



VIJAY CHAUGULE
Advocate

VIJAY Y. CHAUGULE & CO.

ADVOCATE

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3536/2023

To,
"PAVANVEER BUILDCON LLP"
4, Itihas Residency,
Nikol-Naroda Road,
Ahmedabad

Dear Sir,

Re. : Investigation of title to the Non-Agricultural Land bearing Sub Plot No. 2 admeasuring 3203.64 sq.mts. forming part of Final Plot No. 139/1+139/2 admeasuring 8803 sq.mts. of Town Planning Scheme No. 113 (Vastral) (allotted in lieu of Revenue Survey No. 1219/1 admeasuring 7335 sq.mts. and Revenue Survey No. 1219/2 admeasuring 7335 sq.mts.) of Mouje Vastral of Vatva Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-12 (Nikol) more particularly described in the Schedule hereunder written belonging to **"PAVANVEER BUILDCON LLP"**, a partnership firm of Ahmedabad having its office at : 4, Itihas Residency, Nikol-Naroda Road, Ahmedabad.

With reference to the above and pursuant to your instructions and in connection of Title Certificate issued by me on even date, I have to state that, I have investigated the title to the land in question, more particularly described in the Schedule hereunder written and submit my detailed search report on title thereon to you as under :



DETAILED SEARCH REPORT ON TITLE

That from the search of the records being maintained by the Mamlatdar Ahmedabad Taluka at Vatva and that of the Talati Mouje Vastral and from the search of the records being maintained by the Registration District of Ahmedabad and Sub-District of Ahmedabad - 1 (City) and Sub-District of Ahmedabad-7 (Odhav) from 1994 to 2011, Sub-District Registrar of Ahmedabad-13 (City Taluka) from 2011 to 2023, and Sub-District Registrar of Ahmedabad-12 (Nikol from 2011 to 2023 , i.e. for the last more then 30 years viz. 1990 to 02/05/2023 (the registration records of the year 1990 to 1994 of Sub-Registrar's Office is destroyed/torn out/Not present, and hence it cannot be inspected properly and its search properly is not available through my search clerk, while computerized search of 1994 to 2023 is not well maintained/prepared by State Government and hence may be some error therein) and as also verification of certain xerox copies of deeds, documents, papers and plan etc. relating thereto and produced before me and believing same is true and correct it appears that said Revenue Survey No. 1219/1 and 1219/2 and brief history of the said land as follows ;

01. That prior to 1975 the land bearing Revenue Survey No.1219 admeasuring 3 acre 25 Guntha originally belonged to Jivaji Sukhaji as owner and possessor thereof.
02. That thereafter a Partition in respect of the said land respectively alongwith other land were made entered into by and between said Jivaji Sukhaji and Shivsang Sukhaji, whereby the said land bearing Revenue Survey No.1219 admeasuring 3 acre 25 Guntha came to the owned and





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possessed by Shivsang Sukhaji The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 1494 on dated 13/08/1975 duly certified by the concerned revenue authority on dated 26/09/1975.

03. That thereafter said Shri Jivabhai Sukhabhai had had raised loan on security of the said land form State Bank of India, Maninagar Branch, Ahmedabad, which have been repaid by the said owner and accordingly the said land has been released from the charge of said Bank. The entry to that effect was also entered in the revenue records of mutation entry book under serial No. 1708 on 20/03/1980 duly certified by the concerned revenue authority on dated 24/07/1980.
04. That thereafter said Shri Shivaji Jivaji had raised a loan on security of the said land from the Vastral Seva Sahkari Mandali Limited. The entry to that effect was also entered in the revenue records of mutation entry book under serial No. 2318 on 20/05/1995 duly certified by the concerned revenue authority.
05. That thereafter on death of the said Shivsing Jivaji on 31/08/1995 said land bearing came to be owned and possessed by their only legal heirs and next of kins according to the Hindu Law under which they was governed their heirs (1) Jadiben wd/o. Shivsing Jivaji (2) Lallaben Shivsingh (3) Kailasben Shivsing (4) Pratapsing Shivsing (5) Shantaben Shivsing. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.2382



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on 27/11/1995 duly certified by the concerned revenue authority.

06. That thereafter said (1) Lallaben Shivsing (2) Kailasben Shivsing (3) Shantaben Shivsing have been released their rights, title and interest in the said land in favour of (1) Pratapsing Shivsing (2) Jadiben wd/o. Shivsing Jivaji, hence their name were deleted in the revenue record. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.2396 on 01/03/1996 duly certified by the concerned revenue authority on 06/06/1996.
07. That thereafter as per order of the Durasti Patrak No. 35 and 37 of the District Inspector, Land Records, Ahmedabad dated 11/11/2005 the said Revenue Survey No.1219 admeasuring 14670 sq.mtrs. was divided in two separate parts viz. (1) Revenue Survey No.1219/1 admeasuring 7335 sq.mtrs. was allotted to Jadiben Wd./o. Shivsing Jivaji and (2) Revenue Survey No. 1219/2 admeasuring 7335 sq.mtrs. was allotted to Pratapsing Shivsing. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 3780 on dated 02/01/2006 duly certified by the concerned revenue authority on dated 14/02/2006.
08. That thereafter said (1) Pratapbhai Shivabhai (2) Himmatbhai Shivabhai had repaid the loan to Jay Khodiyar Vastral Seva Sahakari Mandali Ltd and accordingly the said land bearing Suvey No. 1219/2 has been released from the charge of the said Bank vide its Certificate dated 06/02/2007. The entry to that effect was also entered in the revenue records of mutation





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entry book under serial No.4258 on 16/02/2007 duly certified by concerned revenue authority on 26/03/2007.

09. That thereafter said Pratapsing Shivsing agreed to sell the said land to Babubhai Sartanbhai Rayka on 04/12/1999, but thereafter said Pratapsing Shivsing has been sold and conveyed the said land bearing Survey No.1219/2 admeasuring 7335 sq. mtrs. to Shri Bhupatbhai Laljibhai Patel (Shingala) by Deeds of Conveyance dated 06/03/2007 duly registered with the Sub-Registrar, Ahmedabad-7 (Odhav) under Serial No.1766, which was confirmed by Babubhai Sartanbhai Rayka by joining himself as conforming party therein. The entry to that effect was also entered in the revenue records of mutation entry book under serial No. 4297 dated 14/03/2007 duly certified by concerned revenue authority on dated 06/06/2007.

That name of purchaser was wrongly mentioned as "Bhupatbhai Laljibhai Patel (Shingala)" instead of "Bhupendrabhai Laljibhai Patel (Shingala)" in registered Sale Deed No. 1766 dated 06/03/2007, which has been rectified by Deed of Rectification dated 18/05/2007 executed by Pratapsinh Shivsindh in favour of "Bhupatbhai Laljibhai Patel (Shingala)" duly registered with Sub-registrar of Ahmedabad - 7 (Odhav) under serial No. 4251, which has been confirmed by Babubhai Sartanbhai Rayka.

10. That thereafter said Jadiben wd/o. Shivsing Jivaji to sell the said land to Babubhai Sartanbhai Rayka on 04/12/1999, but thereafter said Jadiben wd/o. Shivsing Jivaji has been sold and conveyed of the said land bearing Survey No.1219/1



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admeasuring 7335 sq. mtrs. PAIKI admeasuring 2257.53 sq. mtrs. to Bhupatbhai Laljibhai Patel (Shingala) by Deeds of Conveyance dated 06/03/2007 duly registered with the Sub-Registrar, Ahmedabad-7 (Odhav) under Serial No.1765, which was confirmed by Babubhai Sartanbhai Rayka by joining himself as conforming party therein The entry to that effect was also entered in the revenue records of mutation entry book under serial No. 4300 dated 14/03/2007 duly certified by concerned revenue authority on dated 06/06/2007.

11. That thereafter said Jadiben wd/o. Shivsing Jivaji has been sold and conveyed part of the said land bearing Survey No.1219/1 PAIKI admeasuring 5077.47 sq. mtrs. to Vikrambhai Prahalladbhai Patel by Deeds of Conveyance dated 10/04/2007 duly registered with the Sub-Registrar, Ahmedabad-7 (Odahv) under Serial No.2916. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.4345 dated 16/04/2007 duly certified by concerned revenue authority on dated 06/06/2007.

12. That area of the land was wrongly mentioned as 5268 sq.mtrs. instead of 5077.47 sq.mtrs. in the registered Sale Deed No. 2916 dated 10/04/2007, which has been rectified by Deed of Rectification dated 25/07/2007 executed by Jadiben wd/o. Shivsing Jivaji in favour of Vikrambhai Prahalladbhai Patel duly registered with Sub-registrar of Ahmedabad-7 (Odahv) under serial No. 6244. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.4466 dated 13/08/2007 duly certified by concerned revenue authority on dated 28/09/2007.





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13. That thereafter said Vikrambhai Prahalladbhai Patel has been sold and conveyed part of the said land bearing Survey No.1219/1 PAIKI admeasuring 5077.47 sq. mtrs. to Bhupendrabhai Laljibhai Patel by Deed of Conveyance dated 10/04/2007 duly registered with the Sub-Registrar, Ahmedabad-7 (Odahv) under Serial No.6245. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.4467 dated 13/08/2007 duly certified by concerned revenue authority on dated 28/09/2007.
14. That thereafter said owner has been repaid the loan of Jay Khodiyar Vastral Seva Sahakari Mandali Ltd. and accordingly the said Land bearing Survey No.1219/1 and 1219/2 has been released from the charge of the said Mandali. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.4878 on 16/09/2008 duly certified by concerned revenue authority on 18/10/2008.
15. That some mistake was occurred in the computerized Village Form No. 7 and 12 of the revenue record concerned therefore and same has been rectified as per order No. RTS/Record Promolgation/78/08, dated 12/12/2008 of the Mamlatdar, Gandhinagar. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5043 on 04/04/2009 duly certified by concerned revenue authority on 23/06/2009.



16. That in the meantime said land bearing Survey No.1219/1 and 1219/2 admeasuring 7335 and 7335 sq.mtrs. respectively making total admeasuring 14670 sq.mtrs. covered within the limit of Town Planning Scheme No. 113 (Vastral) and Final Plot No. 139/1 and 139/2 was given in lieu thereof and area thereof fixed to the extent of 4401 sq.mts.and 4402 sq.mts.
17. That thereafter said Bhupendrabhai Laljibhai Patel (Shingala) has been sold and conveyed the said land bearing Survey No.1219/1 and 1219/2 admeasuring 7335 sq. mtrs. and 7335 sq. mtrs. making total admeasuring 14670 sq.mtrs. Town Planning Scheme No. 113 (Vastral) and Final Plot No. 139/1 and 139/2 admeasuring 4401 sq.mts. and admeasuring 4402 sq.mts. respectively to (1) Sureshbhai Ramchandrabhai Panchal and (2) Virendrabhai Ramchandrabhai Panchal by Deed of Conveyance dated 16/05/2011 duly registered with the Sub-Registrar, Ahmedabad-7 (Odhav), under Serial No.7042. The entry to that effect was also entered in the revenue records of mutation entry book under serial No. 5986 dated 08/06/2011 duly certified by concerned revenue authority on 06/09/2011.
18. That thereafter as per order of the Joint Secretary, Revenue Department, Government of Gujarat by his Order No. Pafar/102011/275/L/1, dated 17/03/2012 Taluka of Ahmedabad District has been divided in the two separate parts viz. (1) Ahmedabad City-East and (2) Ahmedabad City-West and the said Mouje Vastral Village covered within the limit of Taluka Ahmedabad City-East. The entry to that effect was entered in the revenue records of mutation entry book of





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the Village Form No.6 under serial No.6540 dated 03/05/2012 duly certified by the concerned revenue authority on 05/05/2012.

19. That thereafter Taluka of Ahmedabad District has been again divided in the seven separate parts and said Mouje Vastral Village covered within the limit of Taluka Vatwa.
20. That thereafter said owner has been repaid the loan of Ahmedabad Co. Op. Bank and accordingly the said Land bearing Survey No.1219/1 and 1219/2 has been released from the charge of the said Bank. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.7764 on 17/12/2014 duly certified by concerned revenue authority on 27/02/2015.
21. That thereafter on death of the said Sureshbhai Ramchandrabhai Panchal on dated 24/12/2021 and his share in the said land bearing came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs (1) Bhartiben Wd/o. Sureshbhai Panchal (2) Puja D/o. Sureshbhai and W/o. Hiteshbhai Panchal (3) Hardik Sureshbhai Panchal. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 11224 on dated 09/01/2022 duly certified by the concerned revenue authority on dated 28/02/2022.
22. That thereafter the said land bearing Revenue Survey No. 1219/2 admeasuring 7335 sq.mts., T.P. Scheme No. 113, Final Plot No. 139/2, admeasuring 4402 sq.mts. was



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converted into Old Tenure Agricultural Land as per order No. 1381/07/16/027/2022 dated 16/03/2022 of the Collector, Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.11360 on 16/03/2022 duly certified by the concerned revenue authority on 18/04/2022.

23. That thereafter the said land bearing Revenue Survey No. 1219/1 admeasuring 7335 sq.mts., T.P. Scheme No. 113, Final Plot No. 139/1, admeasuring 4401 sq.mts. was converted into Old Tenure Agricultural Land as per order No. 1382/07/16/027/2022 dated 16/03/2022 of the Collector, Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.11361 on 16/03/2022 duly certified by the concerned revenue authority on 18/04/2022.
24. That thereafter the said land bearing Revenue Survey No. 1219/2 admeasuring 7335 sq.mts., T.P. Scheme No. 113, Final Plot No. 139/2, admeasuring 4402 sq.mts. was converted into Non-Agricultural (Multipurpose Use) Land as per order No. 2891/07/16/027/2022 dated 23/05/2022 of the Collector, Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.11501 on 23/05/2022 duly certified by the concerned revenue authority on 23/06/2022.
25. That thereafter the said land bearing Revenue Survey No. 1219/1 admeasuring 7335 sq.mts., T.P. Scheme No. 113, Final Plot No. 139/1, admeasuring 4401 sq.mts. was





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converted into Non-Agricultural Land as per order No. 2892/07/16/027/2022 dated 23/05/2022 of the Collector, Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.11502 on 23/05/2022 duly certified by the concerned revenue authority on 23/06/2022.

26. That thereafter the said (1) Virendrabhai Ramchandrabhai Panchal (2) Bhartiben Sureshbhai Panchal (3) Puja Sureshbhai Panchal (4) Hardik Sureshbhai Panchal have been sold and conveyed the said land bearing Survey No.1219/1 and 1219/2 admeasuring 7335 sq. mtrs. and 7335 sq. mtrs. making total admeasuring 14670 sq.mtrs. covered within the limit of Town Planning Scheme No. 113 (Vastral) and Final Plot No. 139/1 and 139/2 was given in lieu thereof and area thereof fixed to the extent of 4401 sq.mts.and 4402 sq.mts to **"PAVANVEER BUILDCON LLP"**, a partnership firm through its Authorized Partner Jayeshkumar Batukbhai Panchani by Deed of Conveyance dated 02/09/2022 duly registered with the Sub-Registrar of Ahmedabad-12 (Nikol) on same day under serial No.21272. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 11768 on dated 26/09/2022 duly certified by the concerned revenue authority on dated 14/12/2022.
27. That (1) Jadiben Shivosinh Zala and (1) Pratapsinh Shivosinh Zala previous owners of the said land agreed to sell part of the land admeasuring 6300 sq.yards to Dineshkumar Mansukhbhai Patel by Agreement to Sell dated 06/07/1999 duly registered with the Sub-Registrar of Ahmedabad under serial No. 2080.



That till date said Dineshkumar Mansukhbhai Patel did not claimed over the said land it is seen from the revenue records and we have also not received any objection in relation thereto, which shown their willingness for sale of the said land and as also after long period of 25 years their claim is not acceptable under the limitation act. Further legal heirs of Dinishkumar Mansukhbhai Patel viz.(1) Rajshreeben Wd/o. Dinishkumar Mansukhbhai Patel (2) Samir Dinishkumar Patel (3) Nachiketkumar Dinishkumar Patel have been also confirmed sale of the said land by Confirmation Deed dated 23/07/2023 duly attested by Notary Public under serial No. V/69/2023

28. That thereafter said Final Plot No. 139/1 and 139/2 amalgamated and area of the said main plot is fixed to the extent of 8803 sq. mtrs. as per Development Permission dated 12/12/2022 of Ahmedabad Municipal Corporation and thereafter said "PAVANVEER BUILDCON LLP" got approved a plan from the Ahmedabad Municipal Corporation for sub-division of the said land into two parts viz. Sub-Plot No. 001 and 002 and area thereof fixed to the extent of 5599.36 and 3203.64 sq.mtrs. vide its Development Permission dated 17/01/2023
29. That thereafter said **"PAVANVEER BUILDCON LLP"** got approved a plan on Sub Plot No. 2 admeasuring 3203.64 sq.mts. from the Ahmedabad Municipal Corporation for construction of Commercial/Residential Units on the said land vide its Development Permission dated 27/03/2023 and implement a scheme to be known as will **"PUSHKAR LAXMI**





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SKY and since then said Firm is holding the same as an absolute owner and possessor thereof.

30. That during the course of investigation of title to the land in question I had issued a public notice in the Gujarati daily newspaper "GUJARAT SAMACHAR" dated 19/04/2023 inviting objections if any from the Public in General for issuing my Title Clearance Certificate in relation thereto and in response to said public notice I have not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land.
31. That By Declaration-Cum-Indemnity on 27/06/2023 made on oath by authorized partner of aforesaid firm duly attested by the Notary Public, Ahmedabad have inter-alia declared therein that the said land is their absolute individual property and except them no other person, body or authority has any right, title and interest in the said land and the same has not been mortgaged, charged assigned leased or in any other manner of whatsoever nature and the same is free from all encumbrances, litigation etc.
32. That aforesaid entire search report on title is reference of revenue records and sub registry records relevant for the purpose to study the devolution of title and to ascertain any charge or encumbrance and does not contain entire revenue or sub registry records and I do not find any other charges or encumbrances subsisting as on date in the revenue records or the records of the Sub-Registrar save and except the variation in the entries or records right, any defects in the sale deeds



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executed by the predecessors of present owners and the concerned power of attorneys for execution of the sale deeds and any other laws, Rules applicable from time to time and further I am not verified original documents. I make every effort to ensure that I accurately represent about title of the said land and this is my genuine opinion for you. This Title Certificate does not certify against any potential, but unrecorded liens, charge or any state of facts.

33. Further the said land is not in any way affected by the provision of the Urban Land (ceiling & Regulation) Act, 1976.

At present the said land belonging to **"PAVANVEER BUILDCON LLP"** and from the search of the records concerned it appears that there is no charge or encumbrances whatsoever nature thereon.

In view of what is stated above I hereby certify that the title to the said land at present belonging to the said **"PAVANVEER BUILDCON LLP"** to be clear, marketable, free from any charge or encumbrance and free from reasonable doubts in the aforesaid manners subject to ;

- i. Terms and Condition of N.A. Permission ;
- ii. Provision of the Gujarat Town Planning and Urban Development Act ; and
- iii. Any other laws, acts, rules and regulation as may be applicable at the time being in force.





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THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Non-Agricultural Land bearing Sub Plot No. 2 admeasuring 3203.64 sq.mts. forming part of Final Plot No. 139/1+139/2 admeasuring 8803 sq.mts. of Town Planning Scheme No. 113 (Vastral) (allotted in lieu of Revenue Survey No. 1219/1 admeasuring 7335 sq.mts. and Revenue Survey No. 1219/2 admeasuring 7335 sq.mts.) of Mouje Vastral of Vatva Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-12 (Nikol) and the same is bounded as follows :

On or towards the North : By Sub-Plot No. 1
On or towards the South : By 9 Meter T.P. Road
On or towards the East : By Final Plot No. 178
On or towards the West : By 18 Meter T.P. Road

PLACE : AHMEDABAD

DATE : 27/06/2023

BCG Enrollment No. : G/1214/2006



For, **VIJAY Y. CHAUGULE & CO.**

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