



**Sujit B. Ramoliya**

(B.Com. L.L.B.)

Date: 23-01-2023

To,  
M/S.SHIV SHAKTI CORPORATION,A PARTNERSHIP FIRM.  
Surat.

Dear Sir,

|                                                        |
|--------------------------------------------------------|
| Name of the Owner/s:-                                  |
| <b>OWNER/S:-</b>                                       |
| <b>M/S.SHIV SHAKTI CORPORATION,A PARTNERSHIP FIRM.</b> |

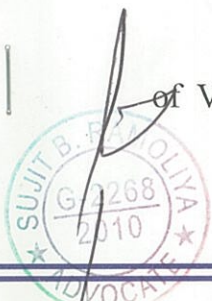
**I. Details/Description of the property/ies:**

| Sr.No | Survey No./ Khata No./House No./ Site No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Extent/Area of Land Building | Location Village /Municipality/ Sub-District/ Surat |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-----------------------------------------------------|
| 1.    | Title Opinion for the immovable property of <b>Project</b> known and name as " <b>SIDDHI VINAYAK ELEMENTS (PHASE-I)</b> " situated at Jahangirabad, land bearing Revenue Survey No.135/Paikee/B, <b>Block No.78/C</b> admeasuring <b>17300.00 Sq.mtrs</b> , T.P.Scheme No.43(Jahangirabad), Original Plot No.15, <b>Final Plot No.15</b> admeasuring <b>12110.00 Sq.mtrs (as per revenue record Block No.78/C/Paikee 1)</b> Paikee admeasuring <b>6530.00 Sq.mtrs</b> of Village: <b>Jahangirabad</b> , Taluka: <b>Adajan (Surat City)</b> , District: <b>Surat</b> . Total Project land of <b>Final Plot No.15</b> Paikee admeasuring <b>6530.00 Sq.mtrs</b> .<br><b>BOUNDARIES:- (As per sale deed)</b><br>North : Adj. Final Plot No.15 Paikee remaining land,<br>South : Adj. T.P. Road,<br>East : Adj. Land of Final Plot No.16,<br>West : Adj. Land of Final Plot No.14. |                              |                                                     |

# **A N N E X U R E**

**:-Title Report and Land Details:-**

The available record with me that the land bearing **Revenue Survey No.135** of Village: **Jahangirabad** was originally owned by 1) Harishchandra Dahyabhai



Patel, 2) Amrutbhai Dahyabhai Patel and 3) minor Dalpatbhai Dahyabhai Patel through his legal and natural guardian i.e. Dahi wd/o Dahyabhai since 1949. The said land was possessed by registered sale deed vide registration No: 350 dated: 04-03-1949. The same effect was mutated on revenue record of rights vide entry No: 535 dated: 28-04-1949. The said entry was certified. (Subsequently minor got major).

Thereafter partition took place between the members of the said family for the said land. As per the terms of the said partition, 1) Harishchandra Dahyabhai Patel got the land bearing Revenue Survey No.135 Paikee **Western Portion** admeasuring 4 Acre 29 Guntha, 2) Amrutbhai Dahyabhai Patel got the land bearing Revenue Survey No.135 Paikee **Middle Portion** admeasuring 4 Acre 29 Guntha and 3) Dalpatbhai Dahyabhai Patel got the land bearing Revenue Survey No.135 Paikee **Eastern Portion** admeasuring 4 Acre 28 Guntha of Village: **Jahangirabad**. The same effect was mutated on revenue record of rights vide entry No: 878 dated: 29-02-1971. The said entry was certified. Thus Dalpatbhai Dahyabhai Patel became the absolute owner of the said land bearing Revenue Survey No.135 Paikee **Eastern Portion** admeasuring 4 Acre 28 Guntha of Village: **Jahangirabad**.

Thereafter one of the said land owner (of **Western Portion**) i.e. Harishchandra Dahyabhai Patel expired on dated: 31-04-1971. Upon his death as per inheritance register and family tree, with the consent and submission by the heirs and concern person, his legal heirs i.e. 1) Shantaben wd/o Harishchandra Dahyabhai Patel and 2) Arunbhai Harishchandra Patel became owners of his share in the said land by succession. The same effect was mutated on revenue record of rights vide entry No: 963 dated: 08-10-1975. The said entry was certified. Thus 1) Shantaben wd/o Harishchandra Dahyabhai Patel and 2) Arunbhai Harishchandra Patel became the absolute owners of the said land bearing Revenue Survey No.135 Paikee **Western Portion** admeasuring 4 Acre 29 Guntha of Village: **Jahangirabad**.

Thereafter the said land was into 'durasti' and Special Land Acquisition Officer Surat passed order vide **No:LAQ/A/1829 dated:20-03-1970**. As per the said order (Durasti Patrak No.19), the said land area was finalized as admeasuring **51901.00 Sq.mtrs** of Village: **Jahangirabad**. The same effect was mutated on revenue record of rights vide entry No: 1048 dated: 07-07-1979. The said entry was certified.



Thereafter the Bombay Prevention of Fragmentation & Consolidation of Holding Act, 1947, consolidation scheme for the village came into force by the Competent Authority. By this consolidation scheme, Revenue Survey No.135 was renumbered as **Block No.78** admeasuring **51901.00 Sq.mtrs** of Village: **Jahangirabad**. The same effect was mutated on revenue record of rights vide entry No: 1086 dated: 20-02-1981. The said entry was certified.

Thereafter the said land owners (of **Middle Portion**) i.e. 1) Amrutbhai Dahyabhai Patel, 2) Dalpatbhai Dahyabhai Patel, 3) Shantaben wd/o Harishchandra Dahyabhai Patel and 4) Arunbhai Harishchandra Patel (whereas Sr.No.2 to 4 for title clearance purposes) sold the said land bearing **Block No.78** Paikee **Middle Portion (1/3<sup>rd</sup> portion)** admeasuring **4 Acre 11 Guntha i.e. 17300.00 Sq.mtrs** of Village: **Jahangirabad** to 1) Narottambhai Nathubhai, 2) Ballubhai Nathubhai and 3) Ishwarbhai Nathubhai by registered sale deed. The said sale deed was registered in the office of Sub Registrar, Surat vide registration No: 2641 dated: 25-04-1980. The same effect was mutated on revenue record of rights vide entry No:1091 dated:23-10-1981. The said entry was certified. Thus 1) Narottambhai Nathubhai, 2) Ballubhai Nathubhai and 3) Ishwarbhai Nathubhai became the absolute owners of the said land bearing **Block No.78** Paikee **Middle Portion** admeasuring **4 Acre 11 Guntha i.e. 17300.00 Sq.mtrs** of Village: **Jahangirabad**.

Thereafter one of the said land owner (of **Western Portion**) i.e. Shantaben wd/o Harishchandra Dahyabhai Patel expired on dated: 08-04-1989. Upon her death as per inheritance register and family tree, with the consent and submission by the heirs and concern person, her legal heirs i.e. 1) Avantikaben Harishchandra, 2) Miraben Harishchandra, 3) Ushaben Harishchandra, 4) Arunbhai Harishchandra Patel and 5) Anilkumar Harishchandra (whereas Sr.No.4 already exist on revenue record) became owners of her share in the said land by succession. The same effect was mutated on revenue record of rights vide entry No:1267 dated:01-06-1989. The said entry was certified. Thus 1) Avantikaben Harishchandra, 2) Miraben Harishchandra, 3) Ushaben Harishchandra, 4) Arunbhai Harishchandra Patel and 5) Anilkumar Harishchandra became the absolute owners of the said land bearing **Block No.78** Paikee **Western Portion** of Village: **Jahangirabad**.



Thereafter one of the said land owner (of **Middle Portion**) i.e. Amrutbhai Dahyabhai Patel willingly relinquished his rights, title and interest of the said land in favour of other co-owners. The same effect was mutated on revenue record of rights vide entry No:1300 dated:18-07-1991. The said entry was certified. Thus 1) Narottambhai Nathubhai, 2) Ballubhai Nathubhai and 3) Ishwarbhai Nathubhai became the absolute owners of the said land bearing **Block No.78 Paikie Middle Portion** of Village: **Jahangirabad**.

Thereafter one of the said land owner (of **Middle Portion**) i.e. Ishwarbhai Nathubhai willingly relinquished his rights, title and interest of the said land in favour of other co-owners i.e. 1) Narottambhai Nathubhai and 2) Ballubhai Nathubhai. The same effect was mutated on revenue record of rights vide entry No:1299 dated:18-07-1991. The said entry was certified. Thus 1) Narottambhai Nathubhai and 2) Ballubhai Nathubhai became the absolute owners of the said land bearing **Block No.78 Paikie Middle Portion** of Village: **Jahangirabad**.

Thereafter the said land owners (of **Middle Portion**) i.e. 1) Narottambhai Nathubhai and 2) Ballubhai Nathubhai applied to mutate names of 1) Mohanbhai Narottambhai, 2) Mukeshbhai Narottambhai, 3) Jashvantbhai Narottambhai, 4) Ranjitbhai Ballubhai and 5) Laxmiben Ballubhai as co-owners in the said land on revenue record. The same effect was mutated on revenue record of rights vide entry No:1301 dated:18-07-1991. The said entry was certified. Thus 1) Narottambhai Nathubhai, 2) Ballubhai Nathubhai, 3) Mohanbhai Narottambhai, 4) Mukeshbhai Narottambhai, 5) Jashvantbhai Narottambhai, 6) Ranjitbhai Ballubhai and 7) Laxmiben Ballubhai became the absolute owners of the said land bearing **Block No.78 Paikie Middle Portion** admeasuring **17300.00 Sq.mtrs** of Village: **Jahangirabad**.

Thereafter the said land owners applied for **Block division cum Partition** before Mamlatdar of Choryasi. Accordingly, Mamlatdar of Choryasi passed the order vide No: **JMN/Vashi.1994-95/Sr.No.11/95 dated:14-08-1995**. As per said order, the said land bearing **Block No.78** admeasuring **51901.00 Sq.mtrs** was divided into three parts i.e. **A) Block No.78 Paikie Eastern Portion admeasuring 17300.00 Sq.mtrs** owned by Dalpatbhai Dahyabhai Patel, **B) Block No.78 Paikie Middle Portion admeasuring 17300.00 Sq.mtrs** owned by 1) Narottambhai Nathubhai, 2) Ballubhai Nathubhai, 3) Mohanbhai Narottambhai, 4) Mukeshbhai Narottambhai, 5) Jashvantbhai Narottambhai, 6) Ranjitbhai Ballubhai and 7) Laxmiben Ballubhai &

**C) Block No.78 Paikie Western Portion** admeasuring **17301.00 Sq.mtrs** owned by 1) Arunbhai Harishchandra Patel, 2) Avantikaben Harishchandra, 3) Miraben Harishchandra, 4) Ushaben Harishchandra and 5) Anilkumar Harishchandra. The same effect was mutated on revenue record of rights vide entry No:1376 dated:15-09-1995. The said entry was certified.

Thereafter the said land was into 'durasti' for renumbering of said divided blocks and hence District Inspector of Land Records office of Surat issued letter vide No:**K.J.P/S.R/7/96-97 dated:23-09-1996**. As per the said letter ('Durasti Patrak' No.1), [Whole land was divided into three Individual 7/12] i.e. **A) Block No.78 Paikie Western Portion** was renumbered as **Block No.78/A** admeasuring **17301.00 Sq.mtrs** owned by 1) Arunbhai Harishchandra Patel, 2) Avantikaben Harishchandra, 3) Miraben Harishchandra, 4) Ushaben Harishchandra and 5) Anilkumar Harishchandra, **B) Block No.78 Paikie Middle Portion** was renumbered as **Block No.78/B** admeasuring **17300.00 Sq.mtrs** owned by 1) Narottambhai Nathubhai, 2) Ballubhai Nathubhai, 3) Mohanbhai Narottambhai, 4) Mukeshbhai Narottambhai, 5) Jashvantbhai Narottambhai, 6) Ranjitbhai Ballubhai and 7) Laxmiben Ballubhai & **C) Block No.78 Paikie Eastern Portion** was renumbered as **Block No.78/C** admeasuring **17300.00 Sq.mtrs** owned by Dalpatbhai Dahyabhai Patel of Village: **Jahangirabad**. The same effect was mutated on record of rights vide entry No: 1397 dated: 28-11-1996. The said entry was certified. Thus Dalpatbhai Dahyabhai Patel became the absolute owner of the said land bearing **Block No.78/C** admeasuring **17300.00 Sq.mtrs** of Village: **Jahangirabad**.

Thereafter the said land owner (of **Block No.78/C**) i.e. Dalpatbhai Dahyabhai Patel applied to mutate names of 1) Sudhaben w/o Dalpatbhai Dahyabhai, 2) Yogeshbhai Dalpatbhai, 3) Amrutbhai Dahyabhai, 4) Laxmiben w/o Amrutbhai Dahyabhai, 5) Arvindbhai Amrutbhai, 6) Indrajit Amrutbhai, 7) Ketkiben Yogeshbhai, 8) Jalvantkumar Yogeshbhai and 9) Ansuyaben Amrutbhai as co-owners in the said land on revenue record. The same effect was mutated on revenue record of rights vide entry No:1402 dated:07-02-1997. The said entry was certified. Thus 1) Dalpatbhai Dahyabhai Patel, 2) Sudhaben w/o Dalpatbhai Dahyabhai, 3) Yogeshbhai Dalpatbhai, 4) Amrutbhai Dahyabhai, 5) Laxmiben w/o Amrutbhai Dahyabhai, 6) Arvindbhai Amrutbhai, 7) Indrajit Amrutbhai, 8) Ketkiben Yogeshbhai, 9)



Jalvantkumar Yogeshbhai and 10) Ansuyaben Amrutbhai became the absolute owners of the said land.

Thereafter of the said land owners i.e. 1) Amrutbhai Dahyabhai, 2) Laxmiben w/o Amrutbhai Dahyabhai, 3) Arvindhbhai Amrutbhai, 4) Indrajit Amrutbhai and 5) Ansuyaben Amrutbhai willingly relinquished their rights, title and interest of the said land in favour of other co-owners. The same effect was mutated on revenue record of rights vide entry No:1507 dated:01-01-2001. The said entry was certified. Thus 1) Dalpatbhai Dahyabhai Patel, 2) Sudhaben w/o Dalpatbhai Dahyabhai, 3) Yogeshbhai Dalpatbhai, 4) Ketkiben Yogeshbhai and 5) Jalvantkumar Yogeshbhai became the absolute owners of the said land.

Thereafter one of the said land owner i.e. Dalpatbhai Dahyabhai Patel expired on dated: 02-06-2004. Upon his death as per inheritance register and family tree, with the consent and submission by the heirs and concern person, his legal heirs i.e. 1) Sudhaben wd/o Dalpatbhai Dahyabhai and 2) Yogeshbhai Dalpatbhai (whereas name of all Sr.Nos.1 & 2 already exists on revenue record) became owners of his share in the said land by succession. The same effect was mutated on revenue record of rights vide entry No:1747 dated:10-01-2005. The said entry was certified. Thus 1) Sudhaben wd/o Dalpatbhai Dahyabhai, 2) Yogeshbhai Dalpatbhai, 3) Ketkiben Yogeshbhai and 4) Jalvantkumar Yogeshbhai became the absolute owners of the said land.

Thereafter one of the said land owner i.e. Ketkiben Yogeshbhai expired on dated: 18-06-2003. Upon her death as per inheritance register and family tree, with the consent and submission by the heirs and concern person, her legal heirs i.e. 1) Yogeshbhai Dalpatbhai and 2) Jalvantkumar Yogeshbhai (whereas name of all Sr.Nos.1 & 2 already exists on revenue record) became owners of her share in the said land by succession. The same effect was mutated on revenue record of rights vide entry No: 1763 dated:07-03-2005. The said entry was certified. Thus 1) Sudhaben wd/o Dalpatbhai Dahyabhai, 2) Yogeshbhai Dalpatbhai and 3) Jalvantkumar Yogeshbhai became the absolute owners of the said land.

Thereafter under the instruction of Revenue Survey of Government of Gujarat by its Reg.No: RAM/102006/2063/L-1 dated: 12-06-2006. The collector of Surat issued a Note No:JMN/Computerized Record Promulgation/06 dated: 19-06-2006. During the

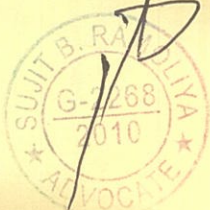


procedure of promulgation a mistake was found in computerized record which is required to be regularized and hence Mamlatdar of City Surat made order No: JMN/Promulgation/Amendment Order/Village: Jahangirabad/Reg.No.90/08 on dated: 12-06-2008. As per said order, **Block No.78/A (Block No.78/1)** was mentioned as **Western Portion**, **Block No.78/B (Block No.78/2)** was mentioned as **Middle Portion & Block No.78/C (Block No.78/3)** was mentioned as **Eastern Portion** on revenue record. The same effect was mutated on revenue record of rights vide entry No:2050 dated:24-06-2008. The said entry was certified.

Thereafter under the instruction of Revenue Survey of Government of Gujarat by its Reg.No: RAM/102006/2063/L-1 dated: 12-06-2006. The collector of Surat issued a Note No:JMN/Computerized Record Promulgation/06 dated: 19-06-2006. During the procedure of promulgation a mistake was found in computerized record which is required to be regularized and hence Mamlatdar of City Surat made order No: Re-Promulgation/Amendment Order/Village: Jahangirabad/Reg.No.24/09 dated: 06-08-2009. As per said order, **Block No.78/3 (Block No.78/C)** was wrongly mentioned as **Block No.78/2** on old (handwritten) revenue record which was rectified. The same effect was mutated on revenue record of rights vide entry No: 2132 dated: 21-08-2009. The said entry was certified.

Thereafter it was found that the correction was made in revenue record as per the order passed by Mamlatdar of City Surat vide order No:**JDK/Jahangirabad/Sudharo/Reg.779/11 dated: 16-11-2011**. As per the said order, **Block No.78/C** was wrongly mentioned as Block No.78/Paikee 3 which was rectified on revenue record. The same effect was mutated on revenue record of rights vide entry No: 2375 dated: 18-11-2011. The said entry was certified.

Thereafter one of the said land owner i.e. Sudhaben wd/o Dalpatbhai Dahyabhai expired on dated: 17-06-2007. Upon her death as per inheritance register and family tree, with the consent and submission by the heirs and concern person, her legal heirs i.e. Yogeshbhai Dalpatbhai (whose name already exists on revenue record) became owner of her share in the said land by succession. The same effect was mutated on revenue record of rights vide entry No: 2761 dated: 01-07-2017. The said entry was certified. Thus 1) Yogeshbhai Dalpatbhai and 2) Jalvantkumar Yogeshbhai became the absolute owners of the said land.



Thereafter the said land owners i.e. 1) Yogeshbhai Dalpatbhai and 2) Jalvantkumar Yogeshbhai applied to mutate name of Pritiben Jalvantbhai as co-owner in the said land on revenue record. The same effect was mutated on revenue record of rights vide entry No:3057 dated:23-06-2021. The said entry was certified. Thus 1) Yogeshbhai Dalpatbhai, 2) Jalvantkumar Yogeshbhai and 3) Pritiben Jalvantbhai became the absolute owners of the said land bearing **Block No.78/C** admeasuring **17300.00 Sq.mtrs** of Village: **Jahangirabad**.

**T.P.Scheme:**

Thereafter the provisions of the Gujarat Town Planning & Urban Scheme were applied to the said land and the said land was included in T.P.Scheme No.43 (Jahangirabad), Original Plot No.15 and **Final Plot No.15** admeasuring **12110.00 Sq.mtrs** was allotted to the said land.

**Zoning Certificate:**

It was further found that Surat Urban Development Authority, Surat had given Zoning Certificate vide order No:SUDA/TEK./Zo.Certi./267224/2022 dated: 07-02-2022. As per the said certificate, the said land is in residential zone.

It was found that the said land was new tenure land and the restrictions u/s.43 of Bombay Tenancy & Agricultural Lands Act were applied to the said land and hence the said land owners applied before **Collector of Surat** for conversion of the tenure of the said land. In turn, the Collector of Surat passed the order vide No:1632/22/16/009/2022 dated:17-08-2022. As per the said order, the said land was converted into old tenure for **non-agriculture Multiple-purpose**. The same effect was mutated on revenue record of rights vide entry No: 3140 dated: 17-08-2022. The said entry was certified.

**N.A. Permission:**

Thereafter the said land owners got Non-Agricultural permission for **Multiple-purpose** from the **Collector of Surat** under the provisions of the Bombay Land Revenue Code vide order No:1671/22/16/009/2022 dated: 20-08-2022. The same effect was mutated on revenue record of rights vide entry No: 3143 dated: 20-08-2022. The said entry was certified. (Land admeasuring **12110.00 Sq.mtrs**).

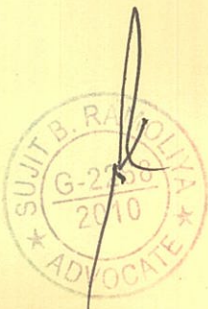
Thereafter the said land owners i.e. 1) Yogeshbhai Dalpatbhai Patel, 2) Jalvantkumar Yogeshbhai Patel and 3) Pritiben Jalvantbhai Patel sold the said land bearing **Block No.78/C** admeasuring **17300.00 Sq.mtrs**, T.P.Scheme No.43(Jahangirabad), Original Plot No.15, **Final Plot No.15** admeasuring **12110.00 Sq.mtrs (as per revenue record Block No.78/C/Paikee 1) Paikee** admeasuring **6530.00 Sq.mtrs** of Village: **Jahangirabad** to M/s.Shiv Shakti Corporation, a partnership firm through its administrative partners i.e. 1) Hirenkumar V. Jagani, 2) Hemantkumar M. Jagani and 3) Alok Manohar Tayal by registered sale deed. The said sale deed was registered in the office of Sub-Registrar, (**Katargam**) **Surat** vide registration **No: 27619 dated: 07-09-2022**. The same effect was mutated on revenue record of rights vide entry No: 3149 dated: 09-09-2022. The said entry was certified. Thus **M/s.Shiv Shakti Corporation, a partnership firm** became the absolute owner of the said land bearing **Block No.78/C** admeasuring **17300.00 Sq.mtrs**, T.P.Scheme No.43 (Jahangirabad), Original Plot No.15, **Final Plot No.15** admeasuring **12110.00 Sq.mtrs (as per revenue record Block No.78/C/Paikee 1) Paikee** admeasuring **6530.00 Sq.mtrs** of Village: **Jahangirabad**.

Thereafter, it was found that the said firm i.e. M/s.Shiv Shakti Corporation, a partnership firm executed partnership deed on dated: 22-01-2022 (24-01-2022). As per the said deed, partners of the said firm are: 1) Hirenkumar Vinodrai Jagani, 2) Hemantkumar Madhavbhai Jagani, 3) Deepak Manohar Tayal, 4) Alok Manohar Tayal, 5) Jiteshkumar Madhavbhai Jagani, 6) Ajitbhai Madhavbhai Jagani, 7) Vinubhai Madhubhai Jagani, 8) Mansukhbhai Madhubhai Jagani and 9) Darshak Vinodbhai Jagani. In the said deed, partners of the said firm had given authority to 1) Hirenkumar Vinodrai Jagani, 2) Hemantkumar Madhavbhai Jagani and 3) Alok Manohar Tayal on behalf of the said partnership firm (any one of them) (for sign sale deeds, agreements, etc) on behalf of the said partnership firm.

#### **Height Clearance Certificate:**

Thereafter the said land owners obtained No Objection Certificate for Height Clearance from Airports Authority of India vide No:**SURA/WEST/B/060922/676558** dated: **22-06-2022**.

#### **Environment Clearance:**



Thereafter it is found that the **State Level Environment Impact Assessment Authority of Gujarat** has passed the Environment Clearance assessment for the said project vide letter No: **SEIAA/GUJ/EC/8(a)/2661/2022** dated: **09-11-2022**.

**Development Permission:**

Thereafter the said land owner got development permission from Surat Municipal Corporation vide Rajachitthi No:**T.D.O./D.P/No:241** dated:**12-01-2023** and got sanctioned construction plans.

Thereafter the said project/land owner i.e. **M/s.Shiv Shakti Corporation, a partnership firm** had submitted Affidavit regarding clear title of the said land on dated: **21-01-2023**.

Thereafter as per the above mentioned permissions, the said land owner organized to develop the Project known and name as **"SIDDHI VINAYAK ELEMENTS (PHASE-I)"** over the said land.

**II. Details/description of the documents Scrutinized:**

- 1) **Original** of registered **Sale deed** vide registration **No: 27619** dated: **07-09-2022** along with original of registration fee receipt and INDEX-II and **certified (SRO) copy** issued by the Sub-Registrar, (**Katargam**) **Surat**.
- 2) Copy of partnership deed & Form No.G of M/s.Shiv Shakti Corporation, a partnership firm.
- 3) **Original** of Affidavit regarding clear title of the said property dated: **21-01-2023**.
- 4) Copy of Form No.F regarding T.P.Scheme for the said land.
- 5) Copy of Zoning certificate for the said land on dated: 07-02-2022.
- 6) Copy of Height Clearance certificate for the said land.
- 7) Copy of Environment Clearance certificate for the said land.
- 8) Copy of Land Tenure Change order for the said land on dated: 17-08-2022.
- 9) Copy of N.A. Permission for the said land on dated: 20-08-2022.
- 10) Copy of Development Permission for the said land on dated: 12-01-2023.
- 11) Old/Latest and Online Copies of Village form No: 7 + 12/8-A/Nondh No.6 for the said land.
- 12) Non encumbrance certificate of Sub-Registrar, (**Surat**).





*Yours Faithfully,*

*Sujit B. Ramoliya*  
*Advocate*

*Encl:*

- 1) Search Receipt No.202301800005264 dt: 23-01-2023 (1993 to 1999) of Sub-Registrar, Surat for the said property in Zone (Sub Registrar): Athwa.*
- 2) Search Receipt No.202302100003277 dt: 18-01-2023 (1999 to 2023) and Non encumbrance certificate No.1238 of Sub-Registrar, Surat for the said property in Zone (Sub Registrar): Katargam.*

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

મિલકત નું વર્ણન : R S NO.135/PAIKEE, /B , BLOCK NO.78/K, PAIKEE -1, T.P.NO.43, F.P.NO.15,  
AREA-6530 SQ.MTRS

Search in : JAHANGIRABAD/JAHANGIRABAD

|            |                 |           |           |           |      |
|------------|-----------------|-----------|-----------|-----------|------|
| પહોંચ નંબર | ૨૦૨૩૦૧૮૦૦૦૦૫૨૬૪ | અરજી નંબર | ૩૪૩૦      | અરજી વર્ષ | ૨૦૨૩ |
| તારીખ      | ૨૩              | માહે      | જાન્યુઆરી | સને       | ૨૦૨૩ |

રજુ કરનારનું નામ SUJIT B RAMOLIYA

ટ્રાન્ઝેક્શન નંબર 20230123319335858

નીચે પ્રમાણે ફી પહોંચી

૩. પૈસા

રજીસ્ટ્રેશન ફી.....  
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....  
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અંકે રૂપિયા એશી પ્રા

એમ. આર. પરમાર  
સબ રજીસ્ટ્રાર  
સુરત - 1 City

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

મિલકત નું વર્ણન : R S NO.135/PAIKEE/B, BLOCK NO.78/8, NEW 78/K/PAIKEE/1, T.P.NO.43,  
F.P.NO.15, AREA-6530 SQ.MTRS

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ડ્રાન્જેક્સન નંબર 20230118567921978

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રૂ. પૈસા

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અંકે રૂપીયા ત્રણ સો સાઈઠ પુરા

કુલ એકદરે રૂ.

૩૬૦.૦૦

Rajesh Laxmanbhai Chaudhari  
સબ રજીસ્ટ્રાર  
સુરત - 4 Katargam

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દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) SURAT-4 Katargam મા -25 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ

મિલકત પરના બીજા અંગેનું પ્રમાણપત્ર પુરતો જ મર્યાદીત છે. આ શોધમાં તા. 23/01/2023 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી અને એમાંની કોઇપણ માહિતી સંબંધ મા નુકસાની માટેના કોઇપણ હકદાવા 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 ફકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ | દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ | સહીની તારીખ નોંધણીની તારીખ | દસ્તાવેજ નંબર | શેરો |
|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|----------------------------|---------------|------|
| માલિકી ફેરખત/વિચારણ                                                                                | રે.સર્વે નં.135/પેકી/બ.બ્લોક નં.78/ક વાળી સુમારે હે.1-73 આરે 00 ચો.મી. ચાને 17300 | સ.ચો.મી.ક્ષેત્રફળ ધરાવતી જમીન,ટી.પી.43(જાહાંગીરાબાદ)માં થતા | ઓ.પી.નં.15 આપી,એફ.પી.15 ફાળવવામાં આવેલ. તે એફ.પી. મુજબની સુમારે 12110 ચો.મી. ક્ષેત્રફળ ધરાવતી બીનખેતીની જમીન,જેને બિનખેતી થયા બાદ નવો બ્લોક નં. 78/ક/પેકી 1 આપેલ છે. તે પેકી રોડ તરફના ફર્ટ્રેજવાળી સુમારે 6530 ચો.મી.ક્ષેત્રફળ ધરાવતી બીનખેતીની જમીન. | ચોગેશ દલપતભાઇ પટેલ જવલંતકુમાર ચોગેશભાઇ પટેલ પ્રિતીબેન જવલંત પટેલ                                    | શીવ શકિત કોર્પોરેશન એક ભાગીદારી પેઢી                                                           | 07-09-2022                 | 27619         |      |
| રૂ.70197500.00                                                                                     |                                                                                   |                                                             |                                                                                                                                                                                                                                                        |                                                                                                     |                                                                                                | 07-09-2022                 |               |      |

ઇ-પેમેન્ટ થી ટ્રાન્સેક્શન નંબર 20230118567921978 Date 18/01/2023 થી મળેલ છે.

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) SURAT-4 Katargam

પ્રિન્ટ તારીખ : 23/01/2023 17:45:53

