOCATE

Enrollment No. G/1623/2008

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

Contact: 9558 81475

upheld the Order of Mamlatdar and also directed the Mamlatdar to Remove the Condition No.8 from the Order dated 24.09.2014. And Entry to that effect was Mutated in the Revenue Record Vide Entry No.941 Dated 12.10.2015.

Thereafter as an owner of the said Land [1] Valjibhai Merabhai [2] Rahubhai Merabhai [3] Sundarben Merabhai [4] Fuljiben Merabhai [5] Geetaben Shamjibhai Parmar [6] Manishaben Shamjibhai Parmar [7] Sonalben Shamjibhai Parmar [8] Sagarbhai Keshubhai [9] Mansukhbhai Keshubhai sold the said land by registered Sale Deed to [1] Harjibhai Sukhabhai and registered Sale Deed was registered in the office of sub-registrar Dholera vide No. 1571 dated 28.10.2015. And so [1] Harjibhai Sukhabhai became the owner and possessor of the said land. And entry to that effect was mutated in the revenue record vide entry no. 943 Dated- 28.10.2015.

Thereafter Harjibhai Sukhabhai Moved an application before the Collector Ahmedabad for changing the tenure of the said Land and the Collector Ahmedabad vide its order No. ACB / TNC / PREMIUM / S.R.190 / 2016 Dated 07.07.2016 allowed the application and changed the Tenure and removed the restrictions from the said land. And entry to that effect was mutated in the revenue record vide entry no. 979 Dated - 15.07.2016.





ADVOCATE

ARUN G. PANCHAL

ADVOCATE

Enrollment No. G/1623/2008

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

Contact: 9558 81475

Thereafter Harjibhai Sukhabhai moved an application Before the Collector Ahmedabad for changing the purpose of land from Agricultural use Land to Non- Agricultural use and the said application was allowed by the Collector vide its order No. ACB / TNC / N.A. / TATKAL / SEC-65 / S.R. 5 / 2016 dated 07.09.2016 and so the said Land was converted from Agricultural use Land to Non-Agricultural use Land. And so the land bearing R. S. No 159 (Old R.S.No. 62/3) T. P. Scheme No. 2/A, old Final Plot No – 1767, Admeasuring about 860 Sq. Mtrs. got the title of Non-agricultural use Land. An entry to that effect was mutated in the revenue record vide entry no. 984 Dated – 09.09.2016.

Thereafter Dholera Special Investment Regional Development Authority declares the compensation for private Land owners of Town Planning Scheme 2A and 4A as their holdings in land deducted for the purpose of Town Planning and as such the owner of the said Land also got the compensation. An Entry to that effect was mutated in the revenue record vide Entry No.1038 dated 17.01.2018.

Thereafter Harjibhai Sukhabhai as an owner, occupier and possessor sold the said land by registered sale deed to Greenera Infrawell Private Limited through Its Managing Directors [1] Ambrish Thakarsinhbhai Parajiya [2] Bhaveshkumar Chabildas Hakani and the said sale deed was





ARUN G. PANCHAL

ADVOCATE

Enrollment No. G/1623/2008

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

Contact: 9558 81475

registered in the office of Sub-Registrar Dholera vide Registration Number 196 Dated 27.02.2019. And so Greenera Infrawell Private Limited became the sole owner, occupier and possessor of the said Land. And entry to that effect was mutated in the revenue record vide entry no. 1073 Dated – 07.03.2019.

Thus Greenera Infrawell Private Limited became absolute owner, possessor, occupier of the said property and has all right to the said land bearing Old R.S. No.62/3, New Revenue Survey No.159 i.e. 1726 Sq.mtrs, and having Value (Aakaar) - Rs.0.95 .

"FINAL CERTIFICATE"

This is to certify that upon an inspection of Revenue Record of the property mentioned below in Schedule where it was so establish that charges of Rahtalav Seva Sahkari mandli Limited and Khun Group Seva Sahkari Mandli Limited and also other Government Dues were previously existed but was later on paid off so all charges were released and at present going through the 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.





ADVOCATE

ARUN G. PANCHAL

ADVOCATE

Enrollment No. G/1623/2008

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

Contact: 9558 81475

This is to certify that the land bearing Final Plot No.87 i.e. 860 Sq.mtrs (Old Final Plot No.1767), having Original Plot No.1767/B of T.P. Scheme No.2/A (Residential Zone), of **Dholera Special Investment Regional Development Authority** having Old Revenue Survey No.62/3, New Revenue Survey No.159 i.e. 1726 Sq. mtrs, and having Value (Aakaar) - Rs.0.95. are clear marketable and without any encumbrance charge.

:-SCHEDULE:-

Final Plot No.87 i.e. 860 Sq. mtrs (Old Final Plot No.1767), having Original Plot No.1767/B of T.P. Scheme No.2/A (Residential Zone), of **Dholera Special Investment Regional Development Authority** having Old Revenue Survey No.62/3, New Revenue Survey No.159 i.e. 1726 Sq. mtrs, and having Value (Aakaar) - Rs.0.95.



Place: Surat

Arun G.Panchal

Date: 14.08.2020

Advocate