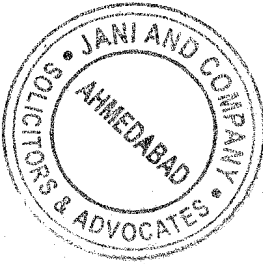


HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY, BODAKDEV,
AHMEDABAD - 380059. PHONE : [REDACTED] E-mail : janiandco@gmail.com
(O) 29710100 - 29710200

REF. NO. 11562/2019

To,
M/s SUPAN DEVELOPERS,
Ahmedabad



TITLE CERTIFICATE CUM TITLE REPORT

Reg: - Non-Agricultural Land bearing (1) Final Plot No. 71 admeasuring about 1200 sq.mtrs (given in lieu of land of Survey No 165 admeasuring about 1518 sq.mtrs) and (2) Final Plot No 69 admeasuring about 1157 sq.mtrs (given in lieu of land of Survey No 166 admeasuring about 1619 sq.mtrs) totally admeasuring about 2357 sq.mtrs of Town Planning Scheme no. 18 (Ghatlodiya Chandlodiya-Sola), situate, lying and being at Moje Chadlodiya, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub-District of Ahmedabad-8 (Sola) and belonging to M/s SUPAN DEVELOPERS, a Partnership firm.

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As per instructions, we have examined the titles of the above referred property and have caused to be taken searches (partly manual and partly computerized upto the date of search i.e. 16-12-2019) of available revenue and registration record for last 30 years through our search clerk and from that and from the information given to us and believing the same to be true, correct and trustworthy and also believing the revenue records/documents/copies/papers etc furnished in his/its file to be true and genuine, and also based upon the information given by owners that no transfer/agreement was made in respect of the said land during the period for which the record is not available which would make the titles defective, we hereby give our title certificate cum report on title as under:-

➤ **History of Land**

1. That it appears from the revenue record, the land bearing Survey no. 165 admeasuring about Acre 0-15 Gs and land bearing Survey No 166 admeasuring about Acre 0-16Gs was belonging to (1) Chhababhai Mangalbhai and (2) Shankarbhai Mangalbhai since prior to the year 1968.
2. That said Chhababhai Mangalbhai died intestate on or about 26-01-1968, hence name of his heirs (1) Shankarbhai Mangalbhai (2) Naranbhai Shankarbhai (3) Ranchhodbhai Shankarbhai (4) Shakrabhai Shankarbhai and (5) Dahyabhai Shankarbhai were entered in the revenue record vide Entry No 832 dated 11-07-1968.
3. That said Shankarbhai Mangalbhai died intestate on or about 18-02-1971, hence name of his heirs (1) Naranbhai Shankarbhai (2) Ranchhodbhai Shankarbhai (3) Shakarchand Shankarbhai and (4) Dahyabhai Shankarbhai were entered in the revenue record. Mutation Entry to the said effect was made in the revenue record vide Entry No 988 dated 15-10-1973.
4. That as per order of City Deputy Collector, dated 17-06-1977, as per provision of Sec 6 (2) of Bombay Prevention of Fragmentation and Consolidation of Holdings Act, it was held that all Kyari land admeasuring less than Acre 0-20 Gs and Jarayat land admeasuring less than Acre 2-00 Gs was declared as "Fragment land" Hence accordingly land bearing Survey No 165 admeasuring about Acre 0-15Gs and land bearing Survey No 166 admeasuring about Acre 0-16Gs was declared as Fragment land. Mutation Entry to the said effect is made in the revenue record vide Entry No 1167 dated 24-08-1977.
5. That as per No Dues certificate dated 21-05-1980, of Gujarat State Co-operative Land Development Bank Ltd, upon repayment of loan of Rs.30,000/- of Gujarat State Co-operative Land Development Bank Ltd, land bearing Survey No 165 and 166 stands released from the charge of said bank. Mutation Entry to the said effect is made in the revenue record vide Entry No 1444 dated 02-06-1980.



6. That one of the co-owners, Naranbhai Shankarbhai Patel died intestate on or about 26-10-1993, hence names of his heirs viz (1) Chanchalben wd/o Naranbhai Shankarbhai (2) Amratbhai Naranbhai (3) Nirmalaben alias Vimlaben Naranbhai (4) Bhartiben Naranbhai (5) Gitaben Naranbhai (6) heirs of Late Kapilaben (a) Vadilal Jivanlal as self and as guardian of Minors (1) Jaykumar and (2) Komalben were entered in the revenue record vide Entry No 2033 dated 01-11-1993.
7. Thereafter the Competent Authority and Deputy Collector of Ahmedabad declared 1518 sq.mtrs land of Survey No 165 and land admeasuring about 1619 sq.mtrs of Survey No 166 alongwith other lands totally admeasuring about 11000 sq.mtrs out of total land admeasuring about 27696.77 sq.mtrs as retainable land under The Urban Land (Ceiling and Regulations) Act, 1976 by its order dated 28-02-1994 bearing No.ULC/Form-1/U-2/Chadlodiya/132,53,63 of the above referred (1) Shri Naranbhai Shankarbhai Patel (2) Ranchhodbhai Shankarbhai Patel (3) Shakarchand Shankarbhai Patel and (4) Dahyabhai Shankarbhai Patel and remaining land admeasuring about 16696.77 sq.mtrs were declared as excess land and it was further held by Mamlatdar vide its order bearing No RTS/Vashi/2347/97 dated 13-05-1997 all excess land which were released from agricultural land of land owners shall be vested with Government. Mutation Entry to the said effect was made in the revenue record vide Entry No 2164 dated 14-05-1997.
8. That said Kapilaben d/o Naranbhai Shankarbhai and wife of Vadilal Jivanbhai died intestate on or about 29-07-1988, hence names of his heirs Vadilal Jivanbhai Patel as self and as guardian of Minors Komalben and Minor Jaykumar were entered in the revenue record vide Entry No 2215 dated 23-02-1998.
9. That said (1) Chanchalben wd/o Naranbhai Shankarbhai (2) Bhartiben Naranbhai (3) Gitaben Naranbhai (4) Hansaben Naranbhai (5) Nirmalaben alias Vimlaben Naranbhai (6) Vadilal Jivanbhai as self and as guardian of Minors (a) Jaykumar Vadilal and (b)



Komalben Vadilal and all through their Power of Attorney Holder Babubhai Manilal Chaudhary sold and conveyed land bearing Survey No 165 paiki undivided land admeasuring about 325.28 sq.mtrs and land bearing Survey No 166 paiki undivided land admeasuring about 346.93 sq.mtrs to Dahyabhai Manilal Chaudhary vide Sale deed dated 03-04-2006 registered before the Sub Registrar of Ahmedabad-2 (Vadaj ) at Serial No 3378 dated 03-04-2006. Mutation Entry to the said effect is made in the revenue record vide Entry No 2748 dated 05-04-2006 which was cancelled on 15-07-2006 as per order bearing No Land/Vashi/2728 to 2730/2006 bearing SR No 71/2006 of Mamlatdar dated 19-06-2006.

10. That subsequently effect of abovementioned Sale deed registered at Serial No.3378 dated 03-04-2006 was again mutated in the revenue record vide Entry No 2798 dated 03-08-2006 which was certified by Mamlatdar, Vijapur vide its letter bearing No LAND/Vashi 2728 to 2730/2006 bearing SR NO 71/2006 dated 19-06-2006.
11. That said Sakrachand Shakrabhai died intestate on or about 18-06-2007, hence names of his heirs (1) Lilaben Sakarchand (2) Jitendra Sakarchand (3) Mukeshbhai Sakarchand (4) Manojbhai Sakarchand (5) Indiraben Sakarchand were entered in the revenue record vide Entry No 2921 dated 11-08-2007.
12. That said Indiraben Sakarchand Shakrabhai released her rights from the revenue record of land of Survey No 165 and 166 in favour of (1) Lilaben Sakarchand (2) Jitendra Sakarchand (3) Mukesh Sakarchand and (4) Manoj Sakarchand, hence her name was deleted from the revenue record vide Entry No 2922 dated 11-08-2007.
13. That said Ranchhodbhai Shankarbhai Patel died intestate on or about 16-12-2007, hence names of his heirs (1) Kusumben Ranchhodbhai (2) Bhagwatiben Ranchhodbhai (3) Manjulaben Ranchhodbhai (4) Mahendrabhai Ranchhodbhai and (5) Rajendrabhai Ranchhodbhai were entered in the revenue record vide Entry No 3005 dated 22-01-2008.



14. That prior to his death said Ranchhodbhai Shankarbhai Patel made his Last Will on 20-11-2004 which was registered at Serial No 7280 dated 20-11-2004 and as per the said Will said Ranchhodbhai Shankarbhai Patel bequeathed his undivided right title and interest in the land of Survey No 165 and 166 to his two sons (1) Mahendrabhai Ranchhodbhai Patel and (2) Rajendrabhai Ranchhodbhai Patel. Mutation Entry to the said effect is made in the revenue record vide Entry No 3037 dated 08-03-2008.
15. That certain mistakes were crept in computerized 7-12 form of land of Survey No 166 and 165, hence City Mamlatdar vide its order bearing No RTS/Promulgation order/Promulgation sheet/Sr No 1882/08 dated 25-09-2008 said mistakes were rectified. Mutation Entry to the said effect was made in the revenue record vide Entry No 3171 dated 01-01-2008.
16. That names of (1) Kalaben Dahyabhai Patel (2) Jyotsanaben Dahyabhai Patel (3) Bhavnaben Dahyabhhai Patel (4) Sarlaben Dahyabhhai Patel (5) Prafulbhai Dahyabhhai Patel and (6) Kaushikbhai Dahyabhhai Patel were entered as co-owners alongwith Dahyabhai Shankarbhai Patel and others in the record of land of Survey No 165 and 166. Mutation Entry to the said effect was made in the revenue record vide Entry No 3417 dated 05-01-2010.
17. That said (1) Jyotsanaben Dahyabhai Patel (2) Bhavnaben Dahyabhhai Patel and (3) Sarlaben Dahyabhhai Patel released their rights from the revenue record of land of Survey No 165 and 166 in favour of other co-owners i.e. Dahyabhai Shankarbhai Patel and others, hence their names were deleted from the revenue record vide Entry No 3508 dated 10-02-2010.
18. That names of (1) Pareshbhai Jitendrabhai Patel (2) Mitalben Jitendrabhai Patel and (3) Jaydevbhai Jitendrabhai Patel were entered as co-owners alongwith Jitendrabhai Shakarchand Patel in the revenue record of land of Survey No 165 and 166. Mutation Entry to the said effect was made in the revenue record vide Entry No 3908 dated 12-07-2011.

COMPANY'S

19. That one Amratbhai Naranbhai Patel sold and conveyed his undivided share admeasuring about 54.22 sq.mtrs out of total land of Survey No 165 admeasuring about 1518 sq.mtrs to Dahyabhai Manilal Chaudhary vide Sale deed dated 01-05-2013, registered before the Sub Registrar of Ahmedabad-13 (City) at Serial NO 1020 dated 01-05-2013. In the said sale deed (1) Kokilaben Amratbhai Patel (2) Hardik Amratbhai Patel and (3) Sangitaben d/o. Amratbhai Naranbhai Patel joined as confirming party and confirmed the said Sale transaction. Mutation Entry to the said effect was made in the revenue record vide Entry No 4517 dated 01-05-2013.
20. That one Amratbhai Naranbhai Patel sold and conveyed his undivided share admeasuring about 54.59 sq.mtrs out of total land of Survey No 166 to Dahyabhai Manilal Chaudhary vide Sale deed dated 01-05-2013, registered before the Sub Registrar of Ahmedabad-13 (City) at Serial NO 1021 dated 01-05-2013. In the said sale deed (1) Kokilaben Amratbhai Patel (2) Hardik Amratbhai Patel and (3) Sangitaben d/o. Amratbhai Naranbhai Patel joined as confirming party and confirmed the said Sale transaction. Mutation Entry to the said effect was made in the revenue record vide Entry No 4518 dated 01-05-2013.
21. That said Dahyabhai Shankarbhai Patel died intestate on or about 14-06-2012, hence names of his heirs (1) Kalaben wd/o. Shankarbhai (2) Prafulbhai Dahyabhai Patel (3) Kaushikbhai Dahyabhai Patel (4) Jyotsanaben Dahyabhai Patel (5) Bhavnaben Dahyabhai Patel (6) heirs of late Sarlaben Dahyabhai Patel and w/o. Jayendrabhai Patel i.e. (a) Ankit Jayendrabhai (b) Kaumilbhai Jayendrabhai and (c) Nikitaben Jayendrabhai were entered in the revenue record vide Entry No 4670 dated 20-12-2013.
22. That said Kalaben Dahyabhai Patel died intestate on or about 22-01-2014, hence her name was deleted from the revenue record vide Entry No 4782 dated 24-06-2014.



23. That certain mistakes were made in the record of land of Survey No 165 and 166 as name of Late Kalaben Dahyabhai Patel which was deleted vide Mutation Entry No 4782, still not removed from the revenue record, hence Mamlatdar vide its order bearing No Sabarmati/RTS/Promulgation order/Chandlodiya/S.R.-12/2015 dated 30-03-2015 deleted name of Kalaben Dahyabhai Patel from the revenue record. Mutation Entry to the said effect was made in the revenue record vide Entry No 4922 dated 24-04-2015.
24. That said (1) Ankitbhai Jayendrabhai Patel (2) Kaumilbhai Jayendrabhai Patel and (3) Nikitaben Jayendrabhai Patel released their undivided right, title and interest in the land of Survey No 165 admeasuring about 1193 sq.mtrs in favour of other co-owners i.e. (1) Prafulbhai Dahyabhai Patel and (2) Kaushikbhai Dahyabhai Patel vide Release deed dated 30-09-2014 registered before the Sub Registrar of Ahmedabad-13 (City) at Serial No 1904 dated 30-09-2014. Mutation Entry to the said effect was made in the revenue record vide Entry No 4945 dated 08-07-2015.
25. That said (1) Jyotsanaben d/o Dahyabhai Shankarbhai Patel and wd/o. Pramukhbhai Parshottamdas Patel and (2) Bhavnaben d/o. Dahyabhai Shankarbhai Patel released their undivided right, title and interest from the land of Survey No 165 in favour of (1) Prafulbhai Dahyabhai Patel (2) Kaushikbhai Dahyabhai Patel vide Release deed dated 30-09-2014, registered before the Sub Registrar of Ahmedabad-13 (City) at Serial No 1903 dated 30-09-2014. Mutation Entry to the said effect was made in the revenue record vide Entry No 4946 dated 08-07-2015.
26. That said (1) Ankit Jayendrabhai Patel (2) Kaumil Jayendrabhai Patel and (3) Nikitaben Jayendrabhai Patel released their undivided right, title and interest from the land bearing Survey No 166 admeasuring about 1272 sq.mtrs vide Release deed dated 30-09-2014, registered before the Sub Registrar of Ahmedabad-13 (City) at Serial No 1906 dated 30-09-2014. Mutation Entry to the said effect was made in the revenue record vide Entry No 4947 dated 08-07-2015.



27. That subsequently said (1) Jyotsanaben d/o Dahyabhai Shankarbhai Patel and wd/o. Pramukhbhai Parshottambhai Patel (2) Bhav nab en d/o. Dahyabhai Shankarbhai Patel and w/o. Bharatbhai Parshottamdas Patel released their rights from the land of Survey No 166 paiki admeasuring about 1272 sq.mtrs in favour of (1) Prafulbhai Dahyabhai Patel and (2) Kaushikbhai Dahyabhai Patel vide Release deed dated 30-09-2014 registered before the Sub Registrar of Ahmedabad-13 (City) at Serial No 1905 dated 30-09-2014. Mutation Entry to the said effect is made in the revenue record vide Entry No 4948 dated 08-07-2015.
28. That upon implementation of Town Planning Scheme No 18 (Ghatlodiya- Chandlodiya-Sola), land of Survey No 165 admeasuring about 1518 sq.mtrs is given Final Plot No 71 and its area is fixed at 1157 sq.mtrs and land of Survey No 166 admeasuring about 1619 sq.mtrs is given Final Plot No 69 and its area is fixed at 1200 sq.mtrs.
29. That said Lilaben Shakarchand released her right from the land of Survey No 165 paiki being undivided 1/16 share i.e. 94.87 sq.mtrs out of total land admeasuring about 1518 sq.mtrs (i.e. undivided land admeasuring about 72.31 sq.mtrs of Final Plot No 71 paiki) in favour of (1) Dahyabhai Manilal Chaudhary [undivided 41.12 sq.mtrs of Survey No land (undivided 31.35 sq.mtrs of Final Plot land)] (2) Jitendrabhai Shakarchand Patel [undivided 26.88 sq.mtrs of Survey No land (undivided 20.48 sq.mtrs of Final Plot land)] and (3) Manojbhai Shakarchand Patel [undivided 26.88 sq.mtrs of Survey No land (undivided 20.48 sq.mtrs of Final Plot land)] vide Release deed dated 20-12-2013 registered before the Sub Registrar of Ahmedabad-13 (City) at Serial No 2772 dated 24-12-2013. Mutation Entry to the said effect is made in the revenue record vide Entry No 5481 dated 05-02-2018. That said (1) Mukeshbhai Shakarchand Patel (2) Mahendrabhai Ranchhodbhai Patel (3) Rajendra Ranchhodbhai Patel (4) Prafulbhai Dahyabhai Patel (5) Kaushikbhai Dahyabhai Patel (6) Pareshbhai Jitendrabhai Patel (7) Mittalben Jitendrabhai Patel and (8) Patel Jaydeepbhai Jitendrabhai Patel gave their confirmation with respect to abovementioned release deed in favour of (1) Dahyabhai



Manilal Chaudhari (2) Jitendrabhai Shakarchand Patel and (3) Manojbhai Shakarchand Patel vide confirmation deed dated 01-02-2018 registered before the Sub Registrar of Ahmedabad-13 (City) at Serial No 240 dated 01-02-2018.

30. That said Lilaben Shakarchand released her right from the record of land of Survey No 166 paiki undivided 1/16 share i.e. 101.18 sq.mtrs out of total land admeasuring about 1619 sq.mtrs (i.e. undivided land admeasuring about 75 sq.mtrs of Final Plot No 69 paiki) in favour of (1) Dahyabhai Manilal Chaudhary [undivided 43.86 sq.mtrs of Survey No land (undivided 32.50 sq.mtrs of Final Plot land)] (2) Jitendrabhai Shakarchand Patel [undivided 28.66 sq.mtrs land of Survey No land (undivided 21.25 sq.mtrs of Final Plot land)] and (3) Manojbhai Shakarchand Patel [undivided 28.66 sq.mtrs land of Survey No land (undivided 21.25 sq.mtrs of Final Plot land)] vide Release deed dated 20-12-2013 registered before the Sub Registrar of Ahmedabad-13 (City) at Serial No 2773 dated 24-12-2013. Mutation Entry to the said effect is made in the revenue record vide Entry No 5482 dated 05-02-2018.

31. That said (1) Mahendrabhai Ranchhodbhai Patel and (2) Rajendrabhai Ranchhodbhai Patel both through their Power of Attorney Holder Babubhai Manilal Chaudhary sold and conveyed land bearing (1) Survey No 165 paiki undivided 1/8<sup>th</sup> share admeasuring about 189.75 sq.mtrs (out of 1/4<sup>th</sup> share of land admeasuring about 379.50 sq.mtrs), i.e. undivided 1/8<sup>th</sup> share admeasuring about 144.62 sq.mtrs (out of 1/4<sup>th</sup> share admeasuring about 289.24 sq.mtrs of Final Plot No 71 paiki) and (2) Survey No 166 paiki undivided 1/8<sup>th</sup> share admeasuring about 202.25 sq.mtrs (out of 1/4<sup>th</sup> share of land admeasuring about 404.50 sq.mtrs) i.e. undivided 1/8<sup>th</sup> share admeasuring about 150 sq.mtrs (out of 1/4<sup>th</sup> share of land admeasuring about 300 sq.mtrs of Final Plot No 69 paiki) to Shri Babubhai Manilal Chaudhary vide Sale deed dated 13-03-2014 registered before the Sub Registrar of Ahmedabad-13 (City) at Serial No 481 dated 29-03-2014. Mutation Entry to the said effect is made in the revenue record vide Entry No 5483 dated 09-02-

2018. Subsequently confirmation deed with respect to sale of said land was executed by (1) Mahendrabhai Ranchhodbhai and (2) Rajendrabhai Ranchhodbhai in favour of Babubhai Manilal Chaudhari which was registered before the Sub Registrar of Ahmedabad-13 (City) at Serial No 238 dated 01-02-2018 and another confirmation deed was executed by other co-owners of land of Survey No 165 and 166 i.e. (1) Lilaben Shakarchand (2) Jitendrabhai Shakarchand (3) Manojbhai Shakarchand (4) Mukeshbhai Shakarchand Patel (5) Prafulbhai Dahyabhai Patel (6) Kaushikbhai Dahyabhai Patel (7) Patel Pareshbhai Jitendrabhai (8) Patel Mitalben Jitendrabhai and (9) Patel Jaydeepbhai Jitendrabhai in favour of Babubhai Manilal Chaudhari with respect to abovementioned sale deed registered before the Sub Registrar of Ahmedabad-13 (City) at Serial No 239 dated 01-02-2018. Mutation Entry to the said effect was made in the revenue record vide Entry No 5483 dated 09-02-2018 which was certified on 09-04-2018.

32. That said Mukeshbhai Sakarchandbhai executed irrevocable Power of Attorney for (1) his undivided 1/16th share i.e. land admeasuring about 94.87 sq.mtrs of Survey No 165 paiki out of total land admeasuring about 1518 sq.mtrs (undivided 1/16 th share admeasuring about 72.31 sq.mtrs of Final Plot No 71 paiki out of total land admeasuring about 1157 sq.mtrs) and (2) his undivided 1/16<sup>th</sup> share i.e. land admeasuring about 101.19 sq.mtrs of Survey No 166 paiki out of total land admeasuring about 1619 sq.mtrs (undivided 1/16<sup>th</sup> share admeasuring about 72.31 sq.mtrs of Final Plot No 69 paiki out of total land admeasuring about 1200 sq.mtrs) to Babubhai Manilal Chaudhary which was registered before the Sub Registrar of Ahmedabad-13 (City) at Serial No 1972 dated 06-09-2013.

That subsequent to said Irrevocable Power of Attorney, said land owner Mukeshbhai Sakarchand Patel through his irrevocable Power of Attorney Holder Babubhai Manilal Chaudhary sold and conveyed aforementioned land being his undivided 1/16th share i.e. land admeasuring about 94.87 sq.mtrs of Survey No 165 paiki out of total land admeasuring about 1518 sq.mtrs (undivided 1/16 th share admeasuring about 72.31 sq.mtrs of Final Plot No 71 paiki out of



total land admeasuring about 1157 sq.mtrs) to Babubhai Manilal Chaudhary vide sale deed dated -03-2016 presented before Sub Registrar of Ahmedabad-13 (City) at Serial No 791 dated 31-01-2016 and subsequently registered before the Sub Registrar of Ahmedabad-13 (City) at Serial No 245 dated 01-02-2018. In the said Sale deed (1) Shobhnaben w/o. Mukeshbhai Shakarchand Patel (2) Keval Mukeshbhai Patel (3) Rajesh Mukeshbhai Patel and (4) Palakben d/o. Mukeshbhai Sakarchand Patel joined as confirming Party and confirmed the said Sale transaction.

Moreover co-owners of land of Survey No 165 i.e. (1) Lilaben Shakarchand (2) Jitendrabhai Shakarchand (3) Manojbhai Sakarchand (4) Mahendrabhai Ranchhodbhai (5) Rajendrabhai Ranchhodbhai (6) Prafulbhai Dahyabhai Patel (7) Kaushikbhai Dahyabhai Patel (8) Patel Pareshbhai Jitendrabhai (9) Patel Mittalben Jitendrabhai and (10) Patel Jaydeepbhai Jitendrabhai gave their confirmation with respect to aforementioned sale deed which was registered at Serial No 791 dated 31-01-2016 and subsequently registered at Serial No 245 dated 01-02-2018 in favour of Babubhai Manilal Chaudhary which was registered before the Sub Registrar of Ahmedabad-13 (City) at Serial No 236 dated 01-02-2018. That mutation Entry to the said effects was recorded in the revenue record vide Entry No 5484 dated 09-02-2018. That subsequent to aforementioned Irrevocable Power of Attorney, said land owner Mukeshbhai Sakarchand Patel through his irrevocable Power of Attorney Holder Babubhai Manilal Chaudhary sold and conveyed aforementioned land being his undivided 1/16<sup>th</sup> share i.e. land admeasuring about 101.19 sq.mtrs of Survey No 166 paiki out of total land admeasuring about 1619 sq.mtrs (undivided 1/16<sup>th</sup> share admeasuring about 72.31 sq.mtrs of Final Plot No 69 paiki out of total land admeasuring about 1200 sq.mtrs) to Babubhai Manilal Chaudhary vide sale deed dated -03-2016 presented before Sub Registrar of Ahmedabad-13 (City) at Serial No 792 dated 31-01-2016 and subsequently registered before the Sub Registrar of Ahmedabad-13 (City) at Serial No 246 dated 01-02-2018. In the said Sale deed (1) Shobhnaben w/o. Mukeshbhai Shakarchand Patel (2) Keval Mukeshbhai Patel (3) Rajesh Mukeshbhai Patel and (4) Palakben

d/o. Mukeshbhai Sakarchand Patel joined as confirming Party and confirmed the said Sale transaction.

33. Moreover co-owners of land of Survey No 166 i.e. (1) Lilaben Shakarchand (2) Jitendrabhai Shakarchand (3) Manojbhai Sakarchand (4) Mahendrabhai Ranchhodbhai (5) Rajendrabhai Ranchhodbhai (6) Prafulbhai Dahyabhai Patel (7) Kaushikbhai Dahyabhai Patel (8) Patel Pareshbhai Jitendrabhai (9) Patel Mittalben Jitendrabhai and (10) Patel Jaydeepbhai Jitendrabhai gave their confirmation with respect to aforementioned sale deed which was registered at Serial No 792 dated 31-01-2016 and subsequently registered at Serial No 246 dated 01-02-2018 in favour of Babubhai Manilal Chaudhary which was registered before the Sub Registrar of Ahmedabad-13 (City) at Serial No 237 dated 01-02-2018. That mutation Entry to the said effects was recorded in the revenue record vide Entry No 5485 dated 09-02-2018.

34. That names of (1) Alkaben Kaushikbhai (2) Vidhiben Kaushikbhai and (3) Henilbhai Kaushikbhai are entered as co-owners alongwith Kaushikbhai Dahyabhai. Mutation Entry to the said effect is made in the revenue record vide Entry No 5514 dated 28-03-2018.

35. That subsequently, names of (1) Kanakben Prafulbhai (2) Feniben Prafulbhai and (3) Divyabhai Prafulbhai were entered as co-owners alongwith Prafulbhai Dahyabhai. Mutation Entry to the said effect is made in the revenue record vide Entry No 5516 dated 28-03-2018.

36. Thus land of Survey No 165 admeasuring about 1518 sq.mtrs was jointly owned by (1) Dahyabhai Manilal Chaudhary (having undivided 420.62 sq.mtrs) (2) Babubhai Manilal Chaudhary (having undivided 284.62 sq.mtrs) (3-a) Jitendrabhai Shakarchandbhai (3-b) Pareshbhai Jitendrabhai (3-c) Mitalben Jitendrabhai and (3-d) Jaydeepbhai Jitendrabhai (No 3a to 3d having undivided 121.75 sq.mtrs) (4) Manojbhai Shakarchandbhai (having undivided 121.75 sq.mtrs) (5-a) Prafulbhai Dahyabhai (5-b) Kanakben Prafulbhai (5-c) Feniben Prafulbhai (5-d) Divyabhai Prafulbhai (5a to 5d having undivided 189.75 sq.mtrs) (6-a) Kaushikbhai Dahyabhai (6-b)



Alkaben Kaushikbhai (6-c) Vidhiben Kaushikbhai (6-d) Henilbhai Kaushikbhai (No. 6a to 6d having undivided 189.75 sq.mtrs) (7) Mahendrabhai Ranchhodbhai (having undivided 94.88 sq.mtrs) and (8) Rajendrabhai Ranchhodbhai (having undivided 94.87 sq.mtrs as co-owners).

37. Thus land of Survey No 166 admeasuring about 1619 sq.mtrs was jointly owned by (1) Dahyabhai Manilal Chaudhary (having undivided 448.38 sq.mtrs) (2) Babubhai Manilal Chaudhary (having undivided 303.44 sq.mtrs) (3-a) Jitendrabhai Shakarchandbhai (3-b) Pareshbhai Jitendrabhai (3-c) Mitalben Jitendrabhai and (3-d) Jaydeepbhai Jitendrabhai (No 3a to 3d having undivided 129.84 sq.mtrs) (4) Manojbhai Shakarchandbhai (having undivided 129.84 sq.mtrs) (5-a) Prafulbhai Dahyabhai (5-b) Kanakben Prafulbhai (5-c) Feniben Prafulbhai (5-d) Divyabhai Prafulbhai (No 5a to 5d having undivided 202.38 sq.mtrs) (6-a) Kaushikbhai Dahyabhai (6-b) Alkaben Kaushikbhai (6-c) Vidhiben Kaushikbhai (6-d) Henilbhai Kaushikbhai (No 6a to 6d having undivided 202.38 sq.mtrs) (7) Mahendrabhai Ranchhodbhai (having undivided 101.19 sq.mtrs) and (8) Rajendrabhai Ranchhodbhai (having undivided 101.19 sq.mtrs as co-owners).

38. That N.A. Use permission for multipurpose use for land of Final Plot No 69 admeasuring about 1200 sq.mtrs (given in lieu of land of Survey No 166) and Final Plot No 71 admeasuring about 1157 sq.mtrs (given in lieu of land of Survey No 165) totally admeasuring about 2357 sq.mtrs is granted by Collector, Ahmedabad vide its order bearing No CB/LAND-1/N.A./SR-365/2018 FMPS No 323158 dated 06-09-2018. Mutation Entry to the said effect is made in the revenue record vide Entry No 5640 dated 15-09-2018.

39. That said (1) Dahyabhai Manilal Chaudhary (2) Babubhai Manilal Chaudhary (3) Jitendrabhai Shakarchandbhai Patel (4) Manojbhai Shakarchandbhai Patel (5) Prafulbhai Dahyabhai Patel (6) Kaushikbhai Dahyabhai Patel (7) Mahendrabhai Ranchhodbhai Patel (8) Rajendrabhai Ranchhodbhai Patel (9) Pareshbhai

Jitendrabhai Patel (10) Mittalben Jitendrabhai Patel (11) Jaydeepbhai Jitendrabhai Patel (12) Alkaben Kaushikbhai Patel (13) Vidhiben Kaushikbhai Patel (14) Henilbhai Kaushikbhai Patel (15) Kanakben Prafulbhai Patel (16) Feniben Prafulbhai Patel (17) Divyabhai Prafulbhai Patel (All as HUF wherever applicable) sold and conveyed N.A. land bearing Final Plot No 71 admeasuring about 1157 sq.mtrs (given in lieu of land of Survey No 165 admeasuring about 1518 sq.mtrs) of Town Planning Scheme No 18 (Ghatlodiya- Chandlodiya-Sola) to M/s Sudarshan Royal Corporation, a Partnership firm vide Sale deed dated 07-09-2018, registered before the Sub Registrar of Ahmedabad-08 (Sola) at Serial No. 17003 dated 07-09-2018. Mutation Entry to the said effect is made in the revenue record vide Entry No 5645 dated 19-09-2018. That being aggrieved by Mutation of said Entry No 5645 in the revenue record, one Babubhai Manilal Chaudhary had filed RTS Takrari Case No 46/2018 before Mamlatdar, Ahmedabad and challenged Mutation of Entry No. 5645 dated 19-09-2018 of abovereferred Sale deed against M/s Sudarshan Royal Corporation, a Partnership firm. That subsequently said Mamlatdar, Sabarmati vide its order bearing No RTS/Takrari/Case No 46/2018 dated 01-02-2019 rejected the said objection and ordered to certify the said Mutation Entry No 5645 dated 19-09-2018.



40. That due to typographical error the area of land of Final Plot No 71 admeasuring about 1200 sq.mtrs (given in lieu of land of Survey No 165) was mistakenly typed as 1157 sq.mtrs in the Schedule of Sale deed registered at Serial No 17003 dated 07-09-2018. Hence to rectify said mistakes parties entered into Rectification deed which is registered before the Sub Registrar of Ahmedabad-08 (Sola) at Serial No 15775 dated 26-08-2019 accordingly said mistake is rectified. Mutation Entry to the said effect is made in the revenue record vide Entry No 5838 dated 05-09-2019.

41. That said (1) Dahyabhai Manilal Chaudhary (2) Babubhai Manilal Chaudhary (3) Jitendrabhai Shakarchandbhai Patel (4) Manojbhai

Shakarchandbhai Patel (5) Prafulbhai Dahyabhai Patel (6)  
 Kaushikbhai Dahyabhai Patel (7) Mahendrabhai Ranchhodbhai  
 Patel (8) Rajendrabhai Ranchhodbhai Patel (9) Pareshbhai  
 Jitendrabhai Patel (10) Mittalben Jitendrabhai Patel (11)  
 Jaydeepbhai Jitendrabhai Patel (12) Alkaben Kaushikbhai Patel (13)  
 Vidhiben Kaushikbhai Patel (14) Henilbhai Kaushikbhai Patel (15)  
 Kanakben Prafulbhai Patel (16) Feniben Prafulbhai Patel (17)  
 Divyabhai Prafulbhai Patel (All as HUF wherever applicable) sold  
 and conveyed N.A. land bearing Final Plot No 69 admeasuring  
 about 1200 sq.mtrs (given in lieu of land of Survey No 166  
 admeasuring about 1619 sq.mtrs) of Town Planning Scheme No 18  
 (Ghatlodiya- Chandlodiya-Sola) to M/s Sudarshan Royal  
 Corporation, a Partnership firm vide Sale deed dated 07-09-2018,  
 registered before the Sub Registrar of Ahmedabad-08 (Sola) at  
 Serial No. 17000 dated 07-09-2018. Mutation Entry to the said effect  
 is made in the revenue record vide Entry No 5646 dated 19-09-2018.  
 That being aggrieved by Mutation of said Entry No 5646 in the  
 revenue record, one Babubhai Manilal Chaudhary had filed RTS  
 appeal No 47/2018 before Mamlatdar, Ahmedabad and challenged  
 Mutation of Entry No. 5646 dated 19-09-2018 of abovereferred Sale  
 deed against M/s Sudarshan Royal Corporation, a Partnership  
 firm. That subsequently said Mamlatdar, Sabarmati vide its order  
 bearing No RTS/Takrari/Case No 47/2018 dated 01-02-2019  
 rejected the said appeal and ordered to certify the said Mutation  
 Entry No 5646 dated 19-09-2018.

That being aggrieved by earlier order passed in RTS/Takrari  
 Case No 46/2018 and 47/2018 dated 01-02-2019, appellant  
 Vishnubhai Mohanbhai Ghanghol filed RTS Appeal Case No  
 226/2019 before the court of City Deputy Collector, West and  
 prayed for cancellation of earlier order of Mamlatdar dated 01-02-  
 2019. In the said appeal, Deputy Collector, West vide its order  
 bearing No RTS/Appeal/Case No 226/2019 dated 14-10-2020  
 rejected the said Appeal.

42. That due to typographical error the area of land of Final Plot No 69 admeasuring about 1157 sq.mtrs (given in lieu of land of Survey No 166) was mistakenly typed as 1200 sq.mtrs in the Schedule of Sale deed registered at Serial No 17000 dated 07-09-2018. Hence to rectify said mistakes parties entered into Rectification deed which is registered before the Sub Registrar of Ahmedabad-08 (Sola) at Serial No 15778 dated 26-08-2019 accordingly said mistake is rectified. Mutation Entry to the said effect is made in the revenue record vide Entry No 5839 dated 14-10-2019.

43. That said M/s Sudarshan Royal Corporation, a Partnership firm through its administrative Partners (1) Shri Anandkumar Parshottambhai Patel and (2) Shri Arvindkumar Parshottamdas Patel sold and conveyed said N.A. land bearing Final Plot No 71 admeasuring about 1200 sq.mtrs (given in lieu of land of Survey No 165 admeasuring about 1518 sq.mtrs) of Town Planning Scheme No 18 (Ghatlodiya-Chandlodiya-Sola) to M/s SUPAN Developers, a Partnership firm vide Sale deed dated 26-08-2019, registered before the Sub Registrar of Ahmedabad-08 (Sola) at Serial No 15782 dated 26-08-2019. Mutation Entry to the said effect is made in the revenue record vide Entry No 5840 dated 06-09-2019 which is certified on 14-10-2019.



44. That said M/s Sudarshan Royal Corporation, a Partnership firm through its administrative Partners (1) Shri Anandkumar Parshottambhai Patel and (2) Shri Arvindkumar Parshottamdas Patel sold and conveyed said N.A. land bearing Final Plot No 69 admeasuring about 1157 sq.mtrs (given in lieu of land of Survey No 166 admeasuring about 1619 sq.mtrs) of Town Planning Scheme No 18 (Ghatlodiya-Chandlodiya-Sola) to M/s SUPAN Developers, a Partnership firm vide Sale deed dated 26-08-2019, registered before the Sub Registrar of Ahmedabad-08 (Sola) at Serial No 15780 dated 26-08-2019. Mutation Entry to the said effect is made in the revenue record vide Entry No 5841 dated 06-09-2019 which is certified on 14-10-2019.

➤ **Public Notice and Objection**

That in response to our public notice published in daily News Paper "Gujarat Samachar" dated 22-05-2019 in the name of M/s Sudarshan Royal Corporation, we have received following objections:

- (a) That one Shri Babulal Manilal Chaudhary lodged his objection vide his letter dated 28-05-2019 and subsequently vide Registered Post A.D. Letter dated 30-05-2019 stating inter alia that earlier land owners (1) Mahendrabhai Ranchhodbhai Patel and (2) Rajendrabhai Ranchhodbhai Patel gave Power of Attorney with respect to undivided 1/8<sup>th</sup> share of land admeasuring about 189.75 sq.mtrs and 202.25 sq.mtrs respectively of Survey No 165 paiki and 166 paiki respectively (i.e. undivided 1/8<sup>th</sup> share of land admeasuring about 144.62 sq.mtrs and 150 sq.mtrs of Final Plot No 71 paiki and 69 paiki respectively) of Town Planning Scheme No 18 by accepting consideration in favour of said Objector Babulal Manilal Chaudhary which was registered before the Sub Registrar of Ahmedabad-13 (City) at Serial No 474 dated 12-03-2014 thereafter said objectionist acting as Registered Power of Attorney holder of said erstwhile land owners (1) Mahendrabhai Ranchhodbhai Patel and (2) Rajendrabhai Ranchhodbhai Patel sold and conveyed said lands in his favour vide Sale deed registered before the Sub Registrar of Ahmedabad-13 (City) at Serial No 481 dated 29-03-2014. Hence said objectionist Babubhai Manilal Chaudhary raised objection against issuance of title certificate of said lands.

Thereafter compromise arrived at between both parties pursuant to which, said objectionist has withdrawn his objection vide his letter dated 22-10-2019 which was received on 23-10-2019 subsequently said objectionist Babulal Manilal Chaudhary executed one Declaration cum Indemnity bond cum Consent deed on 22-10-2019 which is registered before the Sub Registrar of Ahmedabad-08 (Sola) at Serial No 19142 dated 22-10-2019 and thereby he withdrew all his objections lodged before Ahmedabad Municipal Corporation



dated 07-05-2019 which was recorded by Ahmedabad Municipal Corporation BPSP on 08-05-2019 vide inward no 237, before Real Estate Regulatory Authority (RERA) on 15-05-2019 and also gave his irrevocable consent to sale deed of land of Final Plot Nos 71 and 69 (given in lieu of land of Survey No 165 and 166) of Town Planning Scheme No 18 in favour of present land owners M/s Supan Developers which are registered at Serial No15782 dated 26-08-2019 and Serial No 15780 dated 26-08-2019 and also confirmed its Mutation Entries Nos 5840 and 5841 dated 06-09-2019. Thus said objection now does not survive.

- (b) That another objection was received from Advocate L.M. Desai of Desai Associates vide its letter dated 03-07-2019 on behalf of his client Ghanghol Vishnubhai Mohanbhai stating inter alia that erstwhile land owners (1) Prafulbhai Dahyabhai Patel and (2) Kaushikbhai Dahyabhai Patel had entered into Agreement for sale for sale of their undivided share in the land of Survey No 165 admeasuring about 1193 sq.mtrs and Survey No 166 admeasuring about 1272 sq.mtrs in favour of said objectionist Ghanghol Vishnubhai Mohanbhai on 28-02-2013 which was notarized before Notary V.V.Chaudhary and obtained handsome amount as earnest money. Moreover said objectionist has also filed Special City Suit No 672/2018 before the court of Additional Senior Civil Judge, Ahmedabad (Rural) against (1) Prafulbhai Dahyabhai Patel and two others and prayed for specific performance of said Agreement for sale and cancellation of earlier registered sale deed made in favour of M/s Sudarshan Royal, a Partnership firm. That notice of Lis Pendance with respect to said Special Civil Suit is also registered before the Sub Registrar of Ahmedabad-13 (City) at Serial No 48 dated 07-01-2019.

We have perused abovereferred objection and documents relating to Civil Suit provided to us and upon perusal of the same we are of the opinion that said suit is weak in nature because the alleged Agreement for sale is not registered.



Moreover, the land owners (1) Prafulbhai Dahyabhai Patel and (2) Kaushikbhai Dahyabhai Patel have denied execution of any such alleged Agreement for sale or Power of Attorney and they have enquired with the Deputy Collector, Radhanpur regarding whether any license has been granted to Stamp Vendor Mr Bhupendrabhai Karamchand Shah who has issued the stamp used in Agreement for Sale. The Deputy Collector, Radhanpur has vide its letter dated 12<sup>th</sup> July, 2019 certified that no such license was granted to Mr Bhupendrabhai Karamchand Shah on the basis of such evidence, the land owners (1) Prafulbhai Dahyabhai Patel and (2) Kaushikbhai Dahyabhai Patel have also filed Police Complaints. Moreover, multiple Sale transactions have taken place with respect to said lands and the land has also been converted to N.A. Use and Plans have been approved by Competent Authority and Hon'ble Court has not granted any stay/injunction. Hence in view of the above, in our opinion the said suit is weak in nature, however result of the same shall be binding on parties.



➤ **Rights of Sahjanand Park (Chandlodiya) Owner's Association:-**

- (a) That earlier land owners (1) Heirs of Naranbhai Shankarbhai Patel i.e. (a) Chanchalben wd/o Naranbhai Shankarbhai Patel (b) Bhartiben Naranbhai Patel (c) Gitaben Naranbhai Patel (d) Hansaben Naranbhai Patel (e) heirs of Late Kapilaben Naranbhai Patel w/o. Vadilal Jivanbhai Patel i.e. (i) Minor Jaykumar Vadilal Patel (ii) Minor Komalben Vadilal Patel through their guardian and father Shri Vadilal Jivanlal Patel sold and conveyed land admeasuring about 420.17 sq.mtrs out of land bearing Final Plot No 64/1 admeasuring about 1139 sq.mtrs and Final Plot No 64/2 admeasuring about 1214 sq.mtrs totally admeasuring about 2353 sq.mtrs (given in lieu of land of Survey No 165 admeasuring about 1518 sq.mtrs and Survey No 166 admeasuring about 1619 sq.mtrs) of Draft Town Planning Scheme No 18 (Ghatlodiya-Chandlodiya-Sola)

to Sahjanand Park (Chandlodiya) Owner's Association vide Sale deed dated 25-01-2001, registered before the Sub Registrar of Ahmedabad-02 (Vadaj) at Serial No 412 dated 04-12-2001.

- (b) Moreover earlier land owners (1) Heirs of Late Naranbhai Shankarbhai Patel (a) Vimlaben alias Nirmalaben Naranbhai Patel sold and conveyed land admeasuring about 84 sq.mtrs out of land bearing Final Plot No 64/1 admeasuring about 1139 sq.mtrs and Final Plot No 64/2 admeasuring about 1214 sq.mtrs totally admeasuring about 2353 sq.mtrs (given in lieu of land of Survey No 165 admeasuring about 1518 sq.mtrs and Survey No 166 admeasuring about 1619 sq.mtrs) of Draft Town Planning Scheme No 18 (Ghatlodiya-Chandlodiya-Sola) to Sahjanand Park (Chandlodiya) Owner's Association vide Sale deed dated 11-11-2002 which was registered before the Sub Registrar of Ahmedabad-2 (Wadaj) at Serial No 3941 dated 22-11-2002.

- (c) That both above referred sale deeds were prima facie void as the land was agricultural land, and accordingly mutation entries for entering name of said Sahjanand Park (Chandlodiya) Owner's Association was also not recorded in the revenue record and its possession was not with said association. Hence in order to avoid ambiguity of title and to make it clear, the said Sahjanand Park (Chandlodiya) Owner's Association assigned its right title and interest derived from the said Sale deeds registered at Serial No 412 dated 04-12-2001 and registered at Serial No 3941 dated 22-11-2002 in favour of present land owner M/s Supan Developers, vide Assignment cum Confirmation deed which is registered before the Sub Registrar of Ahmedabad-08 (Sola) at Serial No 19140 dated 22-10-2019.





## ➤ Agreement for sale and its cancellation deeds

| Sr No | Type of Deed                                                            | Its cancellation                                                | Parties                                                                                                                                          |
|-------|-------------------------------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | Agreement for sale Registered at Serial No 1900 dated 26-08-2013        | Cancellation deed Registered at Serial No 473 dated 12-03-2014  | <u>Between</u><br>Rajendra<br>Ranchhodbhai Patel<br><u>and</u><br>Babubhai Manilal Chaudhary                                                     |
| 2     | Supplementary deed registered at Serial No 2033 dated 13-09-2013        | Cancellation deed Registered at Serial No 473 dated 12-03-2014  | <u>Between</u><br>Rajendra<br>Ranchhodbhai Patel<br><u>and</u><br>Babubhai Manilal Chaudhary                                                     |
| 3     | General Power of Attorney registered at Serial No 1787 dated 06-08-2013 | Cancellation deed Registered at Serial No 1970 dated 06-09-2013 | <u>Between</u><br>(1) Sureshbhai<br>Ranchhodbhai Patel<br>(2) Rameshbhai<br>Shankardas Patel<br><u>and</u><br>Mukeshbhai<br>Sakarchandbhai Patel |
| 4     | Agreement for sale registered at Serial No 1786 dated 06-08-2013        | Cancellation deed registered at Serial No 1968 dated 06-09-2013 | <u>Between</u><br>(1) Sureshbhai<br>Ranchhodbhai Patel<br>(2) Rameshbhai<br>Shankardas Patel<br><u>And</u><br>Mukeshbhai<br>Shankardas Patel     |



|   |                                                                 |                                                                 |                                                                                                                                                                   |
|---|-----------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5 | Agreement for Sale registered at Serial No 805 dated 04-04-2013 | Cancellation deed registered at Serial No 1785 dated 06-08-2013 | Between<br>Jitendrabhai<br>Shakarchandbhai<br>Patel<br>And<br>Heir of Late<br>Shakarchandbhai<br>Shankarbhai Patel i.e.<br>Mukeshbhai<br>Shakarchandbhai<br>Patel |
|---|-----------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Public Notice:-**

That in response to our Public Notice Published in daily News Paper "Gujarat Samachar" dated 10-11-2019 in the name of M/s Supan Developers, we have not received any objections from anyone till date.

**Plan Pass :-**

That Plan for making residential cum commercial construction on the land of Final Plot No 71 and Final Plot No 69 of Town Planning Scheme No 18 is sanctioned by Ahmedabad Municipal Corporation vide its belowmentioned orders:-



| Sr No | Land details     | Name of Scheme | Rajachitthi No               | Case No                                                          |
|-------|------------------|----------------|------------------------------|------------------------------------------------------------------|
| 1     | Final Plot No 69 | Serene-1       | 03524/270120/<br>A3262/R0/M1 | BLNTI/NWZ/270120<br>/CGDCRV/ A3262/R<br>0/M1<br>Dated 18-08-2020 |
| 2     | Final Plot No 71 | Serene-2       | 03727/280120/<br>A3268/R0/M1 | BLNTI/NWZ/280120<br>/CGDCRV/ A3268/R<br>0/M1<br>Dated 17-09-2020 |

|   |                                                                 |                                                                 |                                                                                                                                                                   |
|---|-----------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5 | Agreement for Sale registered at Serial No 805 dated 04-04-2013 | Cancellation deed registered at Serial No 1785 dated 06-08-2013 | Between<br>Jitendrabhai<br>Shakarchandbhai<br>Patel<br>And<br>Heir of Late<br>Shakarchandbhai<br>Shankarbhai Patel i.e.<br>Mukeshbhai<br>Shakarchandbhai<br>Patel |
|---|-----------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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|-------|------------------|----------------|------------------------------|-----------------------------------------------------------------|
| 1     | Final Plot No 69 | Serene-1       | 03524/270120/<br>A3262/R0/M1 | BLNTI/NWZ/270120<br>/CGDCRV/A3262/R<br>0/M1<br>Dated 18-08-2020 |
| 2     | Final Plot No 71 | Serene-2       | 03727/280120/<br>A3268/R0/M1 | BLNTI/NWZ/280120<br>/CGDCRV/A3268/R<br>0/M1<br>Dated 17-09-2020 |

**Final:**

In view of what is stated above, we are of the opinion that the titles of above referred Non-Agricultural Land bearing (1) Final Plot No. 71 admeasuring about 1200 sq.mtrs (given in lieu of land of Survey No 165 admeasuring about 1518 sq.mtrs) and (2) Final Plot No 69 admeasuring about 1157 sq.mtrs (given in lieu of land of Survey No 166 admeasuring about 1619 sq.mtrs) totally admeasuring about 2357 sq.mtrs of Town Planning Scheme no. 18 (Ghatlodiya Chandlodiya-Sola), situate, lying and being at Moje Chadlodiya, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub-District of Ahmedabad-8 (Sola) and belonging to M/s SUPAN DEVELOPERS, a Partnership firm *shall be* clear and marketable and free from reasonable doubts without encumbrances subject to:-

[1] Usual Declaration cum Indemnity bond being made at the time of Sale/Mortgage of said land.

[2] Fulfillment of conditions laid down in N.A. Use permission order.

[3] Provisions of The Town Planning and Urban Development Act and use as per Zone of AMC and plans of construction being sanctioned by AMC and provisions of Town Planning Scheme No.18 (Ghatlodiya-Chandlodiya-Sola).

[4] Result of Pending Special Civil Suit No 672/2018 filed before Additional Senior Civil Judge, Ahmedabad (Rural) and cancellation of its Notice of Lis Pendence Registered at Serial No 48/2018 registered before the Sub Registrar of Ahmedabad-13 (City).

DATED THIS 12TH DAY OF NOVEMBER, 2020

*Harsh P. Jani*  
 ATTORNEY-AT-LAW

**Note of caution and disclaimer:**

[1] This is to inform that Search of registration record of immediate past about 2-3 months is not available.



- [2] Please note that the manual registration record of the year 1980 to 1991 of Sub Registrar's office is destroyed/ torn out. Hence it cannot be inspected and its search is not available. That the computerized record is not well prepared/ maintained by State Government agency and hence may be erroneous, resulting into our error.
- [3] Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road laying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said land and there are no pending litigations or injunction/status quo granted therein in respect of the said land.