

RAMESH N. RAVAT

B.A. LL.B. (Advocate) & Notary

Enrolment No. : G / 115 / 2008

Welfare Fund No. : GN/D/35992

M : 99247 40957

Email ID : rameshravat@yahoo.com

COURT :
District Court,
Gate No. 2
Nyay Mandir,
Sector - 11, Gandhinagar.

OFFICE :
4, First Floor, Astha Square,
Nr. Shree Kadi Nagrik Sahkari Bank Ltd.,
Bh. Satyamev Hospital,
Chandkheda, Ahmedabad - 382424.

NOTE :

Some times search of registration record of immediate past about 4-5 months is not available and Search of complete registration records is not available due to destruction of records and tearing of pages of Books available. For inspection and hence may be erroneous resulting in to error. We request you to verify that there is no acquisition/reservation/attachment or restriction by any Govt./Semi-Govt. authority, Corporation, Local Authority etc. and there are no pending litigation or injunction/status quo in respect of the said land.

1. Verification of all original documents and revenue record.
2. Fulfillment of terms and conditions of N.A. Order.
3. Provisions of Town Planning Scheme and use of land as per Zoning.
4. Mutation Entry No. 5660 dated 26/04/2022, which is yet to be certified.
5. Mortgage Deed executed in favor of Tata Capital Housing Finance Ltd. registered in the office of Sub Registrar under serial No.6014 dated 16.02.2022.
6. Usual Declaration-cum-Indemnity on Title being made by the land owners.
7. Provision of The Bombay Tenancy and Agricultural Land Act, 1948.
8. Provision of The Gujarat Land Revenue Rules - 1972 and The Bombay Land Revenue Code - 1879.
9. Provision of The Gujarat Town Planning and Urban Development Act with Rules.
10. Compliance of conditions laid down in N.A. Use Permission and Construction Development Permission.
11. Laws applicable and in force to affect legally and properly sale, transfer or other transaction with respect to the above referred subject land.
12. Laws applicable and in force to effect legally and properly sale, transfer, or any other transaction with respect to the said Land.



Scheduled Referred to above

All that piece and parcel of Non-Agricultural land for multi purpose use admeasuring 5280 sq.mts. of **Sub-Plot No.3** out of total land admeasuring 19995 sq.mts of Final Plot **No. 47** [land of Old Survey **No. 59** paiki and Old Survey **No. 67/1** paiki] of Draft Town Planning Scheme **No.80** [Sughad-Bhat] situate, lying and being at Mouje Bhat, Taluka Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar belonging to Venya Developers LLP, a Limited Liabilty Partnership Firm through its Partners [1] Shri Bharat Devidas Changlani and [2] Govind Jayramdas Changlani has become an absolute owner to the said land property have been clear marketable and free from all types of lien and encumbrances.

Ahmedabad.

Date : 19.08.2022



Ramesh N. Ravat
RAMESH N. RAVAT
Advocate and Notary

RAMESH N. RAVAT

B.A. LL.B. (Advocate) & Notary

Enrolment No. : G / 115 / 2008

Welfare Fund No. : GN/D/35992

M : 99247 40957

Email ID : rameshravat@yahoo.com

COURT :
District Court,
Gate No. 2
Nyay Mandir,
Sector - 11, Gandhinagar.

OFFICE :
4, First Floor, Astha Square,
Nr. Shree Kadi Nagrik Sahkari Bank Ltd.,
Bh. Satyamev Hospital,
Chandkheda, Ahmedabad - 382424.

Ref. No.

Date : 19/08/2022

TITLE CLEARANCE CERTIFICATE **WITH SEARCH REPORT**

To,
Venya Developers LLP
A LIMITED LIABILITY PARTNERSHIP FIRM
Through its Partners
Shri Bharat Devidas Changlani
and another,
Gandhinagar.

Ref: IN THE MATTER OF INVESTIGATION of title to the Non-Agricultural land for multi purpose use admeasuring **5280 sq.mts. of Sub-Plot No.3** out of total land admeasuring 19995 sq.mts of Final Plot No. 47 [land of Old Survey No. 59 paiki and Old Survey No. 67/1 paiki] of Draft Town Planning Scheme No.80 [Sughad-Bhat] situate, lying and being at Mouje Bhat, Taluka Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar **belonging to Venya Developers LLP, a Limited Liability Partnership Firm through its Partners Shri Bharat Devidas Changlani and [2] Govind Jayramdas Changlani**



As per your instructions to verify your title to the above referred land, I have arranged to take searches for last 30 years vide Receipt No. **202204800065414 Application No. 23935/2022 dtd. 17.08.2022** from Sub Registrar Office Gandhinagar with the available revenue sub registry records in respect of all that piece of parcel of the land above referred bearing Non-Agricultural land for multi purpose use admeasuring **5280 sq.mts. of Sub-Plot No.3** out of total land admeasuring 19995 sq.mts of Final Plot No. 47 [land of Old Survey No. 59 paiki and Old Survey No. 67/1 paiki] of Draft Town Planning Scheme No.80 [Sughad-Bhat] situate, lying and being at Mouje Bhat, Taluka Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar (herein after referred as said land) **belonging to Venya Developers LLP, a Limited Liability Partnership Firm through its Partners Shri Bharat Devidas Changlani and [2] Govind Jayramdas Changlani**, and my title investigation Opinion is as under :

SURVEY NO. 59 :

Prior to year 1943 said land bearing Survey No. 59 was belongs to the Account holder Ata Kala died prior about one year as such his legal heirs Shana Ata and

RAMESH N. RAVAT

B.A. LL.B. (Advocate) & Notary

Enrolment No. : G / 115 / 2008

Welfare Fund No. : GN/D/35992

M : 99247 40957

Email ID : rameshravat@yahoo.com

COURT :
District Court,
Gate No. 2
Nyay Mandir,
Sector - 11, Gandhinagar.

OFFICE :
4, First Floor, Astha Square,
Nr. Shree Kadi Nagrik Sahkari Bank Ltd.,
Bh. Satyamev Hospital,
Chandkheda, Ahmedabad - 382424.

Bhaga Ata statements were taken and were noted at the Village Revenue Records and then after certified by the competent authority after verification of the papers Wide Entry No. 407 on dtd 21/11/1943. Which entry duly certified.

Thereafter Survey No. 59 was belongs to the said village the A/c. Holder Shanabhai Atabhai died prior 3 years and his legal heirs two sons 1) Jivanbhai Shanabhai 2) Rajibhai Shanabhai names as per the statements and villagers statements were noted at the Village Revenue Records and then after certified by the competent authority after verification of the papers Wide Entry No. 769 on dtd /05/1959. Which entry duly certified on dtd 23/01/1960.

Thereafter Survey No. 59 was belongs to as per the order Taluka order no. Land Vashi1678+1997 on dtd 12-8-1967 for said land has been Aerodrom Koba road for said land does not permission for agriculture used land after verification of the paper Wide Entry No. 967 on dtd 14/09/1967. Which entry duly certified.

Thereafter Survey No. 59 was belongs to as mentioned in the margin the possessor Bhagabhai Atabhai died prior 9 months and his wife died prior 4 years as such the name of Maghjiben Bhagabhai was deleted and Ishwarbhai name was noted at the Village Revenue Records and then after certified by the competent authority after verification of the papers Wide Entry No. 1124 on dtd 01/04/1971. Which entry duly certified.



Thereafter Survey No. 59 was belongs to Entered as per the Executive Engineer, Patnagar Yojana Part-4, Ahmedabad for the following survey numbers as per the Acquisition Act was noted at the Village Revenue Records and then after certified by the competent authority after verification of the papers Wide Entry No. 1136 on dtd 01/09/1971. Which entry duly certified on 05/01/1973.

Thereafter Survey No. 59 was belongs to the name of the account holder deleted due to the death and his legal heirs : Jivanbhai Savabhai, Rajibhai Savabhai names were entered as per their statement and the details of the panchnama, was noted at the Village Revenue Records and then after certified by the competent authority after verification of the papers Wide Entry No. 1239 on dtd 09/06/1977. Which entry duly certified.

Thereafter Survey No. 59 was belongs to the account holder Jivanbhai Shanabhai and Rajibhai Shanabhai has lien of Rs. 2000/- in Bank of Baroda as per the lien charge noted in revenue record for verification of papers Wide Entry No. 1295 on dtd 27/12/1979. Which entry duly certified on 03/05/1980.

Thereafter Survey No. 59 was belongs to Jivanbhai Chhanabhai and Rajibhai Chhanabhai on Dt. 3/7/81 presented the Distribution Agreement before the Sub Registrar Gandhinagar and as per the Index the names of Jivanbhai Chhanabhai and Rajibhai Chhanabhai was deleted and Jivanbhai Chhanabhai before the Sub Registrar as per Sr. No. 1331 name was noted at the Village Revenue Records and then after certified by the competent authority after verification of the papers Wide Entry No. 1455 on dtd 13/08/1981. Which entry duly certified on 14/09/1981.

Thereafter Bharwad Jivanbhai Chhanalal sold and conveyed undivided ½ [one half] land out total land of Survey No.59 to [1] Jashvantlal Popatlal [2] Sevantilal

RAMESH N. RAVAT

B.A. LL.B. (Advocate) & Notary

Enrolment No. : G / 115 / 2008

Welfare Fund No. : GN/D/35992

M : 99247 40957

Email ID : rameshravat@yahoo.com

COURT :

District Court,
Gate No. 2
Nyay Mandir,
Sector - 11, Gandhinagar.

OFFICE :

4, First Floor, Astha Square,
Nr. Shree Kadi Nagrik Sahkari Bank Ltd.,
Bh. Satyamev Hospital,
Chandkheda, Ahmedabad - 382424.

Popatlal and [3] Nareshbhai Popatlal on 03/07/1981 of Rs. 48000/- which entry was certified through Index. Wide Entry No. 1456 on dtd 13/08/1981. Which entry duly certified on 14/09/1981.

Thereafter Survey No. 59 was belongs to as mentioned in the margin the Survey No. land by the order of the Prant Officer, Viramgam Prant, Order No. JS/Vashi/1876 Dt. 31/7/81 was converted from the New Tenure land to the Old Tenure as per the terms and conditions, Premium Amount of Rs. 1117-20 to be paid and in future if taken for N.A. usage at that time the N.A. premium amount is to be paid, the order was noted at the Village Revenue Records and then after certified by the competent authority after verification of the papers Wide Entry No. 1457 on dtd 13/08/1981. Which entry duly certified on 14/09/1981.

Thereafter Survey No. 59 was belongs to as per the Order of Mamlatdar, Gandhinagar No. JMN/Vashi/5005 Dt. 21/9/85 from the DILR Gandhinagar Amendment Register No. 7 the land has been acquired by the Aerodrome, order was noted at the Village Revenue Records and then after certified by the competent authority after verification of the papers Wide Entry No. 1570 on dtd 11/10/1995. Which entry duly certified on 06/05/1997.



Thereafter Survey No. 59 was belongs to the land sales was made as per Rule 63 the records was made and as per Rule 84-C the Mamlatdar & Krushi Panch Gandhinagar had made the order and was noted at the Village Revenue Records and then after certified by the competent authority after verification of the papers Wide Entry No. 1589 on dtd 29/04/1986. Which entry duly certified on 27/07/1987.

Thereafter Survey No. 59 was belongs to as per the order of Mamlatdar Krushi Panch, Gandhinagar No. 2848/82 Dt. 20/7/84 and as per the Notice 84-C the amendment was made and as per the Provisions of Sec. 63 against the sales of land the government had taken the possession and for the required procedure is to be made, the order was noted at the Village Revenue Records and then after certified by the competent authority after verification of the papers Wide Entry No. 1673 on dtd 29/10/1988. Which entry duly certified on 15/04/1989.

Thereafter in Review Case No. T.E.N.C.A/33/93 dated 11.03.1994 between the applicants [1] Jahvantlal Popatlal [2] Sevantilal Popatlal and [3] Nareshbhai Popatlal and State Govt. for land of Survey No.59, The Application of the applicants was granted and order of Mamlatdar and Krushipanch Gandhinagar in Case No.2848/82 dtd.10.04.1984 was confirmed and inquiry under Section 84-C was closed. Entry to that effect was entered in revenue record by Entry No.2021 dtd.7.4.94 which was certified on 8.6.94.

Thereafter Jashvantbhai Popatbhai died intestate on 04.02.1997 leaving behind his heires viz. [1] Malavbhai Jashvantbhai [2] Nitaben Jashvantbhai [3] Lopaben Jashvantbhai and [4] Hansben wd/o Jashvantbhai Popatlal. Entry to that effect was entered in revenue record by Entry no.2316 dtd.25.9.97 which was certified on 21.4.98.

RAMESH N. RAVAT

B.A. LL.B. (Advocate) & Notary

Enrolment No. : G / 115 / 2008

Welfare Fund No. : GN/D/35992

M : 99247 40857

Email ID : rameshravat@yahoo.com

COURT :

District Court,
Gate No. 2
Nyay Mandir,
Sector - 11, Gandhinagar.

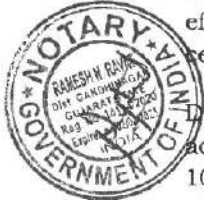
OFFICE :

4, First Floor, Astha Square,
Nr. Shree Kadi Nagrik Sahkari Bank Ltd.,
Bh. Satyamev Hospital,
Chandkheda, Ahmedabad - 382424.

Thereafter [2] Nitaben Jashvantbhai [3] Lopaben Jashvantbhai released their rights from the said land. Entry to that effect was entered in revenue record by Entry No.2317 dtd.16.10.97 which was certified on 21.3.98.

Thereafter loan obtained against the said land from Bank of Baroda, Sector-21 Gandhinagar Branch was repaid and on the strength of Ekramnama of the bank the charge of said Bank was removed. Entry to that effect was entered in revenue record by Entry No.2717 dtd.4.8.03 which was certified on 3.10.03.

Thereafter [1] Sevantilal Popatlal Shah through his Power of Attorney Milanbhai Sevantilal Shah [2] Nareshbhai Popatlal Shah [3] Malavbhai Jashvantlal Shah [4] Hansaben wd/o Jashvantlal Popatlal through her Power of Attorney Malavbhai Jashvantlal Shah sold and conveyed land admeasuring 11842 sq. mts. Of Survey No.59 to [1] Ambalal Galdas Patel [2] Jashvantlal Ambalal Patel [No.1 and No.2 having 1/3rd undivided share] [3] Rameshbhai Naranbhai Patel [4] Ashwinbhai naranbhai Patel [5] Dishaben alias Dakshaben Madhabhai Gajera [having 1/6th undivided share] and [6] Poonambhai Narsinhbhai Patel [having 1/6th undivided share] by Sale Deed registered in the office of Sub Registrar under serial No.4825 dated 7.8.2003 In the said Sale Deed [1] Lopaben d/o Jashvantlal Popatlal and [2] Nitaben d/o jashvantlal Popatlal have signed as Confirming Parties. Entry to that effect was entered in revenue record by Entry No. 2721 dtd. 11.8.03 which was certified on 6.10.03



District Development Officer, Gandhinagar granted N.A. permission to land admeasuring 14994 sq. mts. for Residential purpose and to land admeasuring 10000 sq. mts. for commercial purpose i.e. total land admeasuring 24994 sq. mts. of Survey No.59 and 67/1 by his order no.ji.pan. /JMN/NA/SR-192/Vashi/1269-75/06 dated 23.3.06 Entry to that effect was entered in revenue record by Entry No.2951 dtd.27.2.06 which certified on 20.4.06.

Thereafter Deed of Distribution registered in the office of Sub Registrar under serial No. 1511 was executed for the 1/6th undivided share of Non-Agricultural land out of total land admeasuring 11852 sq.mts. of Ambalal Galdas Which came to the share of Jashvantlal Ambalal. Hence name of Ambalal Galdas was deleted. Entry to that effect was entered in revenue record by Entry No.3572 dtd.21.4.10 which was certified on 16.7.10.

Thereafter Prant Officer, Gandhinagar rejected dispute application filed by Samuben d/o Shanlal Aatabhai Bharvad and w/o Vanabhai Bharvad by his order No. Dasu/R.T.S/Appeal/S.R.No.479/2013 dated 20.12.16 Entry that effect was entered in revenue record by Entry No. 4756 dtd. 5.5.17 which was certified on 21.7.17.

As per letter No.Estate/Kapat Jamin/No.0499 dtd. 18.6.20 of Estate Officer, Ahmedabad Urban Development Authority land admeasuring 4999 sq. mts. out of total land admeasuring 24994 sq. mts. of Survey No.59 and Survey No.67/1 was deducted and given to Ahmedabad Urban Development Authority Entry to that effect was entered in revenue record by Entry No.5292 dtd. 30.6.20 which was certified on 29.8.20.

RAMESH N. RAVAT

B.A. LL.B. (Advocate) & Notary

Enrolment No. : G / 115 / 2008

Welfare Fund No. : GN/D/35992

M : 99247 40957

Email ID : rameshravat@yahoo.com

COURT :

District Court,
Gate No. 2
Nyay Mandir,
Sector - 11, Gandhinagar.

OFFICE :

4, First Floor, Astha Square,
Nr. Shree Kadi Nagrik Sahkari Bank Ltd.,
Bh. Satyamev Hospital,
Chandkheda, Ahmedabad - 382424.

Thereafter Jashvantlal Ambalal Patel sold and conveyed undivided $\frac{1}{2}$ [one half] land out of undivided $\frac{1}{3}$ rd share i.e. 3332.50 sq.mts. out of land admeasuring 19995 sq.mts. of Final Plot No.47 i.e. land admeasuring 11842 sq. mts. of Survey No.59 and land admeasuring 13152 sq. mts. of Survey No.67/1 totally admeasuring 24994 sq. mts. Non Agricultural land which is included in Town Planning Scheme No.80 and allotted land admeasuring 19995 sq.mts. of Final Plot No.47 to Gopal Kanubhai Patel by Sale deed which is registered in the office of Sub Registrar under serial No.3441 dtd 5.2.21. Entry to that effect was entered in revenue record by Entry No. 5505 dated 12.02.2021 which was certified on 18.03.2021.

Thereafter Ahmedabad Urban Development Authority granted Development Permission No.1114L.D.21220035 dtd. 28.6.11 for construction on the land admeasuring 11842 sq. mts. of Survey no.59 and land admeasuring 13152 sq. mts. of Survey No.67/1 totally admeasuring 24994 sq. mts. Non Agricultural land which was included in Town Planning Scheme No.80 [Sughad-Bhat] and allotted land admeasuring 19995 sq. mts. of Final Plot No.47 and accordingly on the said land Plotting were made i.e. [1] Sub Plot No. 1 having land admeasuring 7714.96 i.e. 7715 sq.mts. [2] Sub Plot No. 2 having land admeasuring 7000.2 sq. mts. i.e. 7000 sq.mts. [3] Sub Plot No. 3 having land admeasuring 5280.2 sq.mts. i.e. 5280 sq.mts.



Accordingly in land admeasuring 5280.2 sq. mts. of Sub Plot No.3 Owner-A and Owner-B has following shares ;

- [1] Rameshbhai Naranbhai Patel [owner of undivided land admeasuring 416.96 sq. mts.]
- [2] Aswinbhai Naranbhai Patel [owner of undivided land admeasuring 416.96 sq. mts.]
- [3] Dishaben alias Dakshaben Madhabhai Gajera [owner of undivided land admeasuring 416.96 sq. mts.]
- [4] Pushpaben Poonamchand [owner of undivided land admeasuring 609.22 sq. mts.]
- [5] Poonamchand Narsinhbhai [owner of undivided land admeasuring 609.22 sq. mts.]
- [6] Vinodchandbhai Narayanbhai [owner of undivided land admeasuring 1285.83 sq. mts.]
- [7] Jashvantlal Ambalal Patel [owner of undivided land admeasuring 1285.83 sq. mts.]
- [8] Gopal Kanubhai Patel [owner of undivided land admeasuring 1285.83 sq. mts.]

Thenafter the land admeasuring 11842 sq. mts. of Survey No. 59 belonged to followings persons [hereinafter referred to as "Owner B"] as per details given hereunder :

RAMESH N. RAVAT

B.A. LL.B. (Advocate) & Notary

Enrolment No. : G / 115 / 2008

Welfare Fund No. : GN/D/35992

M : 99247 40957

Email ID : rameshravat@yahoo.com

COURT :

District Court,
Gate No. 2
Nyay Mandir,
Sector - 11, Gandhinagar.

OFFICE :

4, First Floor, Astha Square,
Nr. Shree Kadi Nagrik Sahkari Bank Ltd.,
Bh. Satyamev Hospital,
Chandkheda, Ahmedabad - 382424.

[A] [1] Rameshbhai Naranbhai Patel [owner of undivided land admeasuring 609.22 sq. mts.] [land admeasuring 761.53 sq. mts. of Survey No] of Sub Plot No.1 i.e. 1/6th share of land admeasuring 1973.67 sq. mts. out of land admeasuring 11842 sq. mts. of Survey No.59 i.e. land admeasuring 1578.92 sq. mts. of Final Plot]

[2] Ashwinbhai Naranbhai Patel [owner of undivided land admeasuring 609.22 sq. mts.] [land admeasuring 761.53 sq. mts. of Survey No] of Sub Plot No.1 i.e. 1/6th share of land admeasuring 1973.67 sq. mts. out of land admeasuring 11842 sq. mts. of Survey No.59 i.e. land admeasuring 1578.92 sq. mts. of Final Plot]

[3] Dishaben alias Dakshaben Madhabhai Gajera [owner of undivided land admeasuring 609.22 sq. mts.] [land admeasuring 761.53 sq. mts. of Survey No] of Sub Plot No.1 i.e. 1/6th share of land admeasuring 1973.67 sq. mts. out of land admeasureings 11842 sq. mts. of Survey No.59 i.e. land admeasuring 1578.92 sq. mts. of Final Plot]

[4] Poonamchand Narsinhbhai [owner of undivided land admeasuring 609.22 sq. mts.] [land admeasuring 761.53 sq. mts. of Survey No] of Sub Plot No.1 i.e. 1/6th share of land admeasuring 1973.67 sq. mts. out of land admeasuring 11842 sq. mts. of Survey No.59 i.e. land admeasuring 1578.92 sq. mts. of Final Plot]

[5] Jashvantlal Ambalal Patel [owner of undivided land admeasuring 609.22 sq. mts.] [land admeasuring 761.53 sq. mts. of Survey No] of Sub Plot No.1 i.e. 1/6th share of land admeasuring 1973.67 sq. mts. out of land admeasuring 11842 sq. mts. of Survey No.59 i.e. land admeasuring 1578.92 sq. mts. of Final Plot]

[6] Gopal Kanubhai Patel [owner of undivided land admeasuring 609.22 sq. mts.] [land admeasuring 761.53 sq. mts. of Survey No] of Sub Plot No.1 i.e. 1/6th share of land admeasuring 1973.67 sq. mts. out of land admeasuring 11842 sq. mts. of Survey No.59 i.e. land admeasuring 1578.92 sq. mts. of Final Plot]

And Owner

[B] [1] Vinodbhai Naranbhai [owner of undivided land admeasuring 1353.22 sq. mts.] [owner of undivided land admeasuring 1691.54 sq. mts. of Survey Number] of Sub Plot No.1 i.e. 1/3th undivided land admeasuring 4384 sq. mts. out of land admeasuring 13152 sq. mts. of Survey No.67/1 i.e. land admeasuring 3507.16 sq. mts. of Final Plot]

[2] Dishaben alias Dakshaben Madhabhai Gajera [owner of undivided land admeasuring 676.61 sq. mts.] [land admeasuring 845.77 sq. mts. of Survey No] of Sub Plot No.1 i.e. 1/6th share of land admeasuring 2192 sq. mts. out of land admeasuring 13152 sq. mts. of Survey No.67/1 i.e. land admeasuring 1753.58 sq. mts. of Final Plot]



RAMESH N. RAVAT

B.A. LL.B. (Advocate) & Notary

Enrolment No. : G / 115 / 2008

Welfare Fund No. : GN/D/35992

M : 99247 40957

Email ID : rameshravat@yahoo.com

COURT :

District Court,
Gate No. 2
Nyay Mandir,
Sector - 11, Gandhinagar.

OFFICE :

4, First Floor, Astha Square,
Nr. Shree Kadi Nagrik Sahkari Bank Ltd.,
Bh. Satyamev Hospital,
Chandkheda, Ahmedabad - 382424.

[3] Pushpaben Poonamchand [owner of undivided land admeasuring 676.61 sq. mts.] [land admeasuring 845.77 sq. mts. of Survey No] of Sub Plot No.1 i.e. 1/6th share of land admeasuring 2192 sq. mts. out of land admeasuring 13152 sq. mts. of Survey No.67/1 i.e. land admeasuring 1753.58 sq. mts. of Final Plot]

[4] Jashvantlal Ambalal Patel [owner of undivided land admeasuring 676.61 sq. mts.] [land admeasuring 845.77 sq. mts. of Survey No] of Sub Plot No.1 i.e. 1/6th share of land admeasuring 2192 sq. mts. out of land admeasuring 13152 sq. mts. of Survey No.67/1 i.e. land admeasuring 1753.58 sq. mts. of Final Plot]

[5] Gopal Kanubhai Patel [owner of undivided land admeasuring 676.61 sq. mts.] [land admeasuring 845.77 sq. mts. of Survey No] of Sub Plot No.1 i.e. 1/6th share of land admeasuring 2192 sq. mts. out of land admeasuring 13152 sq. mts. of Survey No.67/1 i.e. land admeasuring 1753.58 sq. mts. of Final Plot]

Sold and conveyed Non-Agricultural Land for multi purpose use admeasuring 7715 sq. mts. of Sub Plot No.1 out of total land admeasuring 19995 sq.mts. of Final plot No.47 [land of Old Survey No. 59 paiki and Old Survey No. 67/1 paiki] of Draft Town Planning Scheme No.80 [Sughad-Bhat] situate, lying and being at Mouje Bhat, Taluka Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar to Venya Developers LLP, a Limited Liability Partnership Firm through its Partners Shri Bharat Devidas Changlani by Sale Deed which is registered in the office of Sub Registrar under serial No.27458 dtd. 1.9.21. Entry to that effect was entered in revenue record by Entry No.5581 dtd.6.9.21 which was certified on 29.10.21.



Accordingly,

Thereafter the Vendors of above stated Sale Deed registered at No.27458 dtd. 1.9.21 executed Power Of Attorney under Section 45-A in favour of Venya Developers LLP, a Limited Liability Partnership Firm through its Partners Shri Bharat Devidas Changlani by Sale Deed which is registered in the office of Sub Registrar under serial No. 27459 dtd. 1.9.21

Thereafter Estate Officer, Ahmedabad Urban Development Authority vide his letter No.Estate/Kapat/Jamin.No.10138 dtd.4.10.21 informed that Ahmedabad Urban Development Authority received land admeasuring 4999 sq. mts. as "Kapat" [Deduction] out of total land admeasuring 24994 sq. mts. of Survey No.59 and Survey No.67/1 hence it its ordered that in "other right" of revenue record name of Ahmedabad Municipal Corporation [it seems to be mistake, it should be "Ahmedabad Urban Development Authority"] is to be entered Entry to that effect was entered in revenue record by entry No.5653 dtd. 2.5.22 which is pending for Certification.

Thenafter the land admeasuring 11842 sq. mts. of Survey No. 59 belonged to followings persons [hereinafter referred to as "Owner B"] as per details given hereunder :

And Owner

RAMESH N. RAVAT

B.A. LL.B. (Advocate) & Notary

Enrolment No. : G / 115 / 2008

Welfare Fund No. : GN/D/35992

M : 99247 40957

Email ID : rameshravat@yahoo.com

COURT :
District Court,
Gate No. 2
Nyay Mandir,
Sector - 11, Gandhinagar.

OFFICE :
4, First Floor, Astha Square,
Nr. Shree Kadi Nagrik Sahkari Bank Ltd.,
Bh. Satyamev Hospital,
Chandkheda, Ahmedabad - 382424.

[A] [1] Rameshbhai Naranbhai Patel [owner of undivided land admeasuring 416.96 sq. mts.] [land admeasuring 521.17 sq. mts. of Survey No] of Sub Plot No.3 i.e. 1/6th share of land admeasuring 1973.67 sq. mts. out of land admeasuring 11842 sq. mts. of Survey No.59 i.e. land admeasuring 1578.92 sq. mts. of Final Plot]

[2] Ashwinbhai Naranbhai Patel [owner of undivided land admeasuring 416.96 sq. mts.] [land admeasuring 521.17 sq. mts. of Survey No] of Sub Plot No.3 i.e. 1/6th share of land admeasuring 1973.67 sq. mts. out of land admeasuring 11842 sq. mts. of Survey No.59 i.e. land admeasuring 1578.92 sq. mts. of Final Plot]

[3] Dishaben alias Dakshaben Madhabhai Gajera [owner of undivided land admeasuring 416.96 sq. mts.] [land admeasuring 521.17 sq. mts. of Survey No] of Sub Plot No.3 i.e. 1/6th share of land admeasuring 1973.67 sq. mts. out of land admeasuring 11842 sq. mts. of Survey No.59 i.e. land admeasuring 1578.92 sq. mts. of Final Plot]

[4] Poonamchand Narsinhbhai [owner of undivided land admeasuring 416.96 sq. mts.] [land admeasuring 521.17 sq. mts. of Survey No] of Sub Plot No.3 i.e. 1/6th share of land admeasuring 1973.67 sq. mts. out of land admeasuring 11842 sq. mts. of Survey No.59 i.e. land admeasuring 1578.92 sq. mts. of Final Plot]

[5] Jashvantlal Ambalal Patel [owner of undivided land admeasuring 416.96 sq. mts.] [land admeasuring 521.17 sq. mts. of Survey No] of Sub Plot No.3 i.e. 1/6th share of land admeasuring 1973.67 sq. mts. out of land admeasuring 11842 sq. mts. of Survey No.59 i.e. land admeasuring 1578.92 sq. mts. of Final Plot]

[6] Gopal Kanubhai Patel [owner of undivided land admeasuring 416.96 sq. mts.] [land admeasuring 521.17 sq. mts. of Survey No] of Sub Plot No.3 i.e. 1/6th share of land admeasuring 1973.67 sq. mts. out of land admeasuring 11842 sq. mts. of Survey No.59 i.e. land admeasuring 1578.92 sq. mts. of Final Plot]

And Owner

[B] [1] Vinodbhai Naranbhai [owner of undivided land admeasuring 926.11 sq. mts.] [owner of undivided land admeasuring 1157.64 sq. mts. of Survey Number] of Sub Plot No.3 i.e. 1/3th undivided land admeasuring 4384 sq. mts. out of land admeasuring 13152 sq. mts. of Survey No.67/1 i.e. land admeasuring 3507.16 sq. mts. of Final Plot]

[2] Dishaben alias Dakshaben Madhabhai Gajera [owner of undivided land admeasuring 463.06 sq. mts.] [land admeasuring 578.83 sq. mts. of Survey No] of Sub Plot No.3 i.e. 1/6th share of land admeasuring 2192 sq. mts. out of land admeasuring 13152 sq. mts. of Survey No.67/1 i.e. land admeasuring 1753.58 sq. mts. of Final Plot]

[3] Pushpaben Poonamchand [owner of undivided land admeasuring 463.06 sq. mts.] [land admeasuring 578.83 sq. mts. of Survey No] of Sub Plot No.3 i.e. 1/6th share of land admeasuring 2192 sq. mts. out of land admeasuring 13152 sq. mts. of Survey No.67/1 i.e. land admeasuring 1753.58 sq. mts. of Final Plot]



RAMESH N. RAVAT

B.A. LL.B. (Advocate) & Notary

Enrolment No. : G / 115 / 2008

Welfare Fund No. : GN/D/35992

M : 99247 40957

Email ID : rameshravat@yahoo.com

COURT :

District Court,
Gate No. 2
Nyay Mandir,
Sector - 11, Gandhinagar.

OFFICE :

4, First Floor, Astha Square,
Nr. Shree Kadi Nagrik Sahkari Bank Ltd.,
Bh. Satyamev Hospital,
Chandkheda, Ahmedabad - 382424.

[4] Jashvantlal Ambalal Patel [owner of undivided land admeasuring 463.06 sq. mts.] [land admeasuring 578.83 sq. mts. of Survey No] of Sub Plot No.3 i.e. 1/6th share of land admeasuring 2192 sq. mts. out of land admeasuring 13152 sq. mts. of Survey No.67/1 i.e. land admeasuring 1753.58 sq. mts. of Final Plot]

[5] Gopal Kanubhai Patel [owner of undivided land admeasuring 463.06 sq. mts.] [land admeasuring 578.83 sq. mts. of Survey No] of Sub Plot No.3 i.e. 1/6th share of land admeasuring 2192 sq. mts. out of land admeasuring 13152 sq. mts. of Survey No.67/1 i.e. land admeasuring 1753.58 sq. mts. of Final Plot]

Sold and conveyed Non-Agricultural Land for multi purpose use admeasuring 7715 sq. mts. of Sub Plot No.1 out of total land admeasuring 19995 sq.mts. of Final plot No.47 [land of Old Survey No. 59 paiki and Old Survey No. 67/1 paiki] of Draft Town Planning Scheme No:80 [Sughad-Bhat] situate, lying and being at Mouje Bhat, Taluka Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar to Venya Developers LLP, a Limited Liability Partnership Firm through its Partners (1) Govind Jairamdas Changlani (2) Shri Bharat Devidas Changlani by Sale Deed which is registered in the office of Sub Registrar under serial No, 16580 dtd. 18.4.22. Entry to that effect was entered in revenue record by Entry No.5660 dtd.7.5.22 which was certified on 03.08.22.



SURVEY NO.67/1 :

Prior to year 1939 said land bearing Survey No. 67/1 was belongs The Account holder Kalji Savji died on Dt. 8/11/38 and there after his legal heirs son named Galji Kalji name was entered at the Revenue Records as per his statement and then certified by the concerned officer on its verification wide Entry No. 364 on dtd 06/02/1939. Which entry duly certified on dtd 11/03/1939.

Thereafter Survey No. 67/1 as mentioned in the margin survey no. as per circular no. WTN 4035 on dtd 29/07/1953 Wide Entry No. 705 on dtd 07/02/1955. Which entry duly certified on 28/04/55.

Thereafter Survey No. 67/1 As mentioned in the margin the possessor Galaji Kalji died on Dt. 29/1/70 and the following legal heirs names were Bhavanji Galaji Kalai, and Munjiben Galaji Kalaji, Jatunben and Navuben and Bhaluben and Gajraben all are themselves and as guardian of the minors, entered at the Revenue Records as per his statement and then certified by the concerned officer on its verification Wide Entry No. 1090 on dtd 15/02/1970. Which entry duly certified on 17/03/70.

Thereafter Survey No. 67/1 As mentioned in the margin the possessors names Rajanben, Navuben and Bhaluben were entered but for their shares and rights were not willing to take as such their names on their willingness and desire has been waived Wide Entry No. 1091 on dtd 15/02/1970. Which entry duly certified on 17/03/70.

Thereafter Munjiben wd/o Galaji Fulaji died intestate prior to 10 months, hence her name was deleted. Entry to that effect was entered in revenue record by Entry No.1752 dated 29.03.90 which was certified on 25.6.90.

RAMESH N. RAVAT

B.A. LL.B. (Advocate) & Notary

Enrolment No. : G / 115 / 2008

Welfare Fund No. : GN/D/35992

M : 99247 40857

Email ID : rameshravat@yahoo.com

COURT :

District Court,
Gate No. 2
Nyay Mandir,
Sector - 11, Gandhinagar.

OFFICE :

4, First Floor, Astha Square,
Nr. Shree Kadi Nagrik Sahkari Bank Ltd.,
Bh. Salyamev Hospital,
Chandkheda, Ahmedabad - 382424.

Thereafter Bhavanbhai Galaji sold and conveyed land admeasuring 13152 sq. mts. of Survey No. 67/1 to [1] Jashvantbhai Popatlal [2] Sevantilal Popatlal and [3] Nareshbhai Popatlal by Sale Deed registered at No.1866 dated 11.1.90. Entry to that effect was entered in revenue record by Entry No. 1778 dtd. 7.9.90 which was cancelled since the purchaser was not agriculturist, hence the said land was transferred to "the Government" without encumbrance by Entry No.1673. The above transection was again entered in revenue record by Entry No. 1833 dtd.25.2.91. In this regard Case No.T.E.N.C.A./33/93 dtd. 25.2.91 was filed before Gujarat Revenue Tribunal and as the judgement was delivered in favour of Purchaser on 11.3.94 it was certified on the strength of Entry No.2021

Thereafter Jashvantbhai Popatlal died intestate on 4.2.1997 leaving behind his heirs viz. [1] Malavbhai Jashvantbhai [2] Nitaben Jashvantbhai [3] Lopaben Jashvantbhai [4] Hansaben wd/o Jashvantbhai Popatlal Entry to that effect was entered in revenue record by Entry No.2316 dtd. 25.9.97 which was certified on 21.4.98.

Thereafter [1] Nitaben Jashvantbhai and [2] Lopaben Jashvantbhai released their rights from the said land. Entry to that effect was entered in revenue record by Entry No. 2317 dtd.16.10.97 which was certified on 21.3.98.



Thereafter [1] Sevantilal Popatlal Shah through his Power of Attorney Milanbhai Sevantilal Shah [2] Nareshbhai Popatlal Shah [3] Malavbhai Jashvantbhai Shah [4] Hansaben wd/o Jashvantbhai Shah through her Power Of Attorney Malavbhai Jashvantbhai Shah sold and conveyed land admeasuring 13152 sq./ mts. of Survey No.67/1 to [1] Jashvantlal Ambalal Patel [2] Vishnubhai Ambalal Patel [No. 1 and No. 2 Having 1/3rd undivided share] [3] Vinodbhai Naranbhai Patel [having 1/3rd undivided share] [4] Dishaben alias Dakshaben Madhabhai Gajera [having 1/6th undivided share] [5] Savitaben Narsinhbhai Patel [having 1/6th undivided share] by Sale Deed registered in the office of Sub Registrar under serial No.4824 dtd. 7.8.2003 In the said Sale Deed [1] Lopaben d/o Jashvantbhai Popatlal and [2] Nitaben d/o Jashvantlal Popatlal have signed as Confirming Parties. Entry to that effect was entered in revenue record by Entry No.2720 dtd. 15.8.03 which was certified on 7.10.03.

District Development Officer, Gandhinagar granted N.A. permission to land admeasuring 14994 sq. mts. for Residential purpose and to land admeasuring 10000 sq. mts. for commercial purpose i.e. total land admeasuring 24994 sq. mts. of Survey No.59 and 67/1 by his order no.ji.pan. /JMN/NA/SR-192/Vashi/1269-75/06 dated 23.3.06 Entry to that effect was entered in revenue record by Entry No.2951 dtd.27.2.06 which certified on 20.4.06.

Thereafter Deed of Distribution registered in the office of Sub Registrar under serial No.1511 was executed for the 1/6th undivided share of Non-Agricultural land out of total land admeasuring 13152 sq. mts. of Vishnubhai Ambalal which came to the share of Jashvantlal Ambalal. Hence name of Vishnubhai Ambalal was deleted. Entry to that effect was entered in revenue record by Entry No. 3570 dtd. 21.4.10 which was certified on 16.7.10.

RAMESH N. RAVAT

B.A. LL.B. (Advocate) & Notary

Enrolment No. : G / 115 / 2008
Welfare Fund No. : GN/D/35992
M : 99247 40957
Email ID : rameshravat@yahoo.com

COURT :
District Court,
Gate No. 2
Nyay Mandir,
Sector - 11, Gandhinagar.

OFFICE :
4, First Floor, Astha Square,
Nr. Shree Kadi Nagrik Sahkari Bank Ltd.,
Bh. Salyamev Hospital,
Chandkheda, Ahmedabad - 382424.

Thereafter Savitaben Narsingbhai Patel sold and conveyed Non-Agricultural land of her 1/6th share admeasuring 1754 sq. mts. out of land admeasuring 10522 sq. mts. of Final Plot No. 47 paiki i.e. land admeasuring 13152 sq. mts. of Survey No. 67/1 which is included in Town Planning Scheme No.80 and allotted Final Plot No. 47 to Pushpaben Poonamchand Patel by Sale Deed which is registered in the office of Sub Registrar under serial No.21284 dtd. 27.12.10. Entry to that effect was entered in revenue record by Entry No. 3767 dtd. 18.1.11 which was certified on 24.6.11.

As per letter No. Estate/Kapat Jamin/No.0499 dtd. 18.6.20 of Estate Officer, Ahmedabad Urban Development Authority land admeasuring 4999 sq. mts. out of total land admeasuring 24994 sq. mts. of Survey No.59 and Survey No.67/1 was deducted and given to Ahmedabad Urban Development Authority Entry to that effect was entered in revenue record by Entry No.5292 dtd. 30.6.20 which was certified on 29.8.20.

Thereafter Jashvantlal Ambalal Patel sold and conveyed undivided ½ [one half] land out of undivided 1/3rd share i.e. 3332.50 sq. mts. out of land admeasuring 19995 sq. mts. of Final Plot No. 47 i.e. land admeasuring 11842 sq. mts. of Survey No.59 and land admeasuring 13152 sq.mts. of Survey No.67/1 totally admeasuring 24994 sq. mts. Non-Agricultural land which is included in Town Planning Scheme no.80 and allotted land admeasuring 1995 sq. mts. of Final Plot No.47 to Gopal Kanubhai Patel by Sale Deed which is registered in the office of Sub Registrar under Serial No.3441 dtd. 5.2.21. Entry to that effect was entered in revenue record by Entry No.5505 dtd. 12.2.21 which was certified on 18.3.21.

Accordingly the land admeasuring 13152 sq. mts. of Survey No.67/1 belonged to followings persons [hereinafter referred to as "Owner B"] as per details given hereunder :

1. Vinodbhai Naranbhai [Owner of undivided 1/3rd land admeasuring 4388 sq.mts.]
2. Dishaben alias Daskshben Madhabhai [Owner of undivided 1/6th land admeasuring 2192 sq.mts.]
3. Pushpaben Poonamchand Patel [Owner of undivided 1/6th land admeasuring 2192 sq.mts.]
4. Jashvantlal Ambalal Patel [Owner of undivided 1/6th land admeasuring 2192 sq.mts.]
5. Gopalbhai Kanubhai Patel [Owner of undivided 1/6th land admeasuring 2192 sq.mts.]

Thenafter the land admeasuring 5280.2 sq. mts. of Survey No. 67/1 belonged to followings persons [hereinafter referred to as "Owner B"] as per details given hereunder :

And Owner



RAMESH N. RAVAT

B.A. LL.B. (Advocate) & Notary

Enrolment No. : G / 116 / 2008

Welfare Fund No. : GN/D/35992

M : 99247 40957

Email ID : rameshravat@yahoo.com

COURT :

District Court,
Gate No. 2
Nyay Mandir,
Sector - 11, Gandhinagar.

OFFICE :

4, First Floor, Astha Square,
Nr. Shree Kadi Nagrik Sahkari Bank Ltd.,
Bh. Satyamev Hospital,
Chandkheda, Ahmedabad - 382424.

[1] Vinodbhai Naranbhai [owner of undivided land admeasuring 1353.22 sq. mts.] [owner of undivided land admeasuring 1691.54 sq. mts. of Survey Number] of Sub Plot No.1 i.e. 1/3th undivided land admeasuring 4384 sq. mts. out of land admeasuring 13152 sq. mts. of Survey No.67/1 i.e. land admeasuring 3507.16 sq. mts. of Final Plot]

[2] Dishaben alias Dakshaben Madhabhai Gajera [owner of undivided land admeasuring 676.61 sq. mts.] [land admeasuring 845.77 sq. mts. of Survey No] of Sub Plot No.1 i.e. 1/6th share of land admeasuring 2192 sq. mts. out of land admeasuring 13152 sq. mts. of Survey No.67/1 i.e. land admeasuring 1753.58 sq. mts. of Final Plot]

[3] Pushpaben Poonamchand [owner of undivided land admeasuring 676.61 sq. mts.] [land admeasuring 845.77 sq. mts. of Survey No] of Sub Plot No.1 i.e. 1/6th share of land admeasuring 2192 sq. mts. out of land admeasuring 13152 sq. mts. of Survey No.67/1 i.e. land admeasuring 1753.58 sq. mts. of Final Plot]

[4] Jashvantlal Ambalal Patel [owner of undivided land admeasuring 676.61 sq. mts.] [land admeasuring 845.77 sq. mts. of Survey No] of Sub Plot No.1 i.e. 1/6th share of land admeasuring 2192 sq. mts. out of land admeasuring 13152 sq. mts. of Survey No.67/1 i.e. land admeasuring 1753.58 sq. mts. of Final Plot]



[5] Gopal Kanubhai Patel [owner of undivided land admeasuring 676.61 sq. mts.] [land admeasuring 845.77 sq. mts. of Survey No] of Sub Plot No.1 i.e. 1/6th share of land admeasuring 2192 sq. mts. out of land admeasuring 13152 sq. mts. of Survey No.67/1 i.e. land admeasuring 1753.58 sq. mts. of Final Plot]

Sold and conveyed Non-Agricultural Land for multi purpose use admeasuring 7715 sq. mts. of Sub Plot No.1 out of total land admeasuring 19995 sq.mts. of Final plot No.47 [land of Old Survey No. 59 paiki and Old Survey No. 67/1 paiki] of Draft Town Planning Scheme No.80 [Sughad-Bhat] situate, lying and being at Mouje Bhat, Taluka Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar to Venya Developers LLP, a Limited Liability Partnership Firm through its Partners Shri Bharat Devidas Changlani by Sale Deed which is registered in the office of Sub Registrar under serial No.27458 dtd. 1.9.21. Entry to that effect was entered in revenue record by Entry No.5581 dtd.6.9.21 which was certified on 29.10.21.

Accordingly,

Thereafter the Vendors of above stated Sale Deed registered at No.27458 dtd. 1.9.21 executed Power Of Attorney under Section 45-A in favour of Venya Developers LLP, a Limited Liability Partnership Firm through its Partners Shri Bharat Devidas Changlani by Sale Deed which is registered in the office of Sub Registrar under serial No. 27459 dtd. 1.9.21

Thereafter Estate Officer, Ahmedabad Urban Development Authority vide his letter No.Estate/Kapat/Jamin.No.10138 dtd.4.10.21 informed that Ahmedabad Urban Development Authority received land admeasuring 4999 sq. mts. as "Kapat" [Deduction] out of total land admeasuring 24994 sq. mts. of Survey No.59 and Survey No.67/1 hence it its ordered that in "other right" of revenue record name of

RAMESH N. RAVAT

B.A. LL.B. (Advocate) & Notary

Enrolment No. : G / 115 / 2008

Welfare Fund No. : GN/D/35992

M : 99247 40957

Email ID : rameshravat@yahoo.com

COURT :

District Court,
Gate No. 2

Nyay Mandir,
Sector - 11, Gandhinagar.

OFFICE :

4, First Floor, Astha Square,
Nr. Shree Kadi Nagrik Sahkari Bank Ltd.,
Bh. Satyamev Hospital,
Chandkheda, Ahmedabad - 382424.

Ahmedabad Municipal Corporation [it seems to be mistake, it should be "Ahmedabad Urban Development Authority"] is to be entered Entry to that effect was entered in revenue record by entry No.5653 dtd. 2.5.22 which is pending for Certification.

Thenafter the land admeasuring 11842 sq. mts. of Survey No. 59 belonged to followings persons [hereinafter referred to as "Owner B"] as per details given hereunder :

And Owner

[A] [1] Rameshbhai Naranbhai Patel [owner of undivided land admeasuring 416.96 sq. mts.] [land admeasuring 521.17 sq. mts. of Survey No] of Sub Plot No.3 i.e. 1/6th share of land admeasuring 1973.67 sq. mts. out of land admeasuring 11842 sq. mts. of Survey No.59 i.e. land admeasuring 1578.92 sq. mts. of Final Plot]

[2] Ashwinbhai Naranbhai Patel [owner of undivided land admeasuring 416.96 sq. mts.] [land admeasuring 521.17 sq. mts. of Survey No] of Sub Plot No.3 i.e. 1/6th share of land admeasuring 1973.67 sq. mts. out of land admeasuring 11842 sq. mts. of Survey No.59 i.e. land admeasuring 1578.92 sq. mts. of Final Plot]

[3] Dishaben alias Dakshaben Madhabhai Gajera [owner of undivided land admeasuring 416.96 sq. mts.] [land admeasuring 521.17 sq. mts. of Survey No] of Sub Plot No.3 i.e. 1/6th share of land admeasuring 1973.67 sq. mts. out of land admeasuring 11842 sq. mts. of Survey No.59 i.e. land admeasuring 1578.92 sq. mts. of Final Plot]

[4] Poonamchand Narsinhbhai [owner of undivided land admeasuring 416.96 sq. mts.] [land admeasuring 521.17 sq. mts. of Survey No] of Sub Plot No.3 i.e. 1/6th share of land admeasuring 1973.67 sq. mts. out of land admeasuring 11842 sq. mts. of Survey No.59 i.e. land admeasuring 1578.92 sq. mts. of Final Plot]

[5] Jashvantlal Ambalal Patel [owner of undivided land admeasuring 416.96 sq. mts.] [land admeasuring 521.17 sq. mts. of Survey No] of Sub Plot No.3 i.e. 1/6th share of land admeasuring 1973.67 sq. mts. out of land admeasuring 11842 sq. mts. of Survey No.59 i.e. land admeasuring 1578.92 sq. mts. of Final Plot]

[6] Gopal Kanubhai Patel [owner of undivided land admeasuring 416.96 sq. mts.] [land admeasuring 521.17 sq. mts. of Survey No] of Sub Plot No.3 i.e. 1/6th share of land admeasuring 1973.67 sq. mts. out of land admeasuring 11842 sq. mts. of Survey No.59 i.e. land admeasuring 1578.92 sq. mts. of Final Plot]

And Owner

[B] [1] Vinodbhai Naranbhai [owner of undivided land admeasuring 926.11 sq. mts.] [owner of undivided land admeasuring 1157.64 sq. mts. of Survey Number] of Sub Plot No.3 i.e. 1/3th undivided land admeasuring 4384 sq. mts. out of land admeasuring 13152 sq. mts. of Survey No.67/1 i.e. land admeasuring 3507.16 sq. mts. of Final Plot]



RAMESH N. RAVAT

B.A. LL.B. (Advocate) & Notary

Enrolment No. : G / 115 / 2008

Welfare Fund No. : GN/D/35992

M : 99247 40957

Email ID : rameshravat@yahoo.com

COURT :

District Court,
Gate No. 2
Nyay Mandir,
Sector - 11, Gandhinagar.

OFFICE :

4, First Floor, Astha Square,
Nr. Shree Kadi Nagrik Sahkari Bank Ltd.,
Bh. Satyamev Hospital,
Chandkheda, Ahmedabad - 382424.

[2] Dishaben alias Dakshaben Madhabhai Gajera [owner of undivided land admeasuring 463.06 sq. mts.] [land admeasuring 578.83 sq. mts. of Survey No] of Sub Plot No.3 i.e. 1/6th share of land admeasuring 2192 sq. mts. out of land admeasuring 13152 sq. mts. of Survey No.67/1 i.e. land admeasuring 1753.58 sq. mts. of Final Plot]

[3] Pushpaben Poonamchand [owner of undivided land admeasuring 463.06 sq. mts.] [land admeasuring 578.83 sq. mts. of Survey No] of Sub Plot No.3 i.e. 1/6th share of land admeasuring 2192 sq. mts. out of land admeasuring 13152 sq. mts. of Survey No.67/1 i.e. land admeasuring 1753.58 sq. mts. of Final Plot]

[4] Jashvantlal Ambalal Patel [owner of undivided land admeasuring 463.06 sq. mts.] [land admeasuring 578.83 sq. mts. of Survey No] of Sub Plot No.3 i.e. 1/6th share of land admeasuring 2192 sq. mts. out of land admeasuring 13152 sq. mts. of Survey No.67/1 i.e. land admeasuring 1753.58 sq. mts. of Final Plot]

[5] Gopal Kanubhai Patel [owner of undivided land admeasuring 463.06 sq. mts.] [land admeasuring 578.83 sq. mts. of Survey No] of Sub Plot No.3 i.e. 1/6th share of land admeasuring 2192 sq. mts. out of land admeasuring 13152 sq. mts. of Survey No.67/1 i.e. land admeasuring 1753.58 sq. mts. of Final Plot]



Sold and conveyed Non-Agricultural Land for multi purpose use admeasuring 5280.20 sq. mts. of Sub Plot No.3 out of total land admeasuring 19995 sq.mts. of Final plot No.47 [land of Old Survey No. 59 paiki and Old Survey No. 67/1 paiki] of Draft Town Planning Scheme No.80 [Sughad-Bhat] situate, lying and being at Mouje Bhat, Taluka Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar to Venya Developers LLP, a Limited Liability Partnership Firm through its Partners (1) Govind Jairamdas Changlani (2) Shri Bharat Devidas Changlani by Sale Deed which is registered in the office of Sub Registrar under serial No, 16580 dtd. 18.4.22. Entry to that effect was entered in revenue record by Entry No.5660 dtd.7.5.22 which was certified on 03.08.22.

Thereafter Venya Developers LLP, a Limited Liability Partnership Firm has developed a Multipurpose Use project under the name of "**GERMAN SEVEN STAR**".

In Village Form No.7/12 of Survey No.59 area against the name of present owner being corrected from "4559.65 sq. mts." to "4569.56 sq. mts."

Thereafter project "**GERMAN SEVEN STAR**" is registered with Gujarat Real Estate Authority [RERA] under serial No. on dated

Thus the said Non-Agricultural land for multi-purpose use admeasuring 5280.20 sq. mts. of Sub Plot No.3 out of total land admeasuring 19995 sq.mts. of Final plot No.47 [land of Old Survey No. 59 paiki and Old Survey No. 67/1 paiki] of Draft Town Planning Scheme No.80 [Sughad-Bhat] situate, lying and being at Mouje Bhat, Taluka Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar Venya Developers LLP, a Limited Liability Partnership Firm through its Partners Shri Bharat Devidas Changlani [2] Govind Jayramdas Changlani in the revenue records and all other Govt. and semi-Govt. records.

RAMESH N. RAVAT

B.A. LL.B. (Advocate) & Notary

Enrolment No. : G / 115 / 2008

Welfare Fund No. : GN/D/35992

M : 99247 40957

Email ID : rameshravat@yahoo.com

COURT :

District Court,
Gate No. 2

Nyay Mandir,
Sector - 11, Gandhinagar.

OFFICE :

4, First Floor, Astha Square,
Nr. Shree Kadi Nagrik Sahkari Bank Ltd.,
Bh. Satyamev Hospital,
Chandkheda, Ahmedabad - 382424.



In view of what is stated above from that and from the information given to us by Declaration cum Indemnity Bond filed before us stating that the title of the said land are clear and marketable and said land have not been given in security not created any charge thereon by any financial institution except loan of Rs. 7,00,00,000/- [Rupees Seven Crore only] obtained against the said land from Shriram Housing Finance Ltd. By executing Mortgage Deed which is registered in the office of Sub Registrar under serial No. 17706 dated 26.04.2022 and the said land is neither a subject matter of any pending proceedings and believing the same to be true, correct and trustworthy and also believing the photo copies of documents/papers etc. furnished in the case file shown to us to be true and genuine and also based upon the information given owners that nothing was done in respect of side land during the period for which the registration record is not available which would match the title defective and from the available manual and Conditional Computer Search Report obtained through office of Sub Registrar which clearly states that they do not give any assurance or binding regarding the correctness of the facts and they are not responsible for any loss due to the information/Search provided through Computerized Search and on that basis and as per the below mentioned not we give this opinion report and opine that the titles of the said Non-Agricultural land for multi-purpose use admeasuring 5280 sq. mts. of Sub Plot No.3 out of total land admeasuring 24994 sq.mts. of Final plot No. 19995 [land of Old Survey No. 59 paiki and Old Survey No. 67/1 paiki] of Draft Town Planning Scheme No.80 [Sughad-Bhat] situate, lying and being at Mouje Bhat, Taluka Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar shall be clear and marketable and free from reasonable doubts subject to :-

The aforesaid Title Clearance Report is prepared on the basis of available revenue records and with sub registry records relevant for the purpose to Study of title and to ascertain any charge or encumbrance over said land and it does not contain entire revenue or sub registry records. Also I rely on documents produced before me and believing same are true and correct and from the information given to me by the aforesaid land owner and also relying on Declaration-Cum-Indemnity made by the said land owner.

SUBJECT TO WHAT HAS BEEN STATED HEREIN ABOVE

After scrutiny of the papers, documents and statement given by the owner as well as declaration made by owner of said land, in my opinion that the title of said land more particularly described in schedule herein under Non-Agricultural land for multi purpose use admeasuring 5280.20 sq.mts. of Sub-Plot No.3 out of total land admeasuring 19995 sq.mts of Final Plot No. 47 [land of Old Survey No. 59 paiki and Old Survey No. 67/1 paiki] of Draft Town Planning Scheme No.80 [Sughad-Bhat] situate, lying and being at Mouje Bhat, Taluka Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar belonging to Venya Developers LLP, a Limited Liability Partnership Firm through its Partners Shri Bharat Devidas Changlani and [2] Govind Jayramdas Changlani and the above referred subject land is clear, marketable and free from all reasonable doubt, without any encumbrances subject to following :-