

મોજે : આભવા, તાલુકો : મજુરા, જિલ્લો : સુરત નાં બ્લોક નંબર : ૩૮૯

કેસ નંબર : ૧

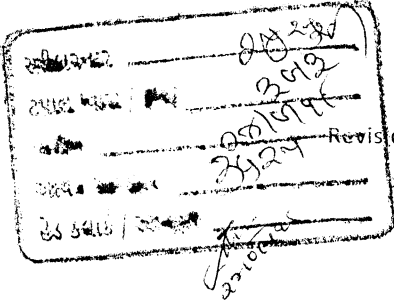
- ગુજરાત રેવન્યુ ટીબ્યુનલમાં ચાલતા કેસ નંબર : ૪૦/૨૦૧૮ જે કેસના પેપર તપાસ કરતા તારીખ : ૦૬/૦૮/૧૯૬૭ માં કેસ નંબર : ૨૯/૬૭ નંબર થી કેસ ચાલેલ હતો. (પરંતુ બેનાબેન ગણોતીયા છે કે કેમ ? તે અમોને જાણ નથી જેનો અમોને ઓર્ડર મળેલ નથી).
- મુળ ખેડુતો રામલાલ પરભુ તથા વિગેરે એ ચોર્યાસી પ્રાંતમાં ગણોતીયા વિરુદ્ધ અપીલ કરેલ. જેનો અપીલ નંબર : TNC/અપીલ નં. ૧૩/૬૮, તારીખ : ૧૩/૧૦/૧૯૬૮ ના રોજ કરેલ જે નામંજુર થયેલ.
- ત્યારબાદ મુળ ખેડુતોએ જી.આર.ટી. માં અપીલ કરેલ જેનો અપીલ નંબર : ૧૩૫૪/૬૮, તારીખ : ૧૮/૦૪/૧૯૬૯ ના રોજ આ અપીલ પણ નામંજુર કરેલ.
- હુકમ નંબર : ટેનન્સી/વશી/૯૯૧/૭૧, તારીખ : ૨૮/૦૫/૧૯૭૦ ના રોજ મામલતદાર ચોર્યાસીના એ તલાટી મંત્રીને પત્ર લખી બેનાબેન ગણોતીયા તરીકે નામ દાખલ કરવા નોંધ કરેલ.
- આ જમીનમાં વર્ષ ૧૯૫૬-૫૭ થી ગણોતીયા તરીકે બેનાબેનતે મકનભાઈની વિધવાનુ નામ દાખલ થયેલ હતા. નોંધ નંબર : ૭૭, તારીખ : ૨૨/૧૧/૧૯૫૭.
- તારીખ : ૦૪/૦૩/૧૯૭૭ નારોજ વધારાના મામલતદાર અને કૃષીપંચ, ચોર્યાસીના દ્વારા હુકમ નંબર : ટે.કે.૩૨(ગ)/૨૩૪૦/૭૭ થી ગણોતીયાનુ નામ ખોટુ ચાલતું હોવાથી ગણોતીયાનું નામ કમી કરવા હુકમ કરેલ. જેની નોંધ નંબર : ૫૯૯, તારીખ : ૦૬/૦૩/૧૯૭૭ થી દાખલ કરવામાં આવેલ.

- પરંતુ ત્યારબાદ ગણોત્તિયા બેનાબેન ના વારસદારો હાંસજીભાઈ નરસિંહભાઈ તથા વિગેરે એ ચોર્યાસી પ્રાંતમાં અપીલ નંબર : ટેનન્સી અપીલ નંબર : ૧૩/૧૯૬૮, જે આસી. કલેક્ટર સાહેબશ્રીએ તારીખ : ૧૧/૧૧/૧૯૬૮ ના હુકમથી નામંજૂર કરી મામલતદારશ્રી ચોર્યાસીનો હુકમ કાયમ રાખેલ હતો.
- ત્યાર પછી તારીખ : ૦૩/૦૧/૨૦૧૯ ના રોજ ગુજરાત રેવન્યુ ટ્રીબ્યુનલ અમદાવાદની કોર્ટ માં અરજી કરેલ છે. અરજી નંબર : ૪૦/૨૦૧૮ જે હાલ ચાલુ છે. જે અંગેની નોંધ નંબર : ૫૧૮૩, તારીખ : ૨૭/૧૦/૨૦૨૧ ના રોજ દાખલ થયેલ. જે નોંધ હાલ કાચી છે.

672422/80/25

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BEFORE THE HON'BLE GUJARAT REVENUE TRIBUNAL
AT AHMEDABAD



Revision Application No. TEN.BS. _____ of 2018

1. Sudarlal Bhanabhai (since deceased-
through his heirs and legal representatives)

1/1. Hanshaben Sundarlal Bhagat
residing at Laya Faliya, Aabhva.
Taluka: City, Dist.: Surat

1/2. Madhuben Sundarlal Bhagat
residing at Laya Faliya, Aabhva.
Taluka: City, Dist.: Surat

1/3. Dinkeshbhai Sundarlal Bhagat
residing at Laya Faliya, Aabhva.
Taluka: City, Dist.: Surat

1/4. Kokilaben Sundarlal Bhagat
residing at Chapti Faliya,
Khajod, Taluka: City, Dist.: Surat.

1/5. Hemulaben Sundarlal Bhagat
residing at Ambica Officer,
Ambaji, Surat.

1/6. Hemantbhai Sundarlal Bhagat
residing at Laya Faliya, Aabhva.
Taluka: City, Dist.: Surat

2. Amrutbhai Bhanabhai (Since deceased-
through his heirs and legal representatives)

2/1. Saijal Amrutbhai
residing at Aabhva.
Taluka: City, Dist.: Surat.

2/2. Menaben Amrutbhai
residing at Aabhva.
Taluka: City, Dist.: Surat.

25/2/2018
25/2/2018

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- 2/3. Pintu Amrubhai
residing at Aabhva.
Taluka: City, Dist.: Surat.
- 2/4. Shefali Amrutbhai
residing at Aabhva.
Taluka: City, Dist.: Surat.
3. Rameshchandra Bhanabhai
residing at Laya Faliya, Aabhva.
Taluka: City, Dist.: Surat.

... Applicants

Versus

1. Deputy Collector, City Prant,
3rd Floor, Jilla Seva Sadan-2,
Athwalines, Surat.
2. Mamlatdar and ALT, Choryasi,
B/2, Jilla Seva Sadan-2,
Athwalines, Surat.
3. Heirs and legal representatives of deceased
Hirabhai Prabhubhai
 - 3/1. Virendra Hirabhai
 - 3/2. Kanaiyala! Hirabhai
 - 3/3. Harshadbhai Hirabhai
 - 3/4. Kailashbhai Hirabhai
 - 3/5. Ravindrabhai Hirabhai
 - 3/6. Pradipbhai Hirabhai

(Nos.3/1 to 3/6 residing at Moto Mahollo,
Bhimpore, Taluka: City, Dist.: Surat.)
4. Heirs and legal representatives of deceased
Kantilal Prabhubhai
 - 4/1. Vijaybhai Kantilal
 - 4/2. Atulbhai Kantilal
 - 4/3. Prakashbhai Kantilal
 - 4/4. Chandreshbhai Kantilal
 - 4/5. Sanjaybhai Kantilal
 - 4/6. Ankitaben Kantilal

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(Nos.4/1 to 4/6 residing at Moto Mahollo,
Bhimpore. Taluka: City, Dist.: Surat.)

5. Heirs and legal representatives of deceased
Dayalbhai Prabhubhai

- 5/1. Narendrabhai Dayalbhai
5/2. Niranjanbhai Dayalbhai
5/3. Chandrakant Dayalbhai
5/4. Arunchandra Dayalbhai
5/5. Pankajkumar Dayalbhai
5/6. Jayeshkumar Dayalbhai
5/7. Mandakini Dayalbhai

(Nos.5/1 to 5/7 residing at Moto Mahollo,
Village: Bhimpore, Taluka: City, Dist.: Surat.)

6. Heirs and legal representatives of deceased
Ramlal Prabhuabhai

- 6/1. Hiteshchandra Ramlalbhai
6/2. Vipulkumar Ramlalbhai
6/3. Kirtiben Ramlalbhai
6/4. Kalpanaben Ramlalbhai
6/5. Rekhaben Ramlalbhai
6/6. Kunjlaltaben Ramlalbhai

(Nos.6/1 to 6/6 residing at Moto Mahollo,
Village: Bhimpore, Taluka: City, Dist.: Surat.)

7. Rajubhai Gijubhai Patel
residing at Bharthana,
Taluka: City, Dist.: Surat.

8. Rajendra Sugamchandra Shah
residing at Shivani Bungalow,
Umargam, Surat.

... Respondents

Revision Application u/s 76 of the
Bombay Tenancy and Agricultural Lands Act, 1948
and the Rules framed thereunder

Humble Application of the
Applicants above named :

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MOST RESPECTFULLY SHEWETH THAT :

1. Being aggrieved and dissatisfied by the order dated 26/2/2018 passed by the learned Deputy Collector, City Prant, Surat in Tenancy Appeal No. 2/2018, the applicants file the present revision application before this Hon'ble Tribunal to challenge the legality, validity and propriety of the said impugned order. The impugned order is ex-facie, illegal, unjust and improper on the following relevant facts and grounds. Since revision application could not be filed within prescribed period of limitation for the sufficient, bonafide, genuine and justifiable reasons as mentioned hereunder, separate application for condonation of delay is also filed.

2. Makanbhai Valabhai, predecessor of the applicants was protected tenant in respect of the agricultural land bearing survey No.389, Old survey No.93, admeasuring 4 Acres and 36 Gunthas, situated at Aabhva of Majura Taluka in Surat District (hereinafter referred to as 'the suit land'). Parbhubhai Narsinhbhai, predecessor was the land owner of the suit land.

3. After the death of the said Makanbhai on 9/5/1956, name of his widow Benaben was entered in revenue records from the year 1956-57. The name of Makanbhai was on revenue record as protected tenant since the year 1944-45, when the land owner Parbhubhai was alive. The said Parbhubhai expired on 28/7/1956 and the names of his heirs reflected in his place in revenue records vide Mutation Entry No.69.

4. However the land owners filed Tenancy Case No.29/1967 against Benaben who was a protected tenant praying for declaration that the suit land is a grass land, not covered under The Bombay Tenancy and Agricultural Lands Act, 1948 (for brevity referred to as 'the Tenancy Act') and that Benaben was not a tenant of the suit land. After hearing the parties and recording statement and appreciating the evidence on record said tenancy case filed u/s 70(b) and 70(o) of the Tenancy Act, was rejected by learned Mamlatdar Choryasi under his order dated 6/9/1967. The land owners thereafter challenged the said decision before learned Assistant Collector, Choryasi Prant, Surat, by filing T.N.C. Appeal No.13/1968, which was also dismissed under order dated 13/10/1968, with a specific finding that the suit

land is agricultural land and that the landlord – tenant relationship exists beyond doubt. However, the said order was further challenged before this Hon'ble Tribunal by the land owners (respondents herein) by filing Revision Application No.1354/1968. It is humbly submitted that the said revision application was also rejected with very well reasoned judgment and order, dated 18/4/1969.

5. The proceedings of purchase of the suit land by the tenant Benaben was thereafter postponed and differed. Thereafter the said Benaben expired in the year 1976 and the name of her daughter Ratiben alias Ratuben (who is mother of the applicants no. 1 to 3) was entered in the revenue records vide Mutation Entry No.597 dated 27/1/1977. Thereafter in the proceedings u/s 32-G of the Tenancy Act, learned Additional Mamlatdar and ALT, Choryasi, in Tenancy Case No. 32-G/2340/1977 passed order to delete the name of the tenant under his order dated 4/3/1977, on the ground that the suit land is grass land, despite of the conclusive and final finding recorded in earlier above stated proceeding. The said order was passed without hearing the tenant and more particularly *dehors* the findings arrived at in the proceedings stated hereinabove that the suit land is agricultural land covered under the provisions of the Tenancy Act and that the relationship of the landlord and tenant exists in the suit land. It is very strange and shocking that the learned Mamlatdar and ALT under his order dated 4/3/1977, ordered to delete the name of the tenant on the ground that the suit land is grass land and the name of tenant is wrongly entered in the record of rights. The said order is absolutely without jurisdiction and perverse.

6. Since the applicants herein came to know of the fact that the name of tenant Ratuben, D/o Benaben is ordered to be deleted without any justification and completely against the earlier orders which they could collect from the authorities concerned after a great difficulty, challenged the said impugned order before the learned Deputy Collector, by filing Tenancy Appeal No.2/2018 along with separate application for condonation of delay, stating therein the bonafide, sufficient and justifiable reasons for the delay caused. However the learned Deputy Collector, under his order dated 26/2/2018, did not entertain the Tenancy Appeal only on the score of delay without considering the merits, as one of the

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ingredient to be considered for condonation of delay and more particularly when the order under challenge is ex-facie without jurisdiction, illegal and void order.

7. The applicants herein [who happen to be heirs and legal representatives of deceased Ratiben @ Ratuben, daughter of Makanbhai Valabhai and Benaben who had acquired the status of tenant over the suit land] filed tenancy appeal before learned Deputy Collector against the ex-facie illegal and void order of learned Additional Mamlatdar and ALT, Choryasi, removing name of the tenant from the revenue record without any justification, though the very reason for removing the name mentioned in the order impugned before the learned Deputy Collector was that, suit land is a grass land and the said question cannot be reopened by the learned Additional Mamlatdar and ALT, when the said issue had already attained finality in the above stated earlier proceedings. Accordingly, against such void order passed without jurisdiction by the learned Additional Mamlatdar required to be entertained in tenancy appeal filed by the applicants herein. However, without assigning any convincing, proper and cogent reasons and only relying on the other proceedings concluded by the learned Deputy Collector, the impugned order dated 26/2/2018 is passed, which requires consideration by this Hon'ble Tribunal in the interest of justice.

8. It is pertinent to mention here that the applicants had also challenged the order of learned Additional Mamlatdar and ALT removing the name of tenant in respect of other land bearing Survey No.385 of Aabhva before the learned Deputy Collector in Tenancy Appeal No.11/2017 and the learned Deputy Collector did not entertain the said appeal on the score of delay under his order dated 18/10/2017, before this Hon'ble Tribunal by filing Revision Application No.TEN.B.S.7/2018, which is pending for hearing before this Hon'ble Tribunal.

9. It is humbly submitted that during the pendency of the tenancy appeal before the learned Deputy Collector, Sunderlal Bhanabhai had expired on 20/12/2017 and therefore his heirs and legal representatives are arrayed in the cause title of this application. Copy of pedigree is annexed herewith.

10. The applicants therefore, having no other alternative efficacious remedy craves leave to challenge the legality, validity and propriety of the said impugned order dated 19/4/2005 before this Hon'ble Tribunal, on the following main amongst other grounds that may be urged at the time of hearing of this revision application.

GROUND

- (a) The impugned order is ex-facie, illegal, unjust and improper and against the evidence on record.
- (b) The impugned order is passed contrary to law and against the provisions of the Tenancy Act.
- (c) The impugned order is passed without jurisdiction, more particularly when the provisions of the Tenancy Act is applicable to the suit land in the peculiar facts and circumstances of the case of the applicants.
- (d) The learned Deputy Collector has failed to exercise properly the appellate powers, authority and jurisdiction and has committed serious error in law in not entertaining the Tenancy Appeal of the applicants after condoning the delay that caused for bonafide and sufficient reasons.
- (e) The impugned order is thoroughly ambiguous, vague and very cryptic and the same has been passed without proper application of mind.
- (f) The learned Deputy Collector has committed serious error in law in passing the impugned order in mechanical manner, solely relying on the other proceedings and has not even taken the pain to assign cogent and convincing reasons in independent Tenancy Appeal. Accordingly, the impugned order cannot sustain in the eyes of law, since it does not contain any reasons independently and such order cannot be passed by the learned Deputy Collector in judicial or quasi-judicial exercise of powers.

- (g) It required to be appreciated by the learned Deputy Collector that the order impugned in Tenancy Appeal No.2/2018, was the order passed by the learned Additional Mamlatdar and ALT removing the name of the tenant in the proceedings u/s 32-G of the Tenancy Act in the year 1977 without affording any opportunity to the tenant, and that too, on the ground that the suit land is a grass land. This very order is ex-facie without authority and jurisdiction and otherwise also, the said order is void and nullity, since the said issue could not be considered or reopened in any case by the learned Additional Mamlatdar and ALT, more particularly, when in the earlier proceedings u/s 70(b) and section 70(o) of the Tenancy Act, the Landlord had lost before all the three authorities namely, the learned Mamlatdar, Deputy Collector and this Hon'ble Tribunal. It is also pertinent to note that, in the said proceedings specific issues with regard to - (i) whether the suit land is a grass land ? and (ii) whether there is relationship of Landlord and Tenants ? Both these issues have been elaborately considered by all the said three authorities and specific finding is recorded and upheld and confirmed that, the suit land is agricultural land covered under the Tenancy Act and that the relationship of Landlord and Tenant exists. In this background, the learned Additional Mamlatdar and ALT had no authority or jurisdiction to order to delete the name of Ratuben (predecessor of the applicants).
- (h) It also required to be appreciated by the learned Deputy Collector that, the proceedings for fixation of purchase price was differed and postponed in the year 1969 under the order of learned Mamlatdar and accordingly, the mutation entry no.378 dated 1/5/1969 was recorded and therefore, the learned Additional Mamlatdar had committed serious error in ignoring or overlooking the revenue records in respect of the suit land and with regard to status of Benaben, and thereafter, Ratuben as tenant. In such circumstances meritorious matter of the applicants cannot be thrown out only on the score of delay.

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- (i) The learned Deputy Collector has committed serious error in law in not entertaining the Tenancy Appeal only on the score of delay, though convincing and cogent reasons are mentioned and the sufficient explanation is given in the memo of application for condonation of delay coupled with the fact of illegal exercise of powers by the learned Additional Mamlatdar and ALT.
- (j) The learned Deputy Collector has erred in law in not considering even prima facie on merits, when the tenancy appeal was preferred against the order of learned Additional Mamlatdar and ALT, which is ex-facie without jurisdiction, and accordingly, the learned Deputy Collector ought to have entertained the tenancy appeal.
- (k) It ought to have been appreciated that the applicants could not even get the relevant revenue records in respect of the suit land and the proceedings of 1977 despite of all possible efforts. The learned Deputy Collector, therefore, ought to have called for the records and proceedings at least to satisfy himself with regard to gross illegality and irregularity committed by the learned Additional Mamlatdar and ALT in passing the impugned order in the year 1977 behind the back of Ratuben and that too, on the ground, which cannot sustain in law in view of the final, conclusive and binding verdicts in the earlier proceedings.
- (l) It also ought to have been appreciated that, the tenancy rights once acquired, could not be taken up in such cryptic and mechanical manner, that too, without any authority or jurisdiction by the learned Additional Mamlatdar and ALT, and therefore, to set right the matter, the learned Deputy Collector ought to have condoned the delay.
- (m) It required to be appreciated by the learned Deputy Collector that, the applicants have a strong and good meritorious case in their favour having succeeded in earlier proceedings with regard to the tenancy rights, and

therefore, such conclusive and final finding could not be upset by the learned Additional Mamlatdar and ALT.

- (n) It ought to have been appreciated by the learned Deputy Collector that, applicants who have tenancy rights, being heirs and legal representatives of Ratuben, cannot be rendered without any remedy, more particularly, when they were so handicapped in absence of availability of case papers of 32-G proceeding concluded in absence of Ratuben and without affording any opportunity, seems to be in collusion with the landlords.
- (o) The learned Deputy Collector has committed serious error in law in passing impugned order only on the ground that order of the learned Additional Mamlatdar and ALT in Tenancy Case No.32G/2340/77 [not 3102/2340/77] was also impugned in the other Tenancy Appeal No.11/2017. It is pertinent to note that, the Tenancy Appeal No.11/2017 was filed against the order of the learned Additional Mamlatdar and ALT passed in Tenancy Case No.32-G/2341/77. Accordingly, the learned Deputy Collector ought to have independently decided the application for condonation of delay along with the Tenancy Appeal in consonance with the provisions of the Tenancy Act and the rules and regulations framed there under.
- (p) Even otherwise also the impugned order being vague, ambiguous, illegal, improper and without jurisdiction, require to be quashed and set aside on all or any of the aforesaid grounds which are set out without prejudice to each other.

11. The applicants crave leave to add, amend, alter and/or rescind any of the aforesaid grounds, if found necessary.

12. The applicants humbly state and submit that they have no other alternative efficacious remedy, except to file present revision application u/s 76 of the Tenancy Act before this Hon'ble Tribunal to challenge the impugned order.

13. The applicants state and submit that they have not filed any other petition, proceedings and/or suit in any other Court in respect to the subject matter involved in this revision application.

14. The necessary court fee stamps are affixed on this memo of this revision application.

15. Certified copy of the impugned order dated 26/2/2018 passed by the learned Deputy Collector, City Prant, Surat in Tenancy Appeal No. 2/2018 is annexed to this revision application.

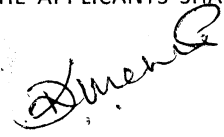
16. The applicants, therefore, most humbly pray that this Hon'ble Tribunal would be pleased:

- (a) to admit and allow this revision application;
- (b) to call for the records and proceedings of the Tenancy Appeal No. 2/2018 from the office of the learned Deputy Collector, City Prant Surat as also call for the records and proceedings of the Tenancy Case No. 32-G/ 2340/77 from the office of the learned Additional Mamlatdar and ALT, Tenancy, Choryasi, Surat;
- (c) to quash and set aside the impugned order dated 26/2/2018 passed by the learned Deputy Collector, City Prant, Surat in Tenancy Appeal No. 2/2018 and accordingly direct the learned Deputy Collector, City Prant, Surat to hear and decide the Tenancy Appeal No. 2/2018 on merits;
- (d) to pass such other and further orders as may be deemed just and proper in the facts and circumstances of the case.

AND FOR THIS ACT OF KINDNESS AND JUSTICE THE APPLICANTS SHALL AS IN DUTY BOUND FOR EVER PRAY.

Place : Ahmedabad.

Date 24/09/2018.


(Dharendra Mehta)
Advocate for the Applicants



Rakesh A. Wadhvani

B.Com., LL.M. (ADVOCATE)

E. No. G/1428/1999

Date: 16.11.2022

TO WHOM SO EVER IT MAY CONCERN:-

DESCRIPTION OF THE PROPERTY:-

All that piece and parcel of the non-agriculture land bearing **Final Plot No. 85/2** admeasuring 7086.00 sq.mtrs. of Draft T. P. Scheme No. 26 (Abhava), **R.S./Block No. 389 (Old R.S. No. 93)** admeasuring 19722.00 sq.mtrs. of **Village : Abhava**, Sub-District : Majura [Old Sub-district : Surat City], District : Surat.

OWNER:-

M/s. MERU INFRA, a partnership firm

LIST OF DOCUMENTS SCRUTINIZED:-

1. Copy of sale deed registered in the office of sub-registrar, Surat – 1 (Athwa) at serial No. 12292 dated 09.06.2022 executed in favour of **M/s. MERU INFRA, a partnership firm.**
2. Copy of lis pendens u/s. 52 of Transfer of Property Act., 1882 registered in the office of sub-registrar, Surat – 1 (Athwa) at serial No. 14676 dated 08.07.2022 executed by one of the legal heir of deceased Ratuben alias Ratiben d/o. Makanbhai Valabhai w/o. Bhanabhai Bhagat i.e. Hemantbhai s/o. Sundarlal Bhanabhai Bhagat [Plaintiff].
3. Copy of sale deed registered in the office of sub-registrar, Surat – 1 (Athwa) at serial No. 25810 dated 29.12.2021 executed in favour of **M/s. Avadh Infrabuild, a partnership firm.**
4. Copy of sale deed registered in the office of sub-registrar, Surat – 1 (Athwa) at serial No. 2932 dated 25.04.2003 executed in favour of Rajubhai alias Rajeshbhai Gijubhai Patel.
5. Copy of sale deed registered in the office of sub-registrar, Surat – 1 (Athwa) at serial No. 3397 dated 05.05.2003 executed in favour of Rajendra Sugamchand Shah.
6. Copy of sale deed registered in the office of sub-registrar, Surat – 1 (Athwa) at serial No. 3439 dated 07.05.2003 executed in favour of Rajendra Sugamchand Shah.
7. Copy of sale deed registered in the office of sub-registrar, Surat – 1 (Athwa) at serial No. 4253 dated 06.06.2003 executed in favour of Rajendra Sugamchand Shah.
8. Copy of sale deed registered in the office of sub-registrar, Surat – 1 (Athwa) at serial No. 4488 dated 17.06.2003 executed in favour of Rajendra Sugamchand Shah.
9. Copy of sale deed registered in the office of sub-registrar, Surat – 1 (Athwa) at serial No. 6087 dated 13.08.2003 executed in favour of Rajendra Sugamchand Shah.
10. Copy of sale deed registered in the office of sub-registrar, Surat – 1 (Athwa) at serial No. 5594 dated 23.07.2003 executed in favour of Rajendra Sugamchand Shah.

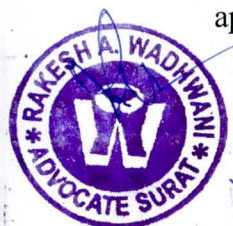


11. Copy of sale deed registered in the office of sub-registrar, Surat – 1 (Athwa) at serial No. 6132 dated 16.08.2003 executed in favour of Rajendra Sugamchand Shah.
12. Copy of N.A. order issued by the order of District Development Officer, Surat bearing order No. 4/ D.P./ N.A./ Regi. No. 327/ 2006 dated 25.04.2006.
13. Copy of revision Application No. Ten./ BS./ 40/ 18 before Gujarat Revenue Tribunal, Ahmedabad.
14. Copy of order of Additional Mamlatdar & Krushipanch Choryasi, Surat in Tenancy Case No. 32 (G)/ 2340/ 77 dated 04/03/1977.
15. Copy of order of Dy. Collector, City Prant, Surat bearing order No. TENANCY/ APPEAL NO. 02/ 2018 dated 26.02.2018.
16. Copy of order of Dy. Collector, Choryasi Prant, Surat bearing order No. R.T.S./ Appeal/ Regi. No. 105/ 2004 dated 30.04.2008.
17. Copy of order of Collector, Surat bearing order No. R.T.S./ Revision/ Application No. 123/08 dated 14.10.2010.
18. Copy of order of Special Land Acquisition Officer, Branch – 1 vide award No. LAQ/ 1/ Case No. 28/1997.
19. Latest village form No. 7/12 of the said land and named of **M/s. MERU INFRA, a partnership firm** is mutated in it.
20. Copy of old village form No. 7/12 of the said land.
21. Copy of village form No. 6.
22. Copy of re-distribute and valuation statement (T.P. & F.P. details) of the said land.
23. Copy of Special Civil Suit No. 90/2022 dated 12-05-2022.

--:TRACING OF TITLE::--

I have carried out the necessary search for the last 30 years in the Office of Sub Registrar, Surat, Revenue Records, local authority and have verified all documents relating to above mentioned property. From the available records I found that the land bearing **R.S./Block No. 389** (Old R.S. No. 93) of **Village : Abhava** was originally belonged to Parbhubhai Narsinhbhai prior to 1944.

That Makanbhai Valabhai was the protected tenant in respect of the said agricultural land on or around in the year of 1944-1945. Thereafter the said tenant Makanbhai Valabhai died on 09/05/1956. After his demise, name of Benaben wd/o. Makanbhai Valabhai had been mutated in the second rights of the revenue records and name of deceased Makanbhai Valabhai had been deleted from the revenue records on or around in the year of 1956-57. Entry to that effect was mutated in the record of rights at entry No. 77 dated 22.11.1957. However the land owner had filed Tenancy Case No. 29/1967 against Benaben wd/o. Makanbhai Valabhai praying for declaration that the said land is a grass land and not covered under The Bombay Tenancy and Agricultural Lands Act, 1948 and Benaben wd/o. Makanbhai Valabhai was not a tenant of the said land. After hearing the parties and recording statement and appreciating the evidence on records, the said Tenancy Case filed u/s. 70(b) and 70(0) of the Tenancy Act, had been rejected by learned Mamlatdar Choryasi under the order dated 06/09/1967. Being aggrieved and dissatisfied with the said order, the said land owner had challenged the said decision before learned Assistant Collector, Choryasi Prant, Surat by filing Tenancy Appeal No. 13/1968. In the said matter, the said appeal was also dismissed under order dated 13/10/1968, with a specific finding that the



said land is agricultural land and that the landlord - tenant relationship exists beyond doubt. However, the said order was further challenged before this Hon'ble Tribunal by the land owner by filing Revision Application No. 1354/ 1968 and in the said matter, the said revision application was also rejected on 18/04/1969. Thereafter the said tenant Benaben wd/o. Makanbhai Valabhai died on 19.09.1976 and after her demise, name of her legal heir namely Ratuben alias Ratiben d/o. Makanbhai Valabhai w/o. Bhanabhai Bhagat had been mutated in the second rights of village form No. 7/12 of the said land. Entry to that effect was mutated in the record of rights at entry No. 597 dated 27.01.1977 and the said entry was duly certified. Thereafter proceedings U/s. 32/G of The Bombay Tenancy & Agricultural Lands Act., 1948 had been initiated and Additional Mamlatdar & Krushipanch Choryasi, Surat in Tenancy Case No. 32 (G)/ 2340/ 77 passed order to delete the name of the tenant Ratuben alias Ratiben d/o. Makanbhai Valabhai w/o. Bhanabhai Bhagat under the order dated 04/03/1977, on the ground that the said land is grass land. Entry to that effect was mutated in the record of rights at entry No. 599 dated 06.03.1997 and the said entry was duly certified.

Thereafter the said land owner Parbhubhai Narsinhbhai died on 18.06.1956. After his demise, the said land was inherited by succession to his straight line legal heirs namely (1) Ramlal Parbhubhai, (2) Kantibhai Parbhubhai, (3) Dayalbhai Parbhubhai, (4) Hiralal Parbhubhai and (5) Amrutbhai Parbhubhai. Entry to that effect was mutated in the revenue records vide entry No. 69 dated 16.09.1956 and the said entry was duly certified on 14.11.1956. Thus (1) Ramlal Parbhubhai, (2) Kantibhai Parbhubhai, (3) Dayalbhai Parbhubhai, (4) Hiralal Parbhubhai and (5) Amrutbhai Parbhubhai became joint owners of the said land.

Thereafter above mentioned land owners paikie Hiralal Parbhubhai died on 02.12.1985. After his demise, his share in the said land was inherited by succession to his straight line legal heirs namely (1) Paniben wd/o. Hiralal Parbhubhai, (2) Virendrabhai Hiralal, (3) Kanaiyalal Hiralal, (4) Harshadbhai Hiralal, (5) Kailashbhai Hiralal, (6) Ravindrabhai Hiralal and (7) Pradipbhai Hiralal. Entry to that effect was mutated in the revenue records vide entry No. 2249 dated 18.02.1997 and the said entry was duly certified. Thus (1) Ramlal Parbhubhai, (2) Kantibhai Parbhubhai, (3) Dayalbhai Parbhubhai, (4) Paniben wd/o. Hiralal Parbhubhai, (5) Virendrabhai Hiralal, (6) Kanaiyalal Hiralal, (7) Harshadbhai Hiralal, (8) Kailashbhai Hiralal, (9) Ravindrabhai Hiralal, (10) Pradipbhai Hiralal and (11) Amrutbhai Parbhubhai became joint owners of the said land.

Thereafter above mentioned land owners paikie Kantibhai Parbhubhai died on 18.03.1988. After his demise, his share in the said land was inherited by succession to his straight line legal heirs namely (1) Chhimkiben wd/o. Kantibhai Parbhubhai, (2) Vijaybhai Kantibhai, (3) Atulkumar Kantibhai, (4) Prakashkumar Kantibhai, (5) Chandreshkumar Kantibhai, (6) Sanjaykumar Kantibhai and (7) Ankitaben Kantibhai. Entry to that effect was mutated in the revenue records vide entry No. 2329 dated 01.04.2000 and the said entry was duly certified on 09.05.2000. Thus (1) Ramlal Parbhubhai, (2) Chhimkiben wd/o. Kantibhai Parbhubhai, (3) Vijaybhai Kantibhai, (4) Atulkumar Kantibhai, (5) Prakashkumar Kantibhai, (6) Chandreshkumar Kantibhai, (7) Sanjaykumar Kantibhai, (8) Ankitaben Kantibhai, (9) Dayalbhai Parbhubhai, (10) Paniben wd/o. Hiralal Parbhubhai, (11) Virendrabhai Hiralal, (12) Kanaiyalal Hiralal, (13) Harshadbhai Hiralal, (14) Kailashbhai Hiralal, (15)



Ravindrabhai Hiralal, (16) Pradipbhai Hiralal and (17) Amrutbhai Parbhubhai became joint owners of the said land.

Thereafter above mentioned land owners paikee Dayalbhai Parbhubhai died on 25.07.1998. After his demise, his share in the said land was inherited by succession to his straight line legal heirs namely (1) Satuben wd/o. Dayalbhai Parbhubhai, (2) Narendrabhai Dayalbhai, (3) Niranjan Dayalbhai, (4) Chandrakant Dayalbhai, (5) Arunbhai Dayalbhai, (6) Pankajbhai Dayalbhai, (7) Jayeshbhai Dayalbhai and (8) Mandakiniben d/o. Dayalbhai Parbhubhai. Entry to that effect was mutated in the revenue records vide entry No. 2330 dated 01.04.2000 and the said entry was duly certified on 09.05.2000. Thus (1) Ramlal Parbhubhai, (2) Chhimkiben wd/o. Kantibhai Parbhubhai, (3) Vijaybhai Kantibhai, (4) Atulkumar Kantibhai, (5) Prakashkumar Kantibhai, (6) Chandreshkumar Kantibhai, (7) Sanjaykumar Kantibhai, (8) Ankitaben Kantibhai, (9) Satuben wd/o. Dayalbhai Parbhubhai, (10) Narendrabhai Dayalbhai, (11) Niranjan Dayalbhai, (12) Chandrakant Dayalbhai, (13) Arunbhai Dayalbhai, (14) Pankajbhai Dayalbhai, (15) Jayeshbhai Dayalbhai, (16) Mandakiniben d/o. Dayalbhai Parbhubhai, (17) Paniben wd/o. Hiralal Parbhubhai, (18) Virendrabhai Hiralal, (19) Kanaiyalal Hiralal, (20) Harshadbhai Hiralal, (21) Kailashbhai Hiralal, (22) Ravindrabhai Hiralal, (23) Pradipbhai Hiralal and (24) Amrutbhai Parbhubhai became joint owners of the said land.

That the land admeasuring 108.00 sq.mtrs. out of the whole land had been acquired for Palsana-Sachin-Magdalla road under Section 11 in The Land Acquisition Act, 1894 by Special Land Acquisition Officer, Branch – 1 vide award No. LAQ/ 1/ Case No. 28/1997. Entry to that effect was mutated in the revenue records vide entry No. 2359 dated 25.10.2000 and the said entry was duly certified on 08.12.2000.

That the area of the said land was rectified by letter No. 13 of District Inspector Saheb Land Records Surat vide order No. K.J.P.S.R./ 17/ 2000 - 2001 dated 20.10.2000. As per the said letter area of the said land was rectified and finalized as admeasuring about 19722.00 sq.mtrs. Entry to that effect was mutated in the revenue record at entry No. 2360 dated 10.11.2000 and the said entry was duly certified

Thereafter above mentioned land owners paikee Ramlal Parbhubhai died on 20.02.2002. After his demise, his share in the said land was inherited by succession to his straight line legal heirs namely (1) Pushpaben wd/o. Ramlal Parbhubhai, (2) Hiteshchandra Ramlal, (3) Vipulbhai Ramlal, (4) Kirtiben Ramlal, (5) Kalpanaben Ramlal, (6) Rekhaben Ramlal and (7) Kunjlataben Ramlal. Entry to that effect was mutated in the revenue records vide entry No. 2456 dated 08.03.2002 and the said entry was duly certified on 23.04.2002. Thus (1) Pushpaben wd/o. Ramlal Parbhubhai, (2) Hiteshchandra Ramlal, (3) Vipulbhai Ramlal, (4) Kirtiben Ramlal, (5) Kalpanaben Ramlal, (6) Rekhaben Ramlal, (7) Kunjlataben Ramlal, (8) Chhimkiben wd/o. Kantibhai Parbhubhai, (9) Vijaybhai Kantibhai, (10) Atulkumar Kantibhai, (11) Prakashkumar Kantibhai, (12) Chandreshkumar Kantibhai, (13) Sanjaykumar Kantibhai, (14) Ankitaben Kantibhai, (15) Satuben wd/o. Dayalbhai Parbhubhai, (16) Narendrabhai Dayalbhai, (17) Niranjan Dayalbhai, (18) Chandrakant Dayalbhai, (19) Arunbhai Dayalbhai, (20) Pankajbhai Dayalbhai, (21) Jayeshbhai Dayalbhai, (22) Mandakiniben d/o. Dayalbhai Parbhubhai, (23) Paniben wd/o. Hiralal Parbhubhai, (24) Virendrabhai Hiralal, (25) Kanaiyalal Hiralal, (26) Harshadbhai Hiralal,



(27) Kailashbhai Hiralal, (28) Ravindrabhai Hiralal, (29) Pradipbhai Hiralal and (30) Amrutbhai Parbhubhai became joint owners of the said land.

Thereafter above mentioned land owners paikiee (1) Kirtiben Ramlal, (2) Kalpanaben Ramlal, (3) Rekhaben Ramlal and (4) Kunjlataben Ramlal had released/relinquished their all rights, title, interest whatsoever in the said land. Entry to that effect was mutated in the revenue records vide entry No. 2457 dated 08.03.2002 and the said entry was duly certified on 23.04.2002. Thus (1) Pushpaben wd/o. Ramlal Parbhubhai, (2) Hiteshchandra Ramlal, (3) Vipulbhai Ramlal, (4) Chhimkiben wd/o. Kantibhai Parbhubhai, (5) Vijaybhai Kantibhai, (6) Atulkumar Kantibhai, (7) Prakashkumar Kantibhai, (8) Chandreshkumar Kantibhai, (9) Sanjaykumar Kantibhai, (10) Ankitaben Kantibhai, (11) Satuben wd/o. Dayalbhai Parbhubhai, (12) Narendrabhai Dayalbhai, (13) Niranjan Dayalbhai, (14) Chandrakant Dayalbhai, (15) Arunbhai Dayalbhai, (16) Pankajbhai Dayalbhai, (17) Jayeshbhai Dayalbhai, (18) Mandakiniben d/o. Dayalbhai Parbhubhai, (19) Paniben wd/o. Hiralal Parbhubhai, (20) Virendrabhai Hiralal, (21) Kanaiyalal Hiralal, (22) Harshadbhai Hiralal, (23) Kailashbhai Hiralal, (24) Ravindrabhai Hiralal, (25) Pradipbhai Hiralal and (26) Amrutbhai Parbhubhai became joint owners of the said land.

Thereafter the said land owners Pushpaben wd/o. Ramlal Parbhubhai and others sold their land to (1) Rajubhai alias Rajeshbhai Gijubhai Patel and (2) Rajendra Sugamchand Shah by various registered sale deeds, which were registered in the office of sub-registrar, Surat – 1 (Athwa) as per the details mentioned in the table hereunder:-

Seller	Purchaser	Area (sq.mtrs.)	Sale deed No. & dt.	Entry No. & dt.	Entry cert. dt.
1. Amrutbhai Parbhubhai 2. Hiteshchandra Ramlal 3. Vipulbhai Ramlal 4. Pushpaben wd/o. Ramlal Parbhubhai 5. Kirtiben Ramlal 6. Kalpanaben Ramlal 7. Rekhaben Ramlal 8. Kunjlataben Ramlal 9. Chhimkiben wd/o. Kantibhai Parbhubhai 10. Vijaybhai Kantibhai 11. Atulkumar Kantibhai 12. Prakashkumar Kantibhai 13. Chandreshkumar Kantibhai 14. Sanjaykumar Kantibhai 15. Ankitaben Kantibhai	Rajubhai alias Rajeshbhai Gijubhai Patel	11833.20	2932 25.04.2003	2573 21.04.2003	22.05.2003
1. Paniben wd/o. Hiralal Parbhubhai 2. Virendrabhai Hiralal 3. Kailashbhai Hiralal 4. Ravindrabhai Hiralal 5. Pradipbhai Hiralal	Rajendra Sugamchand Shah	2817.43	3397 05.05.2003	2574 08.05.2003	10.06.2003
1. Satuben wd/o. Dayalbhai Parbhubhai	Rajendra Sugamchand Shah	986.10	3439 07.05.2003	2575 08.05.2003	10.06.2003



2. Mandakiniben d/o. Dayalbhai Parbhubhai					
Narendrabhai Dayalbhai	Rajendra Sugamchand Shah	493.05	4253 06.06.2003	2596 16.07.2003	19.08.2003
Harshadbhai Hiralal	Rajendra Sugamchand Shah	563.49	4488 17.06.2003	2598 16.07.2003	19.08.2003
Arunbhai Dayalbhai	Rajendra Sugamchand Shah	493.05	6087 13.08.2003	2601 22.08.2003	30.09.2003
1. Niranjan Dayalbhai 2. Chandrakant Dayalbhai 3. Pankajbhai Dayalbhai 4. Jayeshbhai Dayalbhai	Rajendra Sugamchand Shah	1972.20	5594 23.07.2003	2602 22.08.2003	30.09.2003
Kanaiyalal Hiralal	Rajendra Sugamchand Shah	563.486	6132 16.08.2003	2613 29.08.2003	30.09.2003
Total Land		19722.00			

That (1) Kirtiben Ramlal, (2) Kalpanaben Ramlal, (3) Rekhaben Ramlal and (4) Kunjlataben Ramlal had already released/relinquished their all rights, title, interest whatsoever in the said land, but to avoid and rule out any title deficiency in future, the above sale deed No. 2932/2003 was jointly executed by the land owners alongwith (1) Kirtiben Ramlal, (2) Kalpanaben Ramlal, (3) Rekhaben Ramlal and (4) Kunjlataben Ramlal. Thus (1) Rajubhai alias Rajeshbhai Gijubhai Patel and (2) Rajendra Sugamchand Shah became absolute owner of their respective shares in the said land bearing **R.S./Block No. 389 (Old R.S. No. 93)** admeasuring 19722.00 sq.mtrs. of **Village : Abhava**.

That the said land bearing **R.S./Block No. 389 (Old R.S. No. 93)** admeasuring 19722.00 sq.mtrs. of **Village : Abhava** was converted from agriculture to non-agriculture residential purpose by the order of District Development Officer, Surat bearing order No. 4/ D.P./ N.A./ Regi. No. 327/ 2006 dated 25.04.2006. Entry to that effect was mutated in the revenue records vide entry No. 2990 dated 11/05/2006 and the said entry was duly certified on 25.07.2006.

That as mentioned in letter No. J/ BKH/ TPS/ Vashi/ 4897/ 2006 dated 19.10.2006 of Collector, Surat Publication of Collector, Surat, Urban Development & Urban Housing Department included eight municipality and 27 villages in Surat Limit vide Publication No. KV/ 26/ 06/ SMN/ 90/ 2006/ 410/ P dated 14-02-2006 and Publication No. KV/ 212/ 06/ SMN/ 90/ 2006/ 410/ P dated 20-07-2006 and **Village : Abhava** included in Surat City. Entry to that effect was mutated in the revenue records vide entry Nos. 3062 & 3063 dated 26/12/2006 and the said entries were duly certified.

During investigation of revenue records of the said land, I found that the original land owner Parbhubhai Narsinhbhai died on 18.06.1956 and after his demise, names of (1) Ramlal Parbhubhai, (2) Kantibhai Parbhubhai, (3) Dayalbhai Parbhubhai, (4) Hiralal Parbhubhai and (5) Amrutbhai Parbhubhai had been mutated in the revenue records as joint owners / possessors of the said land and name of deceased Parbhubhai Narsinhbhai had been deleted from the revenue records on the basis of the consent of and submission by the heirs and concern persons. Entry to that effect was mutated in the revenue records vide entry No. 69 dated 16.09.1956 and the said entry was duly certified on 14.11.1956. Thereafter Bhankiben d/o. Parbhubhai Narsinhbhai others had filed a R.T.S. Appeal before Dy. Collector, City Prant, Surat against Amrutbhai Parbhubhai & others and challenged the above entry No. 69 dated 16.09.1956. In the said matter, Dy. Collector, Choryasi Prant, Surat had rejected/cancelled the said appeal vide his



order No. R.T.S./ Appeal/ Regi. No. 105/ 2004 dated 30.04.2008 and confirmed the said entry No. 69 dated 16.09.1956. Entry to that effect was mutated in the revenue records vide entry No. 1214 dated 01/07/2009 and the said entry was duly certified on 16.11.2009.

Being aggrieved and dissatisfied with the said order of Dy. Collector, Choryasi Prant, Surat, Bhankiben d/o. Parbhubhai Narsinhbhai others had filed revision application before Collector, Surat against the order of Dy. Collector, Choryasi Prant, Surat bearing order No. R.T.S./ Appeal/ Regi. No. 105/ 2004 dated 30.04.2008. In the said matter, Collector, Surat had rejected/cancelled the said revision appeal vide his order No. R.T.S./ Revision/ Application No. 123/08 dated 14.10.2010 and also confirmed the order passed by Dy. Collector, Choryasi Prant, Surat. Entry to that effect was mutated in the revenue records vide entry No. 3506 dated 04/04/2011 and the said entry was duly certified on 30.08.2011.

During investigation of revenue records of the said land, I found that a notice No. CEILING/ VASHI/ CASE. NO. 5/ 2014 dated 03.02.2015 under Section – 26 (1) of The Gujarat Agricultural Lands Ceiling Act, 1960 and Land Ceiling (Amendment) Act, 1972 had been issued by Additional Mamlatdar and Krushi Panch (Ceiling), Choryasi, Surat to one of the co-owner Rajubhai alias Rajeshbhai Gijubhai Patel. Entry to that effect was mutated in the revenue records vide entry No. 4127 dated 16/04/2015 and the said entry was duly certified on 15.06.2015.

Thereafter, Additional Mamlatdar and Krushi Panch (Ceiling), Choryasi, Surat had issued order dated 17.09.2016 bearing order No. CEILING/ CASE. NO. 5/ 2014 and according to the said order, Additional Mamlatdar and Krushi Panch (Ceiling), Choryasi, Surat had withdrawn the above notice which was issued to Rajubhai alias Rajeshbhai Gijubhai Patel. Entry to that effect was mutated in the revenue records vide entry No. 4330 dated 26/09/2016 and the said entry was duly certified on 19.11.2016.

Thereafter the above order No. CEILING/ CASE. NO. 5/ 2014 dated 17.09.2016 issued by Additional Mamlatdar and Krushi Panch (Ceiling), Choryasi, Surat had been taken under review by Dy. Collector, Surat under section 37 of The Gujarat Agricultural Lands Ceiling Act, 1960. In the said matter, Dy. Collector, Surat vide his order No. CEILING/ REVISION/ CASE. NO. 15/ 2017 dated 26.03.2018 had confirmed the order of Additional Mamlatdar and Krushi Panch (Ceiling), Choryasi, Surat. Entry to that effect was mutated in the revenue records vide entry No. 4573 dated 21/07/2018 and the said entry was duly certified on 24.09.2018.

Thereafter the above order No. CEILING/ REVISION/ CASE. NO. 15/ 2017 dated 26.03.2018 issued by Dy. Collector, Surat had been taken under review by Assistant Commissioner, Land Reforms, Gandhinagar. After verifying the above orders & fact, that Assistant Commissioner, Land Reforms, Gandhinagar vide his letter NO. KJSU/ AALC/ S.R. NO. 26/ 18/ VASHI/ 174/ 2018 dated 12.07.2018 had confirmed the order of Dy. Collector, Surat. Entry to that effect was mutated in the revenue records vide entry No. 4579 dated 01/08/2018 and the said entry was duly certified on 03.10.2018.

During investigation of revenue records of the said land, I found that the proceedings under Section 73AA of Bombay Land Revenue Code, 1879 had been initiated by the Dy. Collector, City Prant, Surat vide his order No. JMN/ KALAM-73AA/ SHARATBHANG REGI. No. 5/ 13 dated 07.01.2014 & No. JMN/ KALAM-73AA/ SHARATBHANG REGI. No. 6/ 13 dated 07.01.2014. In the said matter, charge of Rs. 23,29,80,000/- & Rs. 7,94,25,000/- had been recorded in the second rights of the revenue records (village form no. 7/12) of the said land as



per letter No. MSC/ VASHI./ 2014 dated 25.07.2014 issued by Dy. Collector, City Prant, Surat. Being aggrieved and dissatisfied with the said order of Dy. Collector, City Prant, Surat, land owners raised objection and filed a RTS appeal before Mamlatdar, Surat. In the said matter, Mamlatdar, Surat had issued order No. RTS/ TAKRARI CASE NO. 63/ 2014/ ABHAVA/ BOJHA DAKHAL/ NONDH NO. 3992/14 dated 19.12.2014 and according to the said order, the objection of the applicant had not accepted as the application had not appeared to be valid & appropriate. Entry to that effect was mutated in the revenue records vide entry No. 3992 dated 04/08/2014 and the said entry was duly certified on 19.12.2014.

Being aggrieved and dissatisfied with the said orders of Dy. Collector, City Prant, Surat, land owners preferred an appeal before the court of Collector, Surat. In the said matter Collector, Surat had issued order No. JMN/ 73AA/ APPEAL No. 3/ 2014 dated 18.09.2017 and according to the said order, charge of Rs. 7,94,25,000/- had been removed from the second rights of the revenue records (village form no. 7/12) of the said land. Similarly Collector, Surat had issued order No. JMN/ 73AA/ APPEAL No. 4/ 2014 dated 19.09.2017 and according to the said order, charge of Rs. 23,29,80,000/- had been removed from the second rights of the revenue records (village form no. 7/12) of the said land. That Collector, Surat had also directed to cancel the above orders issued by Dy. Collector, City Prant, Surat vide his order No. JMN/ KALAM-73AA/ SHARATBHANG REGI. No. 5/ 13 dated 07.01.2014 & No. JMN/ KALAM-73AA/ SHARATBHANG REGI. No. 6/ 13 dated 07.01.2014. Entry to that effect was mutated in the revenue records vide entry No. 4496 dated 16/01/2018 and the said entry was duly certified on 21.03.2018.

That earlier name of the tenant Ratuben alias Ratiben d/o. Makanbhai Valabhai w/o. Bhanabhai Bhagat had been deleted from the revenue records by the order of Additional Mamlatdar & Krushipanch Choryasi, Surat vide Tenancy Case No. 32 (G)/ 2340/ 77 dated 04.03.1977. Entry to that effect was mutated in the record of rights at entry No. 599 dated 06.03.1997 and the said entry was duly certified. Thereafter legal heirs of Ratuben alias Ratiben d/o. Makanbhai Valabhai w/o. Bhanabhai Bhagat had changed above order dated 04.03.1977 and filed an appeal before Dy. Collector, City Prant, Surat. In the said matter, Dy. Collector, City Prant, Surat had issued order No. TENANCY/ APPEAL NO. 02/ 2018 dated 26.02.2018 & according to the said order, appeal of legal heirs of Ratuben alias Ratiben d/o. Makanbhai Valabhai w/o. Bhanabhai Bhagat had been rejected/cancelled by Dy. Collector, City Prant, Surat. Entry to that effect was mutated in the revenue records vide entry No. 4524 dated 05/04/2018 and the said entry was duly certified on 04.06.2018.

That earlier proceedings U/s. 32/G of The Bombay Tenancy & Agricultural Lands Act., 1948 had been initiated and Additional Mamlatdar & Krushipanch Choryasi, Surat in Tenancy Case No. 32 (G)/ 2340/ 77 passed order to delete the name of the tenant Ratuben alias Ratiben d/o. Makanbhai Valabhai w/o. Bhanabhai Bhagat under the order dated 04/03/1977, on the ground that the said land is grass land. Entry to that effect was mutated in the record of rights at entry No. 599 dated 06.03.1997 and the said entry was duly certified. Thereafter legal heirs of deceased Ratuben alias Ratiben d/o. Makanbhai Valabhai w/o. Bhanabhai Bhagat i.e. Rameshchandra Bhanabhai & others had challenged the said order of Additional Mamlatdar & Krushipanch Choryasi, Surat in Tenancy Case No. 32 (G)/ 2340/ 77 dated 04/03/1977 removing the name of tenant in respect of the said land before Deputy Collector, Surat in Tenancy Appeal No. 11/2017 and the learned Deputy Collector had rejected the said appeal on the reason of delay under his order dated 18/10/2017. That the legal heirs of deceased Ratuben alias Ratiben d/o. Makanbhai Valabhai w/o. Bhanabhai Bhagat i.e. Rameshchandra Bhanabhai & others had also



challenged the said impugned order of Additional Mamlatdar & Krushipanch Choryasi, Surat in Tenancy Case No. 32 (G)/ 2340/ 77 dated 04/03/1977 before Dy. Collector, Surat by filing Tenancy Appeal No. 2/2018 alongwith separate application for condonation of delay. In the said matter, Dy. Collector, Surat had rejected the said appeal under his order dated 26.02.2018. Being aggrieved and dissatisfied with the above order, heirs of deceased Ratuben alias Ratiben d/o. Mankanbhai Valabhai w/o. Bhanabhai Bhagat i.e. Rameshchandra Bhanabhai & others had filed revision Application No. Ten./ BS./ 40/ 18 before Gujarat Revenue Tribunal, Ahmedabad to call for the records and proceedings of the Tenancy Appeal No. 2/2018 for the records and proceedings of the Tenancy Case No. 32 (G)/ 2340/ 77 from the office of the learned Deputy Collector, City Prant Surat as also call from the office of the learned Additional Mamlatdar and ALT, Tenancy, Choryasi, Surat and also to quash and set aside the impugned order dated 26/02/2018 passed by the learned Deputy Collector, City Prant, Surat in Tenancy Appeal No. 2/2018 and accordingly the learned Deputy Collector, City Prant, Surat has directed to hear and decide the Tenancy Appeal No. 2/2018 on merits. In the said matter, the said revision application is accepted and which is presently pending.

That as per Gujarat Town Planning and Urban Development Act, 1976, Draft T. P. Scheme No. 26 (Abhava) was applied to the said land bearing **R.S./Block No. 389 (Old R.S. No. 93)** admeasuring 19722.00 sq.mtrs. of **Village : Abhava** and in the said Scheme **Final Plot Nos. 85/1 & 85/2** were given to the said land. In the said Scheme, the area of the said land was finalized as under:-

Draft T. P. Scheme No. 26 (Abhava)				
R.S./Block No.	O. P. No.	Area as per O.P. (sq.mtrs.)	F. P. No.	Area as per F.P. (sq.mtrs.)
389	85/1	19722.00	85/1	8692.00
	85/2		85/2	7086.00
Total Land				15778.00

Thereafter the said land owner (1) Rajubhai alias Rajeshbhai Gijubhai Patel and (2) Rajendra Sugamchand Shah sold only land bearing **Final Plot No. 85/1** admeasuring 8692.00 sq.mtrs. of Draft T. P. Scheme No. 26 (Abhava), **R.S./Block No. 389 (Old R.S. No. 93)** admeasuring 19722.00 sq.mtrs. of **Village : Abhava** to M/s. **Avadh Infrabuild, a partnership firm** through it's authorized administrative partner Bharatkumar Dayabhai Undhad by registered sale deed, which was registered in the office of sub-registrar, Surat – 1 (Athwa) at serial No. 25810 dated 29.12.2021. Entry to that effect was mutated in the revenue records vide entry No. 5225 dated 11/01/2022 and the said entry was duly certified on 28.02.2022. Thus **M/s. Avadh Infrabuild, a partnership firm** became absolute owner of the said non-agriculture land bearing **Final Plot No. 85/1** admeasuring 8692.00 sq.mtrs.

Thereafter (1) Rajubhai alias Rajeshbhai Gijubhai Patel and (2) Rajendra Sugamchand Shah sold their remaining land bearing **Final Plot No. 85/2** admeasuring 7086.00 sq.mtrs. of Draft T. P. Scheme No. 26 (Abhava), **R.S./Block No. 389 (Old R.S. No. 93)** admeasuring 19722.00 sq.mtrs. of **Village : Abhava**, Sub-District : Majura [Old Sub-district : Surat City], District : Surat to M/s. **MERU INFRA, a partnership firm** through it's authorized administrative partner Dilipbhai Vallabhbhai Tejani by registered sale deed, which was registered in the office of sub-registrar, Surat – 1 (Athwa) at serial No. 12292 dated 09.06.2022.



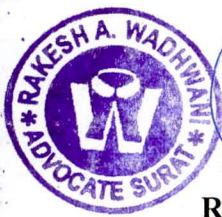
Entry to that effect was mutated in the revenue records vide entry No. 5331 dated 12/07/2022 and the said entry was duly certified on 12.07.2022.

Under above facts **M/s. MERU INFRA, a partnership firm** became absolute owner of the said non-agriculture land bearing **Final Plot No. 85/2** admeasuring 7086.00 sq.mtrs. of Draft T. P. Scheme No. 26 (Abhava), **R.S./Block No. 389 (Old R.S. No. 93)** admeasuring 19722.00 sq.mtrs. of **Village : Abhava**, Sub-District : Majura [Old Sub-district : Surat City], District : Surat.

During search and investigation, it is found that the legal heirs of deceased Ratuben alias Ratiben d/o. Mankanbhai Valabhai w/o. Bhanabhai Bhagat i.e. Hemantbhai s/o. Sundarlal Bhanabhai Bhagat & others have filed Special Civil Suit No. 90/2022 dated 12-05-2022 Under Section 31, 34, 037 and 038 of Specific Relief Act, 1963 before Hon. Principal Senior Civil Judge Surat against Rajubhai alias Rajeshbhai Gijubhai Patel and others which is presently pending and the next hearing date of the said suit is 12th December, 2022. Thereafter a lis pendens u/s. 52 of Transfer of Property Act., 1882 is registered in the office of sub-registrar, Surat – 1 (Athwa) at serial No. 14676 dated 08.07.2022 for the same.

FINAL CERTIFICATE:-

This is to certify that I have carried out the necessary searches for the last 30 years with the Office of Sub Registrar, Revenue Records, local authority and have verified all documents relating to the property and found that the titles of the non-agriculture land bearing **Final Plot No. 85/2** admeasuring 7086.00 sq.mtrs. of Draft T. P. Scheme No. 26 (Abhava), **R.S./Block No. 389 (Old R.S. No. 93)** admeasuring 19722.00 sq.mtrs. of **Village : Abhava**, Sub-District : Majura [Old Sub-district : Surat City], District : Surat are clear and marketable without any encumbrance charge, **SUBJECT TO OUTCOME OF REVISION APPLICATION NO. TEN./ BS./ 40/ 18 & SPECIAL CIVIL SUIT NO. 90/2022 DATED 12-05-2022.**



Rakesh A. Wadhwani
Advocate

Encl :-

Search receipt No. 202201800078411 dated 12.11.2022

Non encumbrance certificate No. 51831 dated 12.11.2022

010011111202202-N

Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

મિલકત નું વર્ણન : ગામ : આભવા, રે. સર્વે / બ્લોક નં. 389, ટી.પી. સ્કીમ નં. 26 (આભવા), ફા. પ્લોટ નં. 85/2 વાળી જમીન કે જેનું ફા. પ્લોટ મુજબ નું ક્ષેત્રફળ 7086.00 ચોમી. તથા મુળખંડ પ્રમાણે ક્ષેત્રફળ સુમારે 8857.00 ચો.મી. થાય છે.

Search in : આભવા /ABHVA

પહોંચ નંબર	202201800078411	અરજી નંબર	51831	અરજી વર્ષ	2022
તારીખ	12	માહે	નવેમ્બર	સને	2022

રજુ કરનારનું નામ RAKESH ASHOKKUMAR WADHWANI

ટ્રાન્ઝેક્સન નંબર 20221111500768243

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ 54 થી 59).....
શોધ અગર તપાસણી.....વર્ષ : 1992 થી 2022
દંડ કલમ-24.....
કલમ-34 (કલમ-49).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-2 ફી
અન્ય ફી



420.00

કુલ એકંદરે રૂ.	420.00
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અંકે રૂપીયા ચાર સો વીસ પુરા


એમ. આર. પરમાર
સબ રજીસ્ટ્રાર
સુરત - 1 City

ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : RAKESH ASHOKKUMAR WADHWANI અરજી નંબર : 51831 ગામ નું નામ : ABHVA

Search Year : 2005 - 2022 મિલકતનું વર્ણન : ગામ : આલવા, રે. સર્વે / બ્લોક નં. 389, ટી.પી. સ્કીમ નં. 26 (આલવા), ફા. પ્લોટ નં. 85/2 વાળી જમીન કે જેનું ફા. પ્લોટ મુજબ નું ક્ષેત્રફળ 7086.00 ચો.મી. તથા મુળખંડ પ્રમાણે ક્ષેત્રફળ સુમારે 8857.00 ચો.મી. થાય છે.

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) SURAT-1 (Athawa), A/6, Bahumali, Nanpura મા -31 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પ્રમાણપત્ર પુરતો જ મર્યાદીત છે. આ શોધમા તા. 12/11/2022 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી અને એમાની કોઇપણ માહિતી સબંધ મા નક્કશાની માટેના કોઇપણ કક્ષાના માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર(જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફેરખત/વેચાણ રૂ.129000000.00	રે.સર્વે નં 389 થી નોંધવામાં આવેલ બિનખેતીની ની જમીન કે જેનું રેવન્યુ દફતર મુજબ નું ક્ષેત્રફળ હે.1-97-22 ચો.મી ટી.પી નં 26(આલવા) ટી.પી સ્કીમ રીકોન્સ્ટીટ્યુશન અન્વયે તેને મુળખંડ 85/1 અને 85/2 તથા ફા.પ્લોટ નં 85/1 અને ફા.પ્લોટ નં 85/2 જેનું ફા.પ્લોટ મુજબ નું ક્ષેત્રફળ અનુક્રમે 8692 ચો.મી અને 7086.00 ચો.મી તે પૈકી ફા.પ્લોટ નં 85/2 વાળી જમીન કે જેનું મુળખંડ પ્રમાણે ભાગે પડતુ મુળખંડનું ક્ષેત્રફળ સુમારે 8857.00 ચો.મી થાય છે અને ફા.પ્લોટ મુજબ નું ક્ષેત્રફળ 7086.00 ચો.મી બિનખેતી ની ખુલ્લી જમીન			રાજુભાઈ ઉર્ફે રાજેશભાઈ ગીજુભાઈ પટેલ રાજેન્દ્ર સુગમચંદ શાહ	મે.મેરુ ઇન્ફ્રા(MERU INFRA) ભાગીદારી પેઢી વતી તરફે તેના વહીવટ કર્તા ભાગીદાર દિલીપભાઈ વલ્લભભાઈ તેજાણી	09-06-2022 09-06-2022	12292	

ઇ-પેમેન્ટ થી ટ્રાન્ઝેક્શન નંબર 20221111500768243 Date 11/11/2022 થી મળેલ છે.

સબ-રજીસ્ટ્રાર

ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : RAKESH ASHOKKUMAR WADHWANI અરજી નંબર : 51831 ગામ નું નામ : ABHVA

Search Year : 2005 - 2022 મિલકતનું વર્ણન : ગામ : આલવા, રે. સર્વે / બ્લોક નં. 389, ટી.પી. સ્કીમ નં. 26 (આલવા), ફા. પ્લોટ નં. 85/2 વાળી જમીન કે જેનું ફા. પ્લોટ મુજબ નું ક્ષેત્રફળ 7086.00 ચો.મી. તથા મુળખંડ પ્રમાણે ક્ષેત્રફળ સુમારે 8857.00 ચો.મી. થાય છે.

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) SURAT-1 (Athawa), A/6, Bahumali, Nanpura મા -31 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પ્રમાણપત્ર પુરતો જ મર્યાદીત છે. આ શોધમા તા. 12/11/2022 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી અને એમાની કોઈપણ માહિતી સબંધ મા નક્કીમા માટેના શોધપાત્ર કક્ષાવા માટે તે જવાબદાર રહેશે નહિ

Sub-Registrar Office(SRO) SURAT-1 (Athawa), A/6, Bahumali, Nanpura



Search in : RAKESH ASHOKKUMAR WADHWANI અરજી નંબર : 51831 ગામ નું નામ : ABHVA

Search Year : 2005 - 2022 મિલકતનું વર્ણન : ગામ : આલવા, રે. સર્વે / બ્લોક નં. 389, ટી.પી. સ્કીમ નં. 26 (આલવા), ફા. પ્લોટ નં. 85/2 વાળી જમીન કે જેનું ફા. પ્લોટ મુજબ નું ક્ષેત્રફળ 7086.00 ચોમી. તથા મુળખંડ પ્રમાણે ક્ષેત્રફળ સુમારે 8857.00 ચો.મી. થાય છે.

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) SURAT-1 (Athawa), A/6, Bahumali, Nanpura મા -31 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પ્રમાણપત્ર પુરતો જ મર્યાદીત છે. આ શોધમા તા. 12/11/2022 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી અને એમાની કોઈપણ માહિતી સબંધ મા નક્કશાની માટેના કોઈપણ કક્ષાના માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર(જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
નોટીસ	જુનો સર્વે નં 93 બ્લોક નં 389 જેનું ક્ષેત્રફળ 1-97-22 હે.આરે.ચો.મી.જેનો આકાર રૂ.24.24 પૈસા ખાતા નં 561 વાળી જમીન ટી પી નં 26 એફ પી નં 85/1 અને 85/2 જેનું એફ પી નં 85/1 નું ક્ષેત્રફળ 8692 ચો.મી જેનું એફ પી નં 85/2 નું ક્ષેત્રફળ 7086 ચો.મી		વાદી- હેમંતભાઈ સુંદરલાલ ભગત			08-07-2022 08-07-2022	14676	

ઇ-પેમેન્ટ થી ટ્રાન્ઝેક્શન નંબર 20221111500768243 Date 11/11/2022 થી મળેલ છે.

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) SURAT-1 (Athawa), A/6, Bahumali, Nanpura



ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : RAKESH ASHOKKUMAR WADHWANI અરજી નંબર : 51831 ગામ નું નામ : ABHVA

Search Year : 2005 - 2022 મિલકતનું વર્ણન : ગામ : આલવા, રે. સર્વે / બ્લોક નં. 389, ટી.પી. સ્કીમ નં. 26 (આલવા), ફા. પ્લોટ નં. 85/2 વાળી જમીન કે જેનું ફા. પ્લોટ મુજબ નું ક્ષેત્રફળ 7086.00 ચો.મી. તથા મુળખંડ પ્રમાણે ક્ષેત્રફળ સુમારે 8857.00 ચો.મી. થાય છે.

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) SURAT-1 (Athawa), A/6, Bahumali, Nanpura મા -31 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પ્રમાણપત્ર પુરતો જ મર્યાદીત છે. આ શોધમા તા. 12/11/2022 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી અને એમાની કોઈપણ માહિતી સંબંધ મા નક્કશાની માટેના કોઈપણ દસ્તાવેજ માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર(જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફરખત/વેચાણ રૂ.158200000.00	રે.સર્વે નં 389 થી નોંધવામાં આવેલ જુની શરત ની જમીન કે જેનું રેવન્યુ દફતર મુજબ નું ક્ષેત્રફળ હે.1 આરે 97,22 ચો.મી ટી.પી નં 26(આલવા) ટી.પી સ્કીમ રીકોન્સ્ટ્રીટયુશન અન્વયે તેને મુળખંડ 85/1 અને 85/2 તથા ફા.પ્લોટ નં 85/1 અને ફા.પ્લોટ નં 85/2 જેનું ફા.પ્લોટ મુજબ નું ક્ષેત્રફળ અનુક્રમે 8692 ચો.મી અને 7086.00 ચો.મી તે પૈકી ફા.પ્લોટ નં 85/1 વાળી સંપુર્ણ પુરેપુરી જમીન જેનું ફા.પ્લોટ મુજબનું ક્ષેત્રફળ 8692.00 ચો.મી બિનખેતીની ખુલ્લી જમીન			રાજુભાઈ ઉર્ફે રાજેશભાઈ ગીજુભાઈ પટેલ રાજેન્દ્ર સુગમચંદ શાહ	અવધ ઇન્ફાબિલ્ડ ભાગીદારી પેઢી	29-12-2021 29-12-2021	25810	

ઇ-પેમેન્ટ થી ટ્રાન્ઝેક્શન નંબર 20221111500768243 Date 11/11/2022 થી મળેલ છે.



સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) SURAT-1 (Athawa), A/6, Bahumali, Nanpura

