



Bhadra Dhimant Joshi
B. Pharm LL.B. ADVOCATE

TITLE CLEARANCE REPORT

Description of Property:-

Project known as "**LAXMI NOVA**" situated at
Jahangirabad bearing Revenue Survey Nos.:
182/2/3, 183 & 184, Block No : 133, T. P.
Scheme No : 44(Jahangirabad), Original Plot No :
40, Final Plot No : 68 paiki Sub-Plot No.2 of
Village : Jahangirabad, Taluka : Adajan (Surat
city), District : Surat total admeasuring about
6013.12 SQUARE METERS.

**OWNER: M/s. SHREE SIDDHI VINAYAK INFRA
DEVELOPERS, A PARTNERSHIP FIRM**



BHADRA DHIMANT JOSHI
ADVOCATE

201 – 202, BABUBHAI CHAMBERS,
ATHWAGATE CROSSING, ATHWAGATE, SURAT
OFF.: 0261 – 2478369, CELL No: 93747 21295



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DATE:- 07.01.2022

TITLE CLEARANCE REPORT

This is to certified that I have investigated the titles of the property described herein bellow in schedule owned by **M/s. SHREE SIDDHI VINAYAK INFRA DEVELOPERS, A PARTNERSHIP FIRM.**

The following documents are submitted before me for investigation :

1. Copies of village form No : 7 + 12 for Revenue Survey No : 182/2/3, 183, 184, Block No : 133.
2. Copies of village form No : 6 for Revenue Survey No : 182/2/3, 183, 184, Block No : 133.
3. Original of registered sale deed vide Registration No : 4121 Dated:- 04.10.2005.
4. Original of registered sale deed vide Registration No : 4489 Dated:- 04.10.2005.
5. Certified copy of registered confirmation deed vide registration No: 5734 dated:- 02.04.2008.
6. Certified copy of registered agreement for sale vide registration No: 13092 dated:- 05.07.2007.
7. Certified copy of registered sale deed vide Registration No : 3803 (old No.4473 dated:- 10.04.2007) Dated:- 26.05.2009.
8. Certified copy of registered confirmation deed vide registration No: 25 dated:- 04.10.2012.
9. Copy of Partnership deed dated:- 29.03.2012.
10. Certified copy of registered confirmation deed vide registration No: 686 dated:- 13.10.2014 (28.07.2014).
11. Original of registered sale deed vide Registration No : 144 Dated:- 09.02.2016.
12. Copy of Redistribution & Valuation Statement for the said land issued by Town Planning Department of Surat.



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13. Copy of Non-Agricultural permission vide Order No : A/ BKHP/ S.R.No.1143/ 17/ ID No.214446/ Vashi.11380 to 11394/ 17 Dated:- 28.11.2017 passed by Collector of Surat.
14. Copy of Zoning Certificate bearing No : SUDA/ TEK./ Zo. Certi./ 189662 Dated:- 03.05.2018 issued by Surat Urban Development Authority.
15. Copy of letter of N.O.C. for height clearance vide No : SURA/ WEST/ B/ 121718/ 355107 Dated:- 19.12.2018 issued by Airports Authority of India.
16. Copy of Form No. D vide Case No.1600812, Rajachitthi No : SMC/13-01-2021/1600812/01/017149 Dated:- 24.02.2021 issued by Surat Municipal Corporation.
17. Copy of development permission vide Rajachitthi No : T.D.O. offline D.P.A. No.119 dated:- 08.02.2021 and offline T.D.O./ DP/ No.014 dated:- 29.04.2021 issued by Surat Municipal Corporation.
18. Copy of revised Non-Agricultural permission vide Order No : 206/22/16/009/2021 Dated:- 23.02.2021 passed by Collector of Surat.
19. Original of registered name change deed (conveyance) vide Registration No : 15862 Dated:- 01.07.2021 along with the original of registration fee receipt.
20. Copy of letter of N.O.C. for environment clearance vide No.: SEIAA/ GUJ/ EC/ 8(a)/ 1360/ 2021 Dated:- 02.07.2021 issued by State Level Environment Impact Assessment Authority, Gujarat.

Dear Sir,

I have taken search in the office of sub-registrar Surat and office of city survey Surat for the last **30 YEARS** in respect of above-mentioned property. My report for the title of the said property is as under :

It is found from the available records with me that the land bearing Revenue Survey Nos.: 182/2/3, 183 & 184, Block No: 133 of Village : Jahangirabad was originally owned by (1) Mr. Madhavbhai Jerambhai, (2) Chancalben Jerambhai, (3) Mr. Balubhai Parbhubhai, (4) Mr. Chhotubhai Govanbhai, (5) Bhuliben Govanbhai, (5) Jeliben Govanbhai, (6) Valiben Kikabhai before 1990.

It is further found that Jeliben Govanbhai expired on 14.09.1998. Upon her death her legal heirs namely (1) Mr. Ishwarbhai Morarbhai, (2) Mr. Shantilal Morarbhai, (3) Paliben Morarbhai, (4) Dhanuben Morarbhai, (5) Jamanaben Morarbhai, (6) Narmadaben Morarbhai, (7) Maniben Morarbhai and (8) Ushaben Morarbhai became owner of her share in the said land. The same effect was mutated on revenue record of rights vide Entry No: 1443 Dated:- 24.11.1998. The said entry was certified on 23.02.1999.

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It is further found that Mr. Chhotubhai Govanbhai expired on 01.02.2000. Upon his death his legal heirs namely (1) Mr. Ramubhai alias Rambhai Chhotubhai, (2) Mr. Gordhanbhai Chhotubhai, (3) Mr. Pranal alias Thakorbbhai Chhotubhai and (4) Mr. Hiteshbhai alias Hemantbhai Navarbhai became owner of his share in the said land. The same effect was mutated on revenue record of rights vide Entry No: 1526 Dated:- 11.04.2001. The said entry was certified on 22.05.2001.

It is further found that Bhuliben Govanbhai, Valiben Kikabhai and Chancalben Jerambhai released their share in favour of other co-owner in the said land. The same effect was mutated on revenue record of rights vide Entry No: 1579 Dated:- 12.05.2002. The said entry was certified on 19.07.2002.

It is further found that Mr. Madhavbhai Jerambhai expired on 28.11.1988. Thereafter partition took place between legal heirs of Mr. Madhavbhai Jerambhai. As per the terms of the said partition Mr. Khushalbhai Madhavbhai became owner of his share in the said land and Mr. Balubhai Parbhubhai expired on 02.09.1995. Upon his death his legal heirs namely (1) Shantiben Balubhai and (2) Mr. Jayantibhai Balubhai were mutated on revenue record on his share in the said land. The same effect was mutated on revenue record of rights vide Entry No: 1580 Dated:- 12.05.2002. The said entry was certified on 20.07.2002.

Thus (1) Mr. Ishwarbhai Morarbhai, (2) Mr. Shantilal Morarbhai, (3) Paliben Morarbhai, (4) Dhanuben Morarbhai, (5) Jamanaben Morarbhai, (6) Narmadaben Morarbhai, (7) Maniben Morarbhai, (8) Ushaben Morarbhai, (9) Mr. Ramubhai alias Rambhai Chhotubhai, (10) Mr. Gordhanbhai Chhotubhai, (11) Mr. Pranal alias Thakorbbhai Chhotubhai, (12) Mr. Hiteshbhai alias Hemantbhai Navarbhai, (13) Mr. Khushalbhai Madhavbhai, (14) Shantiben Balubhai and (15) Mr. Jayantibhai Balubhai became owner of their share in the said land.

It is further found that RTS Appeal No: 98/03 was filed before Deputy Collector of Choryasi Prant Surat against the entry Nos.: 1526 & 1580. The said appeal was rejected by Deputy Collector of Choryasi Prant Surat and to be implemented at the revenue record as per the final judgment of civil court case RCS No.920/90. The same effect was mutated on revenue record of rights vide entry No: 1757 Dated:- 09.02.2005. The said entry was certified on 29.03.2005. Thereafter Paliben daughter of Morarbhai Hansjibhai and others filed RTS Revision Application before Collector Surat on 06.04.2005. Thereafter plaintiff of the said case withdrawn the said appeal.

It is further found that Jamnaben i.e. widow of Madhubhai alias Madhavbhai Jerambhai and other, Shantiben Balubhai and Mr. Jayantibhai Balubhai executed agreement for sale for their share in the said land in favour of Mr. Limbabhai Ishwarbhai Jodhani on 17.07.1998.



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It is further found that Khushalbhai Madhubhai filed Regular Civil Suit No.203/99 against Shantiben i.e. widow of Balubhai alias Vallabhbhai Parbhubhai, Jayantibhai Balubhai alias Vallabhbhai, Mukesh Bhavarlal Avasthi, Ishwar Vasanji Patel, Limbabhai Ishwarbhai Jodhani and Amrutbhai Dalpatbhai before Hon'ble Civil court of Surat. Subsequently decree was drawn on 12.01.2000 and judgment for specific performance of court was given in favour of Mr. Limbabhai Ishwarbhai Jodhani. Mr. Limbabhai Ishwarbhai Jodhani paid 50% amount of consideration.

It is further found that Mr. Limbabhai Ishwarbhai Jodhani filed Special Civil Suit No.172/2001 against Jamnaben i.e. widow of Madhubhai alias Madhavbhai Jerambhai, Khushalbhai Madhubhai alias Madhavbhai Jerambhai, Ritaben wife of Khushalbhai Madhubhai, Shantilal Madhavbhai, Chanchalben wife of Shantilal Madhavbhai, Champakbhai Madhavbhai, Savitaben wife of Champakbhai Madhavbhai, Laxmiben daughter of Madhubhai Jerambhai, Lalitaben daughter of Madhubhai Jerambhai and Kalavatiben daughter of Madhubhai Jerambhai before Hon'ble Civil court of Surat. Subsequently Decree was drawn. As per the said decree remaining amount was paid to Jamnaben i.e. widow of Madhubhai alias Madhavbhai Jerambhai and others. Thus 100% payment was done. The same effect was mutated on revenue record of rights vide Entry No: 2307 Dated:- 19.01.2011. The said entry was certified on 21.04.2011.

It is further found that Mr. Limbabhai Ishwarbhai Jodhani filed Special Civil Suit No.203/2003 against Shantiben i.e. widow of Balubhai alias Vallabhbhai Parbhubhai and Jayantibhai Balubhai alias Vallabhbhai before Hon'ble Civil court of Surat. Subsequently compromise decree was drawn by Hon'ble court. Thus, as per the decree Shantiben i.e. widow of Balubhai alias Vallabhbhai Parbhubhai and Jayantibhai Balubhai alias Vallabhbhai got sale consideration. Possession was transfer to Mr. Limbabhai Ishwarbhai Jodhani. The same effect was mutated on revenue record of rights vide Entry No: 2320 Dated:- 10.03.2011. The said entry was certified on 13.09.2011.

Thus, Jamnaben i.e. widow of Madhubhai alias Madhavbhai Jerambhai, Khushalbhai Madhubhai alias Madhavbhai Jerambhai, Ritaben wife of Khushalbhai Madhubhai, Shantilal Madhavbhai, Chanchalben wife of Shantilal Madhavbhai, Champakbhai Madhavbhai, Savitaben wife of Champakbhai Madhavbhai, Laxmiben daughter of Madhubhai Jerambhai, Lalitaben daughter of Madhubhai Jerambhai, Kalavatiben daughter of Madhubhai Jerambhai, Shantiben i.e. widow of Balubhai alias Vallabhbhai Parbhubhai and Jayantibhai Balubhai alias Vallabhbhai got total consideration. Thereafter (1) Bhikhiben i.e. widow of Chhotubhai Govanbhai, (2) Ramubhai alias Rambhai Chhotubhai, (3) Deviben wife of Ramubhai alias Rambhai Chhotubhai, (4) Mr. Vinodbhai Ramubhai, (5) Narmadaben i.e. widow of Natvarbhai Chhotubhai, (6) Hiteshbhai alias Hemantbhai Natvarbhai, (7) Gordhanbhai Chhotubhai, (8) Chanchalben wife of Gordhanbhai Chhotubhai, (9) Mr. Rajubhai Gordhanbhai, (10) Pranlal alias Thakorbhai Chhotubhai and (11) Bhanuben wife of Pranlal alias Thakorbhai Chhotubhai got consideration

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of their share. After that (1) Bhuliben daughter of Govan Bhikha, (2) Balubhai Bhulabhai, (3) Ballubhai Bhulabhai, (4) Valiben i.e. daughter of Gangaben Govanbhai and wife of Ramji Goman, (5) Mr. Natvarbhai Ramjibhai, (6) Sumanben daughter of Ramji Goman, (7) Niruben daughter of Ramji Goman, (8) Mr. Shantubhai Ramjibhai, (9) Mr. Bharatbhai Ramjibhai and (10) Pramodbhai Ramjibhai got the consideration for their share. Thus, (1) Jamnaben i.e. widow of Madhubhai alias Madhavbhai Jerambhai, (2) Khushalbhai Madhubhai alias Madhavbhai Jerambhai, (3) Ritaben wife of Khushalbhai Madhubhai, (4) Mr. Shantilal Madhavbhai, (5) Chanchalben wife of Shantilal Madhavbhai, (6) Mr. Champakbhai Madhavbhai, (7) Savitaben wife of Champakbhai Madhavbhai, (8) Laxmiben daughter of Madhubhai Jerambhai, (9) Lalitaben daughter of Madhubhai Jerambhai, (10) Kalavatiben daughter of Madhubhai Jerambhai, (11) Shantiben i.e. widow of Balubhai alias Vallabhbbhai Parbhubhai, (12) Mr. Jayantibhai Balubhai alias Vallabhbbhai, (13) Bhikhiben i.e. widow of Chhotubhai Govanbhai, (14) Ramubhai alias Rambhai Chhotubhai, (15) Deviben wife of Ramubhai alias Rambhai Chhotubhai, (16) Mr. Vinodbhai Ramubhai, (17) Narmadaben i.e. widow of Natvarbhai Chhotubhai, (18) Hiteshbhai alias Hemantbhai Natvarbhai, (19) Gordhanbhai Chhotubhai, (20) Chanchalben wife of Gordhanbhai Chhotubhai, (21) Mr. Rajubhai Gordhanbhai, (22) Pranlal alias Thakorbbhai Chhotubhai, (23) Bhanuben wife of Pranlal alias Thakorbbhai Chhotubhai, (24) Bhuliben daughter of Govan Bhikha, (25) Balubhai Bhulabhai, (26) Ballubhai Bhulabhai, (27) Valiben i.e. daughter of Gangaben Govanbhai and wife of Ramji Goman, (28) Mr. Natvarbhai Ramjibhai, (29) Sumanben daughter of Ramji Goman, (30) Niruben daughter of Ramji Goman, (31) Mr. Shantubhai Ramjibhai, (32) Mr. Bharatbhai Ramjibhai and (33) Pramodbhai Ramjibhai got money for consideration of said land.

It is further found that (1) Jamnaben i.e. widow of Madhubhai alias Madhavbhai Jerambhai, (2) Khushalbhai Madhubhai alias Madhavbhai Jerambhai, (3) Ritaben wife of Khushalbhai Madhubhai, (4) Mr. Shantilal Madhavbhai, (5) Chanchalben wife of Shantilal Madhavbhai, (6) Mr. Champakbhai Madhavbhai, (7) Savitaben wife of Champakbhai Madhavbhai, (8) Laxmiben daughter of Madhubhai Jerambhai, (9) Lalitaben daughter of Madhubhai Jerambhai, (10) Kalavatiben daughter of Madhubhai Jerambhai has given power of attorney to Mr. Mukeshbhai Bhavarlal Avasthi on 17.06.2001 and (1) Shantiben i.e. widow of Balubhai alias Vallabhbbhai Parbhubhai and (2) Mr. Jayantibhai Balubhai alias Vallabhbbhai has given power of attorney to Mr. Mukeshbhai Bhavarlal Avasthi on 03.10.2001 and (1) Bhikhiben i.e. widow of Chhotubhai Govanbhai, (2) Ramubhai alias Rambhai Chhotubhai, (3) Deviben wife of Ramubhai alias Rambhai Chhotubhai, (4) Mr. Vinodbhai Ramubhai, (5) Narmadaben i.e. widow of Natvarbhai Chhotubhai, (6) Hiteshbhai alias Hemantbhai Natvarbhai, (7) Gordhanbhai Chhotubhai, (8) Chanchalben wife of Gordhanbhai Chhotubhai, (9) Mr. Rajubhai Gordhanbhai, (10) Pranlal alias Thakorbbhai Chhotubhai, (11) Bhanuben wife of Pranlal alias Thakorbbhai Chhotubhai has given power of attorney to Mr. Mukeshbhai Bhavarlal Avasthi and Mr. Mohanbhai Devashibhai Jodhani on 14.04.2001 and (1) Bhuliben daughter of Govan Bhikha, (2) Balubhai Bhulabhai, (3)



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Ballubhai Bhulabhai, (4) Valiben i.e. daughter of Gangaben Govanbhai and wife of Ramji Goman, (5) Mr. Natvarbhai Ramjibhai, (6) Sumanben daughter of Ramji Goman, (7) Niruben daughter of Ramji Goman, (8) Mr. Shantubhai Ramjibhai, (9) Mr. Bharatbhai Ramjibhai, (10) Pramodbhai Ramjibhai has given power of attorney to Mr. Mukeshbhai Bhavarlal Avasthi and Mr. Mohanbhai Devashibhai Jodhani. It was confirmed in the abovementioned suit.

It is further found that [A] (1) Jamnaben i.e. widow of Madhubhai alias Madhavbhai Jerambhai, (2) Khushalbhai Madhubhai alias Madhavbhai Jerambhai, (3) Ritaben wife of Khushalbhai Madhubhai, (4) Mr. Shantilal Madhavbhai, (5) Chanchalben wife of Shantilal Madhavbhai, (6) Mr. Champakbhai Madhavbhai, (7) Savitaben wife of Champakbhai Madhavbhai, (8) Laxmiben daughter of Madhubhai Jerambhai, (9) Lalitaben daughter of Madhubhai Jerambhai, (10) Kalavatiben daughter of Madhubhai Jerambhai through their power of attorney holder Mr. Mukeshbhai Bhavarlal Avasthi, [B] (1) Shantiben i.e. widow of Balubhai alias Vallabhbai Parbhubhai, (2) Mr. Jayantibhai Balubhai alias Vallabhbai through their power of attorney holder Mr. Mukeshbhai Bhavarlal Avasthi, [K] (1) Bhikhiben i.e. widow of Chhotubhai Govanbhai, (2) Ramubhai alias Rambhai Chhotubhai, (3) Deviben wife of Ramubhai alias Rambhai Chhotubhai, (4) Mr. Vinodbhai Ramubhai, (5) Narmadaben i.e. widow of Natvarbhai Chhotubhai, (6) Hiteshbhai alias Hemantbhai Natvarbhai, (7) Gordhanbhai Chhotubhai, (8) Chanchalben wife of Gordhanbhai Chhotubhai, (9) Mr. Rajubhai Gordhanbhai, (10) Pranlal alias Thakorbai Chhotubhai, (11) Bhanuben wife of Pranlal alias Thakorbai Chhotubhai through their power of attorney holder Mr. Mukeshbhai Bhavarlal Avasthi and Mr. Mohanbhai Devashibhai Jodhani, [D] {1} (1) Bhuliben daughter of Govan Bhikha, (2) Balubhai Bhulabhai, (3) Ballubhai Bhulabhai, {2} (1) Valiben i.e. daughter of Gangaben Govanbhai and wife of Ramji Goman, (2) Mr. Natvarbhai Ramjibhai, (3) Sumanben daughter of Ramji Goman, (4) Niruben daughter of Ramji Goman, (5) Mr. Shantubhai Ramjibhai, (6) Mr. Bharatbhai Ramjibhai, (7) Pramodbhai Ramjibhai through their power of attorney holder Mr. Mukeshbhai Bhavarlal Avasthi and Mr. Mohanbhai Devashibhai Jodhani, sold the land bearing Block No: 133 total admeasuring about 37737.00 Square Meters paiki their 5/6 undivided share admeasuring about 31447.50 Square Meters to (1) Mr. Limbabbhai Ishwarbhai Jodhani, (2) Mr. Bharatbhai Haribhai Kumbhani, (3) Mr. Manojbhai Kanubhai Kathiriya and (4) Mr. Kantilal Prabhudas Patel by registered sale deed dated:- 16.04.2005. The said sale deed is registered in the office of Sub-registrar of Surat-4 (Katargam) vide registration No: 4121 Dated:- 04.10.2005. Thus (1) Mr. Limbabbhai Ishwarbhai Jodhani, (2) Mr. Bharatbhai Haribhai Kumbhani, (3) Mr. Manojbhai Kanubhai Kathiriya and (4) Mr. Kantilal Prabhudas Patel became owner of the said land bearing Block No: 133 total admeasuring about 37737.00 Square Meters paiki their 5/6 undivided share admeasuring about 31447.50 Square Meters. The same effect was mutated on revenue record of rights vide Entry No: 1816 dated:- 28.10.2005. Some objections were raised regarding the said entry and injection order passed by Hon'ble High Court of Gujarat in the case No. Special Civil Application No.1824/2007 dated:-

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19.02.2007. As per the order passed by Mamlatdar Surat City vide his order No: RTS/Takrari/Case No.21/05, No.23/05 & No.26/08 Dated:- 06.07.2007, the said entries No.1815, 1816, 1817, 1818, 1820 were rejected. The same effect was mutated on revenue record of rights vide Entry No: 1953 Dated:- 11.07.2007. The said entry was certified on 25.02.2008. Thereafter Mr. Limbabhai Ishwarbhai Jodhani and other filed Special Civil Application No: 25750/2007 before Hon'ble High Court of Gujarat. Hon'ble court passed oral order on 10.03.2008 and rejected order passed by Mamlatdar Surat City and remand the said case to Mamlatdar Surat City. Thereafter Mamlatdar Surat City passed his order No: RTS/Takrari/Case No.21/05, 23/05, 24/05, 25/05 & 26/05 Dated:- 29.09.2008 and entries No.1815, 1816, 1817, 1818, 1820 were certified. The same effect was mutated on revenue record of rights vide entry No: 2069 Dated:- 04.10.2008. The said entry was certified on 24.11.2008. Thereafter, RTS Appeal No: 421/08, 422/08, 423/08, 424/08 & 425/08 were filed before Deputy Collector of City Prant Surat against the order passed by Mamlatdar Surat City on 29.09.2008. The said appeal was rejected by Deputy Collector of City Prant on 02.09.2011 and confirmed the order passed by Mamlatdar Surat city. The same effect was mutated on revenue record of rights vide entry No: 2371 Dated:- 23.09.2011. The said entry was certified on 03.03.2012. Thereafter, RTS Appeal No: 431/08, 432/08, 433/08 & 434/08 was filed before Deputy Collector of City Prant Surat against the order passed by Mamlatdar Surat City on 29.09.2008. The said appeal was rejected by Deputy Collector of City Prant on 02.09.2011 and confirmed the order passed by Mamlatdar Surat city. The same effect was mutated on revenue record of rights vide entry No: 2372 Dated:- 23.09.2011. The said entry was certified on 03.03.2012. Thereafter, RTS Revision Appeal No: 311/11 with 312/11 with 313/11 with 314/11 with 315/11 was filed before Collector of Surat against the order passed by Deputy Collector of City Prant Surat on 02.09.2011. The said appeal was rejected by Collector of Surat Prant on 22.07.2013 and confirmed the order passed by Deputy Collector of City Prant Surat on 02.09.2011. The same effect was mutated on revenue record of rights vide entry No: 2501 Dated:- 02.08.2013. The said entry was certified on 22.10.2013. Thereafter, MVV/HKP/ST/130 to 134 was filed before Special Secretary Revenue Depart against the order passed by Collector of Surat on 22.07.2013. The said appeal was rejected by Special Secretary Revenue Depart and confirmed the order passed by Collector of Surat Prant on 22.07.2013. The same effect was mutated on revenue record of rights vide entry No: 2676 Dated:- 10.05.2016. The said entry was certified on 04.07.2016.

It is further found that Jeliben daughter of Govan Bhikha filed Regular Civil Suit No.920/1990 before Hon'ble Civil court of Surat. Subsequently compromise took place between the parties of the Regular Civil Suit No.920/1990.

It is further found that Jeliben daughter of Govan Bhikha filed Regular Civil Suit No.36/2005 before Hon'ble Civil court of Surat. Subsequently compromise took place between the parties of the Regular Civil Suit No.36/2005.

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It is further found that (1) Paliben daughter of Morarbhai Hansjibhai, (2) Dhanuben daughter of Morarbhai Hansjibhai, (3) Jamnaben daughter of Morarbhai Hansjibhai, (4) Narmadaben daughter of Morarbhai Hansjibhai, (5) Mr. Shantilal Morarbhai Patel, (6) Maniben daughter of Morarbhai Hansjibhai, (7) Ushaben daughter of Morarbhai Hansjibhai, (8) Mr. Ishwarbhai Morarbhai Patel himself and power of attorney holder of No.1 to 7 sold the land bearing Block No: 133 total admeasuring about 37737.00 Square Meters paiki their 1/6 undivided share admeasuring about 6289.50 Square Meters to (1) Mr. Bharatbhai Haribhai Kumbhani, (2) Mr. Manojbhai Kanubhai Kathiriya and (3) Mr. Kantilal Prabhudas Patel by registered sale deed dated:- 27.04.2005. The said sale deed is registered in the office of Sub-registrar of Surat-4 (Katargam) vide registration No: 4489 Dated:- 04.10.2005. Thus (1) Mr. Bharatbhai Haribhai Kumbhani, (2) Mr. Manojbhai Kanubhai Kathiriya and (3) Mr. Kantilal Prabhudas Patel became owner of the said land bearing Block No: 133 total admeasuring about 37737.00 Square Meters paiki their 1/6 undivided share admeasuring about 5178.50 Square Meters. The same effect was mutated on revenue record of rights vide Entry No: 1816 dated:- 28.10.2005. Some objections were raised regarding the said entry and injection order passed by Hon'ble High Court of Gujarat in the case No. Special Civil Application No.1824/2007 dated:- 19.02.2007. As per the order passed by Mamlatdar Surat City vide his order No: RTS/Takrari/Case No.21/05, No.23/05 & No.26/08 Dated:- 06.07.2007, the said entries No.1815, 1816, 1817, 1818, 1820 were rejected. The same effect was mutated on revenue record of rights vide Entry No: 1953 Dated:- 11.07.2007. The said entry was certified on 25.02.2008. Thereafter Mr. Limbabhai Ishwarbhai Jodhani and other filed Special Civil Application No: 25750/2007 before Hon'ble High Court of Gujarat. Hon'ble court passed oral order on 10.03.2008 and rejected order passed by Mamlatdar Surat City and remand the said case to Mamlatdar Surat City. Thereafter Mamlatdar Surat City passed his order No: RTS/Takrari/Case No.21/05, 23/05, 24/05, 25/05 & 26/05 Dated:- 29.09.2008 and entries No.1815, 1816, 1817, 1818, 1820 were certified. The same effect was mutated on revenue record of rights vide entry No: 2069 Dated:- 04.10.2008. The said entry was certified on 24.11.2008. Thereafter, RTS Appeal No: 421/08, 422/08, 423/08, 424/08 & 425/08 were filed before Deputy Collector of City Prant Surat against the order passed by Mamlatdar Surat City on 29.09.2008. The said appeal was rejected by Deputy Collector of City Prant on 02.09.2011 and confirmed the order passed by Mamlatdar Surat city. The same effect was mutated on revenue record of rights vide entry No: 2371 Dated:- 23.09.2011. The said entry was certified on 03.03.2012. Thereafter, RTS Appeal No: 431/08, 432/08, 433/08 & 434/08 was filed before Deputy Collector of City Prant Surat against the order passed by Mamlatdar Surat City on 29.09.2008. The said appeal was rejected by Deputy Collector of City Prant on 02.09.2011 and confirmed the order passed by Mamlatdar Surat city. The same effect was mutated on revenue record of rights vide entry No: 2372 Dated:- 23.09.2011. The said entry was certified on 03.03.2012. Thereafter, RTS Revision Appeal No: 311/11 with 312/11 with 313/11 with 314/11 with 315/11 was filed before Collector of Surat against the order passed by Deputy Collector of City Prant Surat on 02.09.2011. The said



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appeal was rejected by Collector of Surat Prant on 22.07.2013 and confirmed the order passed by Deputy Collector of City Prant Surat on 02.09.2011.. The same effect was mutated on revenue record of rights vide entry No: 2501 Dated:- 02.08.2013. The said entry was certified on 22.10.2013. Thereafter, MVV/HKP/ST/130 to 134 was filed before Special Secretary Revenue Depart against the order passed by Collector of Surat on 22.07.2013. The said appeal was rejected by Special Secretary Revenue Depart and confirmed the order passed by Collector of Surat Prant on 22.07.2013. The same effect was mutated on revenue record of rights vide entry No: 2676 Dated:- 10.05.2016. The said entry was certified on 04.07.2016.

It is further found that Mr. Piyush Odhavjibhai Munjapura filed Special Civil Suit No.208/2008 against Shantiben i.e. widow of Balubhai alias Vallabhbhai Parbhuhai and others before Hon'ble Civil court of Surat. Subsequently compromise took place between the parties of the Regular Civil Suit No.208/2008.

It is further found that (1) Shantiben i.e. widow of Balubhai alias Vallabhbhai Parbhuhai Patel and (2) Mr. Jayantibhai Balubhai alias Vallabhbhai Patel executed confirmation deed in favour of (1) Mr. Limbabhai Ishwarbhai Jodhani, (2) Mr. Bharatbhai Haribhai Kumbhani, (3) Mr. Manojbhai Kanubhai Kathiriya and (4) Mr. Naileshbhai Gordhanbhai Panchal and confirm the sale deed vide Registration No : 4121 Dated:- 16.04.2005 and Registration No : 4473 Dated:- 10.04.2007. The said confirmation deed is registered in the book No : 1 in the office of the sub-registrar of Surat-4 (Katargam) vide Registration No : 5734 Dated:- 02.04.2008.

It is further found that Mr. Naileshkumar Gordhanbhai Panchal executed registered agreement for sale in favour of Mr. Mukeshkumar Bhanvarlal Avasthi for his undivided 27% share in the said land bearing Block No: 133. The said agreement for sale is registered in the book No : 1 in the office of the sub-registrar of Surat-4 (Katargam) vide Registration No : 13092 Dated:- 05.07.2008.

It is further found that Jayantibhai Balubhai and other filed Special Civil Application No: 1824/2007 before Hon'ble High Court of Gujarat. The original petitioners withdrew the present Special Civil Application No: 1824/2007 unconditionally. Ad-interim relief granted earlier vacated. The same effect was mutated on revenue record of rights vide Entry No: 2067 Dated:- 14.08.2008. The said entry was certified on 24.11.2008.

It is further found that Mr. Kantilal Prabhudas expired on 09.02.2007. Upon his death his legal heirs namely (1) Bhikhiben i.e. widow of Kantilal Prabhudas, (2) Mr. Sureshbhai Kantilal, (3) Mr. Alpeshbhai Kantilal and (4) Mr. Kamleshbhai Kantilal became owner of his share in the said land. The same effect was mutated on revenue record of rights vide Entry No: 2098 Dated:- 20.05.2009. The said entry was certified on 18.07.2009.



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It is further found that (1) Bhikhiben i.e. widow of Kantilal Prabhudas, (2) Mr. Sureshbhai Kantilal, (3) Mr. Alpeshbhai Kantilal and (4) Mr. Kamleshbhai Kantilal sold their undivided 27% share in the said land to Mr. Naileshkumar Gordhanbhai Panchal by registered sale deed dated:- 10.04.2007. The said sale deed is registered in the office of Sub-registrar of Surat vide registration No: 4473 dated:- 10.04.2007. Subsequently the said sale deed is given new registration No: 3803 dated:- 26.05.2009. Thus Mr. Naileshkumar Gordhanbhai Panchal became owner of the undivided 27% share in the said land. The same effect was mutated on revenue record of rights vide Entry No: 2107 Dated:- 29.05.2009. The said entry was certified on 18.07.2009.

It is further found that the Gujarat Town Planning and Urban Development Scheme were applied to the said land bearing Block No: 133 was given T. P. Scheme No : 44 (Jahangirabad), Original Plot No: 40, Final Plot No : 68 total admeasuring 27337.00 Square Meters of Village : Jahangirabad.

It is further found that Mr. Dharmeshbhai Bipinbhai Patel filed Special Civil Suit No : 20 of 2006 in the Hon'ble Civil Court of Surat against Shantiben widow of Baubhai Prabhubhai and others. The same effect was mutated on revenue record of rights vide Entry No : 1832 Dated:- 15.02.2006. The said entry was cancelled on 10.05.2018. Some objections were raised regarding the said entry. As per the order passed by Mamlatdar Surat City vide his order No: RTS/ Takarari Case No.10/2006 dated:-05.07.2007, the said entry No.1832 was rejected. Thereafter, RTS Appeal No: 44/08 was filed before Deputy Collector of Choryasi Prant Surat against the order passed by Mamlatdar Surat City vide his order No: RTS/ Takarari Case No.10/2006 dated:-05.07.2007. The said appeal was rejected by Deputy Collector of Choryasi Prant on 31.03.2010 and confirmed the order passed by Mamlatdar Surat city. The same effect was mutated on revenue record of rights vide entry No: 2197 Dated:- 29.07.2010. The said entry was certified on 09.12.2010.

It is further found that (1) Chanchalben i.e. widow of Shantilal alias Ramanbhai Madhubhai herself and guardian of No.2 (2) minor Puja i.e. daughter of Shantilal alias Ramanbhai Madhubhai and (3) Bhavikaben i.e. daughter of Shantilal alias Ramanbhai Madhubhai and wife of Amitkumar Patel executed confirmation deed in favour of (1) Mr. Limbabhai Ishwarbhai Jodhani, (2) Mr. Bharatbhai Haribhai Kumbhani, (3) Mr. Manojbhai Kanubhai Kathiriya and (4) Mr. Naileshbhai Gordhanbhai Panchal and confirm the sale deed vide Registration No : 4121 Dated:- 16.04.2005 and Registration No : 4473 Dated:- 10.04.2007. The said confirmation deed is registered in the book No : 1 in the office of the sub-registrar of Surat-8 (Rander) vide Registration No : 25 Dated:- 04.10.2012.

It is further found that (1) Mr. Limbabhai Ishwarbhai Jodhani, (2) Mr. Naileshkumar Gordhanbhai Panchal, (3) Mr. Bharatbhai Haribhai Kumbhani, (4) Mr. Manojbhai Kanubhai Kathiriya, (5) Mr. Mukeshbhai Bhanvarlal Avasthi and (6) Mr. Vasantbhai Haribhai formed a partnership firm named "M/s. Shree



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Siddhi Vinayak Infra Developers" for the development of the said land bearing Block No: 133 of Village: Jahagirabad on 29.03.2012. The owner of the said land brought the said land as capital in the said partnership firm. Thus M/s. Shree Siddhi Vinayak Infra Developers, a partnership firm became owner of the said land bearing Block No: 132 of Village: Jahangirabad.

It is further found that Mr. Mukeshbhai Bhanvarlal Avasthi filed Special Civil Suit No.417/2011 before Hon'ble Civil court of Surat. Subsequently compromise took place between the parties of the Special Civil Suit No.417/2011 on 23.04.2012.

It is further found that Mr. Limbabbhai Ishwarbhai Jodhani filed Special Civil Suit No.208/2013 before Hon'ble Civil court of Surat. Subsequently compromise took place between the parties of the Special Civil Suit No.208/2013.

It is further found that (1) Mr. Anilbhai Ishwarbhai Patel himself and karta of his Hindu undivided family, (2) Bhavanaben i.e. daughter of Ishwarbhai Patel and wife of Parbhubhai Patel, (3) Kusumben i.e. daughter of Ishwarbhai Patel and wife of Ashokbhai Patel, (4) Bharatiben i.e. daughter of Ishwarbhai Patel and wife of Hemantbhai Patel and (5) Bhikhiben i.e. wife of Jerambhai Patel executed confirmation deed in favour of (1) Mr. Limbabbhai Ishwarbhai Jodhani through his power of attorney holder mr. Mukeshbhai Bhanvarlal Avasthi, (2) Mr. Bharatbhai Haribhai Kumbhani, (3) Mr. Manojbhai Kanubhai Kathiriya and (4) Mr. Naileshbhai alias Naileshbhai Gordhanbhai Panchal and confirm the sale deed vide Registration No : 4121 Dated:- 16.04.2005 and Registration No : 4473 Dated:- 10.04.2007. The said confirmation deed is registered in the book No : 1 in the office of the sub-registrar of Surat-8 (Rander) vide Registration No : 686 Dated:- 13.10.2014 (28.07.2014).

It is further found that Mr. Limbabbhai Ishwarbhai sold his share in the said land to Mr. Vasantbhai Haribhai Gajera by registered sale deed. The said sale deed is registered in the office of Sub-registrar of Surat-8 (Rander) vide registration No: 144 Dated:- 09.02.2016. In the said sale deed (1) Mr. Naileshbhai Gordhanbhai Panchal, (2) Mr. Bharatbhai Haribhai Kumbhani and (3) Mr. Manojbhai Kanubhai Kathiriya joined as a confirming party. Thus Mr. Vasantbhai Haribhai Gajera became owner of his share in the said land. The same effect was mutated on revenue record of rights vide Entry No: 2659 Dated:- 15.02.2016. The said entry was certified on 31.03.2016.

It is further found that owner of the said land got Non-Agricultural permission from Collector of Surat vide his order No: A/ BKHP/ S.R.No..1143/17/ID NO.214446/Vashi 11380 to 11394/17 Dated:- 28.11.2017. The same effect was mutated on revenue record of rights vide Entry No: 2805 Dated:- 27.12.2017. The said entry was certified on 19.03.2018.

It is further found that the owners of the said land applied for division of the whole land bearing Block No: 133 was given T. P. Scheme No : 44

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(Jahangirabad), Original Plot No: 40, Final Plot No : 68 total admeasuring 27337.00 Square Meters of Village : Jahangirabad into three sub-plots. The said application was allowed by Surat Municipal Corporation passed his order vide Order No : SMC/13-01-2021/1600812/01/017149 Dated:- 24.02.2021. As per the said order, the whole land bearing Block No: 133 was given T. P. Scheme No : 44 (Jahangirabad), Original Plot No: 40, Final Plot No : 68 total admeasuring 27337.00 Square Meters of Village : Jahangirabad was divided into three sub-plot i.e. Sub-Plot No: 1 admeasuring about 8978.64 Square Meters, Sub-Plot No: 2 admeasuring about 6013.12 Square Meters and Sub-Plot No: 3 admeasuring about 12345.24 Square Meters of Village : Jahangirabad.

It is further found that owner of the said land got revised Non-Agricultural permission from Collector of Surat vide his order No: 206/22/16/009/2021 Dated:- 23.02.2021. The same effect was mutated on revenue record of rights vide Entry No: 3031 Dated:- 23.02.2021. The said entry was certified on 19.04.2021.

It is further found that owner of the said land bearing Block No: 133 was given T. P. Scheme No : 44 (Jahangirabad), Original Plot No: 40, Final Plot No : 68 total admeasuring 27337.00 Square Meters of Village : Jahangirabad paiki Sub-Plot No: 2 admeasuring about 6013.12 Square Meters got development permission from Surat Municipal Corporation vide Rajachiththi No: T.D.O. offline D.P.A. No.119 Dated:- 08.02.2021 and offline T.D.O./ DP/ No.014 Dated:- 29.04.2021 and sanctioned construction plan.

It is further found that owner of the land (1) Mr. Bharatbhai Haribhai Kumbhani, (2) Mr. Manojbhai Kanubhai Kathiriya, (3) Mr. Naileshkumar Gordhanbhai Panchal and (4) Mr. Vasantbhai Haribhai Gajera executed registered Name Change Deed (Conveyance) in favour of **M/s. SHREE SIDDHI VINAYAK INFRA DEVELOPERS, A PARTNERSHIP FIRM THROUGH IT'S PARTNERS NAMELY (1) VASANTBHAI HARIBHAI GAJERA, (2) MR. MUKESHBHAI BHAVARLAL AVASTHI, (3) MR. BHARATBHAI HARIBHAI KUMBHANI, (4) MR. MAOJBHAI KANUBHAI KATHIRIYA AND (5) MR. NAILESHKUMAR GORDHANBHAI PANCHAL** on 21.06.2021. The said Name Change Deed (Conveyance) is registered in the office of Sub-registrar of Surat-4 (Katargam) vide registration No: 15862 dated:- 01.07.2021. Thus **M/s. SHREE SIDDHI VINAYAK INFRA DEVELOPERS, A PARTNERSHIP FIRM THROUGH IT'S PARTNERS NAMELY (1) VASANTBHAI HARIBHAI GAJERA, (2) MR. MUKESHBHAI BHAVARLAL AVASTHI, (3) MR. BHARATBHAI HARIBHAI KUMBHANI, (4) MR. MAOJBHAI KANUBHAI KATHIRIYA AND (5) MR. NAILESHKUMAR GORDHANBHAI PANCHAL** became owner of the said land. The same effect was mutated on revenue record of rights vide Entry No : 3065 Dated:- 16.07.2021. Some objections were raised regarding the said entry. As per the order passed by Deputy Collector of City Prant vide order No: RTS/ Takrari/Case No : 99/2021 Dated:- 23.12.2021, the said entry was certified.

It is further found that as per above mentioned development permission, **M/s. SHREE SIDDHI VINAYAK INFRA DEVELOPERS, A PARTNERSHIP FIRM** organized to

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develop & constructed building known as "LAXMI NOVA" over the said land bearing Block No: 133 was given T. P. Scheme No : 44 (Jahangirabad), Original Plot No: 40, Final Plot No : 68 total admeasuring 27337.00 Square Meters paiki Sub-Plot No: 2 admeasuring about 6013.12 Square Meters of Village : Jahangirabad.

The facts narrated above and documents produced before me for verification, it is found that the titles of **M/s. SHREE SIDDHI VINAYAK INFRA DEVELOPERS, A PARTNERSHIP FIRM** are clear and marketable and without any encumbrance and charges **SUBJECT TO JUDGMENT OF HON'BLE CIVIL COURT IN SPECIAL CIVIL SUIT No : 20 OF 2006.**

NON ENCUMBRANCE CERTIFICATE

This is to certify that I have taken search in the office of sub-registrar Surat and verified the documents for the last **30 YEARS** for the immovable property of project known as "LAXMI NOVA" situated at Jahangirabad bearing Revenue Survey Nos.: 182/2/3, 183 & 184, Block No : 133, T. P. Scheme No : 44(Jahangirabad), Original Plot No : 40, Final Plot No : 68 paiki Sub-Plot No.2 of Village : Jahangirabad, Taluka : Adajan (Surat city), District : Surat total admeasuring about **6013.12 SQUARE METERS** and I found that the titles of **M/s. SHREE SIDDHI VINAYAK INFRA DEVELOPERS, A PARTNERSHIP FIRM** are clear and marketable and without any encumbrance and charges **SUBJECT TO JUDGMENT OF HON'BLE CIVIL COURT IN SPECIAL CIVIL SUIT No : 20 OF 2006.**

DATE:- 07.01.2022


BHADRA DHIMANT JOSHI
ADVOCATE
G/818/1987

ENCL.:--

- SEARCH APPLICATION No : 1027 DATED:- 07.01.2022
- SEARCH APPLICATION No : 511 DATED:- 07.01.2022
- SEARCH APPLICATION No : 11 DATED:- 07.01.2022
- NON - ENCUMBRANCE CERTIFICATES DATED:- 07.01.2022

