



VIJAY CHAUGULE
Advocate

VIJAY Y. CHAUGULE & CO. **ADVOCATE**

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TITLE CERTIFICATE

Re. : Investigation of title to the Non-Agricultural land for Residential use bearing (A) Revenue Survey No. 157/1 admeasuring 8398 sq.mts. and covered within the limit of Draft Town Planning Scheme No. 239 (Bhat) and Final Plot No. 37/2 was given in lieu thereof and area thereof fixed to extent of 5879 sq.mts. PAIKI 760 sq.mtrs. (the said final plot area is showed in the present Village Form No. 7 as Revenue Survey No. 157/1/Paiki 1) (B) Revenue Survey No. 159/1 admeasuring 4957 and Amalgamated Revenue Survey No. 159/4 (Old Revenue Survey No. 159/4 and 160/2 admeasuring 3946 and 2732 sq.mtrs. respectively) admeasuring 6678 sq.mts. making in total admeasuring 11635 sq.mtrs. and covered within the limit of Draft Town Planning Scheme No. 239 (Bhat) and Final Plot No. 41 was given in lieu thereof and area thereof fixed to extent of 8145 sq.mts. (C) Revenue Survey No. 158/2 admeasuring 4114 sq.mts. and covered within the limit of Draft Town Planning Scheme No. 239 (Bhat) and Final Plot No. 40/2 was given in lieu thereof and area thereof fixed to extent of 2880 sq.mts. (as per the approved plan of Gandhinagar Municipal Corporation of dated 21/10/2022 the all three final plot area of the land showed as Sub-Plot No. 1 admeasuring 11785 sq.mtrs.) of Mouje Bhat of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar more particularly described in the Schedule hereunder written belonging to **"SIDHARTH BUILDCON"**, a partnership firm of Ahmedabad having its office at : Shop No. 320, New Market, Main Bazar, B/h. Shak Market, Kubernagar, Ahmedabad.

THIS IS TO CERTIFY AND OPINION THAT, I have investigated title to the Freehold Non Agricultural Land which is more particularly



(2)

described in the Schedule hereunder written and after issuing public notice in the Gujarati Daily News Paper "GUJARAT SAMACHAR" dated 11/01/2023 and not having any objection in relation thereto and as also after taking necessary available searches of the records being maintained by the Revenue Authorities concerned and that of the District Registrar and Sub-Registrar of Gandhinagar for the last more than 30 years viz. 1990 to 21/12/2022 (the registration records of the year 1989 to 2007 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 2007 to 2022 is not well maintained/prepared by State Government and hence may be some error therein) for the said purpose as also on perusal and verification of relevant deeds, documents, papers and plan etc., produced before me and believing same is true and correct and from the information given to me by the aforesaid owner, and relying on Declaration-Cum-Indemnity made on oath by aforesaid owner duly attested by Notary Public of Gujarat, I hereby opinion that the same is clear, marketable, free from any charge or encumbrance and free from reasonable doubts in the manners of detail search report of title attached hereto 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.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Non-Agricultural land for Residential use bearing (A) Revenue Survey No. 157/1 admeasuring 8398





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sq.mts. and covered within the limit of Draft Town Planning Scheme No. 239 (Bhat) and Final Plot No. 37/2 was given in lieu thereof and area thereof fixed to extent of 5879 sq.mts. PAIKI 760 sq.mtrs. (the said final plot area is showed in the present Village Form No. 7 as Revenue Survey No. 157/1/Paiki 1) (B) Revenue Survey No. 159/1 admeasuring 4957 and Amalgamated Revenue Survey No. 159/4 (Old Revenue Survey No. 159/4 and 160/2 admeasuring 3946 and 2732 sq.mtrs. respectively) admeasuring 6678 sq.mts. making in total admeasuring 11635 sq.mtrs. and covered within the limit of Draft Town Planning Scheme No. 239 (Bhat) and Final Plot No. 41 was given in lieu thereof and area thereof fixed to extent of 8145 sq.mts. (C) Revenue Survey No. 158/2 admeasuring 4114 sq.mts. and covered within the limit of Draft Town Planning Scheme No. 239 (Bhat) and Final Plot No. 40/2 was given in lieu thereof and area thereof fixed to extent of 2880 sq.mts. (as per the approved plan of Gandhinagar Municipal Corporation of dated 21/10/2022 the all three final plot area of the land showed as Sub-Plot No. 1 admeasuring 11785 sq.mtrs.) of Mouje Bhat of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar and same is bounded as follows ;

On or towards the North : By Final Plot No. 40/1

On or towards the South : By Final Plot No. 38/2

On or towards the East : By Sub-Plot No. 2 and Final Plot No. 38/1

On or towards the West : By 9 Meter T.P. Road

PLACE : AHMEDABAD

DATE : 18/01/2023

BCG Enrollment No. : G/1214/2006



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

ADVOCATE



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3192/2022

To,
SIDHARTH BUILDCON
Shop No. 320, New Market,
Main Bazar, B/h. Shak Market,
Kubernagar, Ahmedabad.

Dear Sir,

Re. : Investigation of title to the Non-Agricultural land for Residential use bearing (A) Revenue Survey No. 157/1 admeasuring 8398 sq.mts. and covered within the limit of Draft Town Planning Scheme No. 239 (Bhat) and Final Plot No. 37/2 was given in lieu thereof and area thereof fixed to extent of 5879 sq.mts. PAIKI 760 sq.mtrs. (the said final plot area is showed in the present Village Form No. 7 as Revenue Survey No. 157/1/Paiki 1) (B) Revenue Survey No. 159/1 admeasuring 4957 and Amalgamated Revenue Survey No. 159/4 (Old Revenue Survey No. 159/4 and 160/2 admeasuring 3946 and 2732 sq.mtrs. respectively) admeasuring 6678 sq.mts. making in total admeasuring 11635 sq.mtrs. and covered within the limit of Draft Town Planning Scheme No. 239 (Bhat) and Final Plot No. 41 was given in lieu thereof and area thereof fixed to extent of 8145 sq.mts. (C) Revenue Survey No. 158/2 admeasuring 4114 sq.mts. and covered within the limit of Draft Town Planning Scheme No. 239 (Bhat) and Final Plot No. 40/2 was given in lieu thereof and area thereof fixed to extent of 2880 sq.mts. (as per the approved plan of Gandhinagar Municipal Corporation of dated 21/10/2022 the all three final plot area of the land showed as Sub-Plot No. 1 admeasuring 11785 sq.mtrs.) of Mouje Bhat of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar more particularly described in the Schedule hereunder written belonging to "**SIDHARTH BUILDCON**", a partnership firm of Ahmedabad having its office at : Shop No. 320, New



(2)

Market, Main Bazar, B/h. Shak Market,
Kubernagar, 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 Gandhinagar Taluka at Gandhinagar and that of the Talati Mouje Bhat and from the search of the records being maintained by the District Registrar and Sub-Registrar of Gandhinagar for the last more than 30 years viz. 1990 to 31/12/2022 (the registration records of the year 1990 to 2007 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 2008 to 2022 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 and brief history of the said land as follows ;

- (A) Revenue Survey No. 157/1 admeasuring 8398 sq.mts. and covered within the limit of Draft Town Planning Scheme No. 239 (Bhat) and Final Plot No. 37/2 was given in lieu thereof and area thereof fixed to extent of 5879 sq.mts. PAIKI 780 sq.mtrs. (the said final plot area is showed in the present Village Form No. 7 as Revenue Survey No. 157/1/Paiki 1).**





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(3)

01. That prior to 1986 the said Agricultural land bearing Survey No. 157/1 admeasuring 2 Acre 3 Guntha originally belonged to Chaturbhai Kalidas as an absolute owners and possessor thereof.
02. That thereafter a Partition in respect of the said land bearing Revenue Survey No. 157/1 alongwith other land were made entered into by and between said Chaturbhai Kalidas and his two sons (1) Vishnubhai Chaturdas (2) Bharatbhai Chaturdas, whereby the said land came to be owned and possessed by Bharatbhai Chaturdas. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 1602 on dated 02/08/1986 duly certified by the concerned revenue authority on dated 06/05/1987.
03. That thereafter said owners had raised loan on security of the said land from the Canara Bank. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 1708 on 21/02/1989 duly certified by the concerned revenue authority on 15/04/1989
04. That said owner had raised loan on security of the said land from the Bhat Group Seva Sahakari Mandali Limited, which was repaid by said owner and said land has been released from the charge of the said Mandali. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.1958 on dated 02/09/1993 duly



(4)

certified by the concerned revenue authority on dated 04/03/1994.

05. That thereafter said owner had repaid the loan to Canara Bank and accordingly the said land has been released from the charge of the said Bank vide its Certificate dated 04/08/1992. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.1959 on dated 02/09/1993 duly certified by the concerned revenue authority.
06. That thereafter, under The Urban Land (Ceiling and Regulation) Repealed Act, 1999, the said land be ordered to be retained by the original owner as per an order dated 02/06/1999 of the Competent Authority, ULC, 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. 2446 on 21/06/1999 duly certified by the concerned revenue authority on 08/10/1999.
07. 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. Jamin/Vashi/08, dated 22/09/2008 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.3399 dated 29/01/2009 duly certified by the circle officer, Gandhinagar on dated 22/05/2009.
08. That thereafter Bharatbhai Chaturbhai was aged and not able to cultivate the said land and therefore names of his





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(5)

heirs (1) Ranjanben Wf/o. Bharatbhai Chaturbhai (2) Krutal Bharatbhai (3) Neel Bharatbhai were entered in the revenue records as co.owner and possessor thereof. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 3612 on dated 23/06/2010, wherein Pragjibhai Kanjibhai Jiani and another filed RTS Case No. 367/10 before Mamlatdar, Gandhinagar, which has been rejected and said authority order to certify said mutation entry vide its order dated 29/12/2010.

09. That thereafter the said (1) Nirmalaben Mansukhbhai Patel (2) Pragjibhai Kanjibhai Jiyani as constitute attorney of Bharatbhai Chaturbhai has been sold and conveyed the said land to (1) Pragjibhai Kanjibhai Jiyani (2) Nirmalaben D/o. of Conveyance dated 07/07/2010 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No. 12988. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 3623 on dated 15/07/2010, wherein said Bharatbhai Chaturbhai and other filed RTS Case No. 333/10 before Mamlatdar, Gandhinagar, which has been accepted and said authority order to cancel said mutation entry vide its order dated 29/12/2010.

10. That thereafter said (1) Pragjibhai Kanjibhai Jiyani (2) Nirmalaben D/o. Virjibhai Bhavanbhai Nirmalaben Mansukhbhai Patel have been canceled Reg. Deed of Conveyance No. 12988 dated 07/07/2010 of the said land by Cancellation Deed dated 16/08/2010 duly registered with the Sub-Registrar of Gandhinagar under serial No. 15445 and since then they have not any right, title and interest in the said



(6)

land. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 3682 on dated 30/08/2010, which was canceled by the concerned revenue authority, hence entry in respect of cancellation sale of the said land was again entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5467 on dated 14/12/2020 duly certified by the concerned revenue authority on dated 22/02/2021.

11. That thereafter the said Pragjibhai Kanjibhai Jiyan as constitute attorney of Bharatbhai Chaturbhai has been sold and conveyed the said Survey No. 157/1 admeasuring 8398 sq.mtrs. PAIKI admeasuring 4199 sq.mtrs. to Pragjibhai Kanjibhai Jiyan by Deed of Conveyance dated 16/11/2020 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No. 16116. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5472 on dated 15/12/2020, wherein Bharatbhai Chaturbhai and other filed RTS Case No. 324/20 before Mamlatdar, Gandhinagar, which has been accepted and said authority order to canceled said mutation entry vide its order dated 22/02/2021.

12. That thereafter said Pragjibhai Kanjibhai Jiyan has been canceled Reg. Deed of Conveyance No. 16116 dated 16/11/2020 of the said land by Cancellation Deed dated 19/03/2021 duly registered with the Sub-Registrar of Gandhinagar under serial No. 9952 and since then they have not any right, title and interest in the said land. The entry to





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(7)

that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5600 on dated 03/11/2021 duly certified by the concerned revenue authority on dated 25/01/2022.

13. That thereafter said Revenue Survey No. 157/1 admeasuring 8398 sq.mts. covered within the limit of Draft Town Planning Scheme No. 239 (Bhat) and Final Plot No. 37/2 was given in lieu thereof and area thereof fixed to extent of 5879 sq.mts.

14. That thereafter the said Pragjibhai Kanjibhai Jiyanani has been sold and conveyed the said Survey No. 157/1 admeasuring 8398 sq.mtrs. PAIKI admeasuring 4199 sq.mtrs. to Mukeshbhai Dhirubhai Patel (Gajipara) by Deed of Conveyance dated 08/02/2021 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No. 3846 and also executed Power of Attorney and Declaration Cum Indemnity dated 08/02/2021 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No. 3854 and 3855. The said Deed of Conveyance, Power of Attorney and Declaration Cum indemnity was cancelled by Mukeshbhai Dhirubhai Patel (Gajipara) vide a Cancellation Deed dated 18/03/2021 registered before the Sub-Registrar of Gandhinagar Under Serial No. 9954, 9955 and 9956. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5601 on dated 03/11/2021 duly certified by the concerned revenue authority on dated 25/01/2022.

15. That thereafter the said (1) Bharatbhai Chaturbhai Patel (2) Ranjanben W/o. Bharatbhai Chaturbhai (3) Krutal



Bharatbhai (4) Neel Bharatbhai has been sold and conveyed the said Survey No. 157/1 T.P.S. 239 (Bhat), Final Plot No. 37/2 admeasuring 5879 sq.mtrs PAIKI admeasuring 2559.50 sq.mtrs. to (1) Vishnunubhai Chaturbhai (2) Jyotsanaben Vishnunubhai Patel (3) Hemantkumar Vishnunubhai Patel (4) Manoj Vishnunubhai Patel by Agreement to sale dated 31/03/2021 duly registered with the Sub-Registrar of Ahmedabad on same day under serial No. 12358.

16. That thereafter the said (1) Bharatbhai Chaturbhai Patel (2) Ranjanben W/o. Bharatbhai Chaturbhai (3) Krutal Bharatbhai (4) Neel Bharatbhai has been sold and conveyed the said Survey No. 157/1 admeasuring 8398 sq.mtrs PAIKI admeasuring 1086 sq.mtrs. (as per survey number) T.P.S. 239 (Bhat), Final Plot No. 37/2 admeasuring 5879 sq.mtrs PAIKI admeasuring 760 sq.mtrs. to (1) Deepak Govindbhai Bharwad (50 % Share) (2) Rakeshkumar Ganpatram Prajapati (50 % Share) by Agreement to sale dated 31/03/2021 duly registered with the Sub-Registrar of Ahmedabad on same day under serial No. 12360.
17. That (1) Samuben Chaturbhai Patel (2) Lilaben alias Hansaben D/o. Chaturbhai Patel and Wf/o. Hasmukhbhai Patel and (3) Suryaben D/o. Chaturbhai Patel and Wf/o. Girishkumar have been confirmed aforesaid Mutation Entry No. 1602 in respect of partition of the said land by Confirmation Deed dated 22/10/2021 duly registered with the Sub-Registrar of Gandhinagar under serial No.35052.
18. That thereafter said Survey No. 157/1, T.P.S. 239 (Bhat), Final Plot No. 37/2 admeasuring 5879 sq.mtrs. was converted into





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(9)

Non Agricultural as per order No. 1141/06/03/069/2022, dated 31/01/2022 of the Collector, 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. 5659 on 06/05/2022 duly certified by the concerned revenue authority on dated 06/06/2022.

19. That thereafter said (1) Vishunubhai Chaturbhai (2) Jyotsanaben Vishnubhai Patel (3) Hemantkumar Vishnubhai Patel (4) Manoj Vishnubhai Patel has been canceled Reg. Agreement to Sell No. 12358 dated 31/03/2021 of the said Survey No. 157/1 T.P.S. 239 (Bhat), Final Plot No. 37/2 admeasuring 5879 sq.mtrs PAIKI admeasuring 2559.50 sq.mtrs. by cancellation Deed dated 15/06/2022. duly registered with the Sub-Registrar of Gandhinagar under serial No. 26432 and since then they have not any right, title and interest in the said land.
20. That thereafter said (1) Deepak Govindbhai Bharwad (50 % Share) (2) Rakeshkumar Ganpatram Prajapati (50 % Share) have been canceled Reg. Agreement to Sell No. 12360 dated 31/03/2021 of the said Survey No. 157/1 admeasuring 8398 sq.mtrs PAIKI admeasuring 1086 sq.mtrs. (as per survey number) T.P.S. 239 (Bhat), Final Plot No. 37/2 admeasuring 5879 sq.mtrs PAIKI admeasuring 760 sq.mtrs. by cancellation Deed dated 15/06/2022, duly registered with the Sub-Registrar of Gandhinagar under serial No. 26416 and since then they have not any right, title and interest in the said land.
21. That thereafter the said (1) Bharatbhai Chaturbhai Patel (2) Ranjanben W/o. Bharatbhai Chaturbhai (3) Krutal



Bharatbhai (4) Neel Bharatbhai has been gifted the said Survey No. 157/1 T.P.S. 239 (Bhat), Final Plot No. 37/2 admeasuring 5879 sq.mtrs PAIKI admeasuring 2939.50 sq.mtrs. to (1) Vishunubhai Chaturbhai (2) Jyotsanaben Vishnubhai Patel (3) Hemantkumar Vishnubhai Patel (4) Manoj Vishnubhai Patel by Gift Deed dated 15/06/2022 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No. 26434. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5689 on 08/07/2022 duly certified by the concerned revenue authority.

22. That thereafter the said (1) Bharatbhai Chaturbhai Patel (2) Ranjanben W/o. Bharatbhai Chaturbhai (3) Krutal Bharatbhai through her Power of Attorney holder Patel Bharatbhai Chaturbhai (4) Neel Bharatbhai (5) Vishunubhai Chaturbhai Patel (6) Jyotsanaben Vishnubhai Patel (7) Hemantkumar Vishnubhai Patel (8) Manoj Vishnubhai Patel have been sold and conveyed the said Survey No. 157/1 T.P.S. 239 (Bhat), Final Plot No. 37/2 admeasuring 5879 sq.mtrs. PAIKI 760 sq.mtrs. to "**SIDHARTH BUILDCON**", a partnership firm by Deed of Conveyance dated 15/06/2022 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No. 26460. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5690 on dated 11/07/2022 duly certified by the concerned revenue authority.
23. That some mistake was occurred in the aforesaid Deed of Conveyance, which has been rectified by the Rectification Deed





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(11)

dated 28/12/2022 duly registered with the Sub-Registrar of
Gandhinagar under serial No. 56570.

**(B) Revenue Survey No. 159/1 admeasuring 4957 and
Amalgamated Revenue Survey No. 159/4 (Old Revenue
Survey No. 159/4 and 160/2 admeasuring 3946 and 2732
sq.mtrs. respectively) admeasuring 6678 sq.mts. making in
total admeasuring 11635 sq.mtrs. and covered within the
limit of Draft Town Planning Scheme No. 239 (Bhat) and
Final Plot No. 41 was given in lieu thereof and area thereof
fixed to extent of 8145 sq.mts.**

(B/1) Revenue Survey No. 159/1

01. That prior to 1986 the said Agricultural land bearing Survey No. 159/1 admeasuring 1 Acre 9 Guntha originally belonged to Chaturbhai Kalidas as an absolute owners and possessor thereof.
02. That thereafter a Partition in respect of the said land bearing Revenue Survey No. 159/1 alongwith other land were made entered into by and between said Chaturbhai Kalidas and his two sons (1) Vishnubhai Chaturdas (2) Bharatbhai Chaturdas, whereby the said land came to be owned and possessed by Vishnubhai Chaturdas. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 1602 on dated 02/08/1986 duly certified by the concerned revenue authority on dated 06/05/1987.



03. That thereafter said owners had raised loan on security of the said land from the Canara Bank. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 1708 on 21/02/1989 duly certified by the concerned revenue authority on 15/04/1989.
04. That said owner had raised loan on security of the said land from the Bhat Group Seva Sahakari Mandali Limited, which was repaid by said owner and said land has been released from the charge of the said Mandali. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.1958 on dated 02/09/1993 duly certified by the concerned revenue authority on dated 04/03/1994.
05. That thereafter said owner had repaid the loan to Canara Bank and accordingly the said land has been released from the charge of the said Bank vide its Certificate dated 04/08/1992. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.1959 on dated 02/09/1993 duly certified by the concerned revenue authority.
06. That said Vishnubhai Chaturbhai was aged and not able to cultivate the said land and therefore names of his heirs (1) Jyotsanben Vishnubhai Patel (2) Hemantkumar Vishnubhai Patel (3) Manoj Vishnubhai Patel were entered in the revenue records as co.owner and possessor of the said land. The entry to that effect was entered in the revenue records of mutation





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(13)

entry book of the Village Form No.6 under serial No. 5496 on dated 21/01/2021 duly certified by the concerned revenue authority on dated 03/03/2021.

07. That thereafter said owners had raised loan on security of the of the said land from the Bank of Baroda, , which was repaid by said owners and said land has been released from the charge of the said Bank. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5553 on 27/07/2021 duly certified by the concerned revenue authority.
08. That thereafter said land bearing Revenue Survey No. 159/1 admeasuring 4957 alongwith Amalgamated Revenue Survey No. 159/4 (Old Revenue Survey No. 159/4 and 160/2 admeasuring 3946 and 2732 sq.mtrs. respectively) admeasuring 6678 sq.mts. making in total admeasuring 11635 sq.mtrs. covered within the limit of Draft Town Planning Scheme No. 239 (Bhat) and Final Plot No. 41 was given in lieu thereof and area thereof fixed to extent of 8145 sq.mts. and accordingly said survey number of land have proportionate share of the final plot area of 3470 sq.mtrs.
09. That thereafter said land bearing survey No. 159/1 admeasuring 4957 sq.mtrs., T.P.S. No. 239, F.P. No. 41/Paiki admeasuring 3470 sq.mtrs. was converted into Non Agricultural as per order No. 2291/06/03/069/2021, dated 12/11/2021 of the Collector, 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. 5603 on



(14)

12/11/2021 duly certified by the concerned revenue authority on dated 31/12/2021.

(B/2) Amalgamated Revenue Survey No. 159/4 (Old Revenue Survey No. 159/4 and 160/2)

(B/2/1) Old Revenue Survey No. 159/4

01. That prior to 1981-81 the said Agricultural land bearing Survey No. 159/4 admeasuring 0 Acre 39 Guntha originally belonged to Chaturbhai Kalidas as an absolute owners and possessor thereof.
02. That thereafter a Partition in respect of the said land bearing Revenue Survey No. 159/4 alongwith other land were made entered into by and between said Chaturbhai Kalidas and his two sons (1) Vishnubhai Chaturdas (2) Bharatbhai Chaturdas, whereby the said land came to be owned and possessed by Vishnubhai Chaturdas. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 1602 on dated 02/08/1986 duly certified by the concerned revenue authority on dated 06/05/1987.
03. That thereafter said owners had raised loan on security of the said land from the Canara Bank. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 1708 on 21/02/1989 duly certified by the concerned revenue authority on 15/04/1989.





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04. That said owner had raised loan on security of the said land from the Bhat Group Seva Sahakari Mandali Limited, which was repaid by said owner and said land has been released from the charge of the said Mandali. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.1958 on dated 02/09/1993 duly certified by the concerned revenue authority on dated 04/03/1994.
05. That thereafter said owner had repaid the loan to Canara Bank and accordingly the said land has been released from the charge of the said Bank vide its Certificate dated 04/08/1992. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.1959 on dated 02/09/1993 duly certified by the concerned revenue authority.

(B/2/2)Old Revenue Survey No.160/2

01. That prior to 1981-81 the said Agricultural land bearing Survey No. 160/4 admeasuring 0 Acre 27 Guntha originally belonged to (1) Prabhatji Motiji and (2) Mahotji Motiji as an absolute owners and possessor thereof.
02. That thereafter on death of the said Prabhatji Motiji in the year of 1988, hence his share in the said land 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 heir (1) Ranjitbhai Prabhatji (2) Hansaben Prabhatji and (3) Nanduben Wd/o. Prabhatji Motiji. The entry to that effect was entered in



the revenue records of mutation entry book of the Village Form No.6 under serial No.1711 on dated 21/02/1989 duly certified by the concerned revenue authority on dated 15/04/1989.

03. That thereafter the said (1) Mahotji Motiji (2) Ranjitbhai Prabhatji (3) Hansaben Prabhatji and (4) Nanduben Wd/o. Prabhatji Motiji have been sold and conveyed the said Survey No. 160/4 admeasuring 0 Acre 27 Guntha to Vishnubhai Chaturbhai Patel by Deed of Conveyance dated 13/06/1990 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No. 1257. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 1768 on dated 28/06/1990 duly certified by the concerned revenue authority.
04. That thereafter "PRAGMENT" note was deleted from the revenue records as per order dated 18/07/1990 of Prant Officer, 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. 1856 on dated 08/07/1991 duly certified by the concerned revenue authority.

Common for Old Survey No. 159/4 and 160/2

01. That thereafter the said Revenue Survey No.159/4 admeasuring 3946 sq.mtrs. and Revenue Survey No. 160/2 admeasuring 2732 sq.mtrs were amalgamated and New Revenue Survey No.159/4 was given in lieu thereof and area thereof was fixed to 6678 sq.mtrs. as per order No. Mam/Jamin/Vashi.4060/19 dated 04/02/2019 of Mamlatdar,





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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. 5052 on dated 19/03/2019 duly certified by the concerned revenue authority on dated 14/05/2019.

02. That said Vishnubhai Chaturbhai was aged and not able to cultivate the said land and therefore names of his heirs (1) Jyotsanben Vishnubhai Patel (2) Hemantkumar Vishnubhai Patel (3) Manoj Vishnubhai Patel were entered in the revenue records as co.owner and possessor of the said land. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5496 on dated 21/01/2021 duly certified by the concerned revenue authority on dated 03/03/2021.
03. That thereafter said owners had raised loan on security of the of the said land from the Bank of Baroda, which was repaid by said owners and said land has been released from the charge of the said Bank. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5553 on 27/07/2021 duly certified by the concerned revenue authority.
04. That thereafter said land bearing Amalgamated Revenue Survey No. 159/4 (Old Revenue Survey No. 159/4 and 160/2 admeasuring 3946 and 2732 sq.mtrs. respectively) admeasuring 6678 sq.mts. alongwith Revenue Survey No. 159/1 admeasuring 4957 sq.mtrs. making in total admeasuring 11635 sq.mtrs. covered within the limit of Draft Town Planning Scheme No. 239 (Bhat) and Final Plot No. 41



was given in lieu thereof and area thereof fixed to extent of 8145 sq.mts. and accordingly said survey number of land have proportionate share of the final plot area of 4675 sq.mtrs.

05. That thereafter said land bearing Revenue Survey No. 159/4 (Old Revenue Survey No. 159/4 and 160/2 admeasuring 3946 and 2732 sq.mtrs. respectively) admeasuring 6678 sq.mts., T.P.S. No. 239, F.P. No. 41/Paiki admeasuring 4675 sq.mtrs. was converted into Non Agricultural as per order No. 2290/06/03/069/2021, dated 12/11/2021 of the Collector, 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. 5602 on 12/11/2021 duly certified by the concerned revenue authority on dated 31/12/2021.

General For Survey No. 1591/1 and Amalgamate Revenue Survey No. 159/4 (Old Revenue Survey No. 159/4 and 160/2)

That thereafter the said (1) Vishnubhai Chaturbhai Patel (2) Jyotsanaben Vishnubhai Patel (3) Hemantkumar Vishnubhai Patel (4) Manoj Vishnubhai have been sold and conveyed the said Revenue Survey No. 159/1 admeasuring 4957 and Amalgamated Revenue Survey No. 159/4 (Old Revenue Survey No. 159/4 and 160/2 admeasuring 3946 and 2732 sq.mtrs. respectively) admeasuring 6678 sq.mts. making in total admeasuring 11635 sq.mtrs. and covered within the limit of Draft Town Planning Scheme No. 239 (Bhat) and Final Plot No. 41 was given in lieu thereof and area thereof fixed to extent of 8145 sq.mts. to (1) Deepak Govindbhai Bharwad (50 % Share) (2) Rakeshkumar Ganpatram Prajapati (50 % Share) by Agreement to sale dated 24/03/2021 duly registered with the Sub-Registrar of Ahmedabad on same day under serial No. 11095, but





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thereafter said (1) Deepak Govindbhai Bharwad (50 % Share) (2) Rakeshkumar Ganpatram Prajapati (50 % Share) have been canceled Reg. Agreement to Sell No. 11095 dated 24/03/2021 of the said land by Cancellation Deed dated 15/06/2022, duly registered with the Sub-Registrar of Gandhinagar under serial No. 26419 and since then they have not any right, title and interest in the said land.

That (1) Samuben Chaturbhai Patel (2) Lilaben alias Hansaben D/o. Chaturbhai Patel and Wf/o. Hasmukhbhai Patel and (3) Suryaben D/o. Chaturbhai Patel and Wf/o. Girishkumar have been confirmed aforesaid Mutation Entry No. 1602 in respect of partition of the said land by Confirmation Deed dated 22/10/2021 duly registered with the Sub-Registrar of Gandhinagar under serial No.35054.

That thereafter the said (1) Vishnubhai Chaturbhai Patel (2) Jyotsanaben Vishnubhai Patel (3) Hemantkumar Vishnubhai Patel (4) Manoj Vishnubhai Patel have been gifted the undivided share to the extent of 4072.50 sq.mtrs. forming part of Revenue Survey No. 159/1 admeasuring 4957 and Amalgamated Revenue Survey No. 159/4 (Old Revenue Survey No. 159/4 and 160/2 admeasuring 3946 and 2732 sq.mtrs. respectively) admeasuring 6678 sq.mts. making in total admeasuring 11635 sq.mtrs. and covered within the limit of Draft Town Planning Scheme No. 239 (Bhat) and Final Plot No. 41 was given in lieu thereof and area thereof fixed to extent of 8145 sq.mts. to (1) Bharatbhai Chaturbhai Patel (2) Ranjanben W/o. Bharatbhai Chaturbhai (3) Krutal Bharatbhai Patel through his Power of Attorney Holder Bharatbhai Chaturbhai Patel (4) Neel Bharatbhai Patel by Gift Deed dated 04/07/2022 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No. 26433. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5688 on dated 08/07/2022



duly certified by the concerned revenue authority on dated 20/08/2022.

That thereafter the said (1) Vishnubhai Chaturbhai Patel (2) Jyotsanaben Vishnubhai Patel (2) Hemantkumar Vishnubhai Patel (3) Manoj Vishnubhai Patel (4) Bharatbhai Chaturbhai Patel (5) Ranjanben W/o. Bharatbhai Chaturbhai (6) Krutal Bharatbhai Patel through his Power of Attorney Holder Bharatbhai Chaturbhai Patel (7) Neel Bharatbhai Patel have been sold and conveyed the said Revenue Survey No. 159/1 admeasuring 4957 and Amalgamated Revenue Survey No. 159/4 (Old Revenue Survey No. 159/4 and 160/2 admeasuring 3946 and 2732 sq.mtrs. respectively) admeasuring 6678 sq.mts. making in total admeasuring 11635 sq.mtrs. and covered within the limit of Draft Town Planning Scheme No. 239 (Bhat) and Final Plot No. 41 was given in lieu thereof and area thereof fixed to extent of 8145 sq.mts. to "SIDHARTH BUILDCON", a partnership firm by Deed of Conveyance dated 15/06/2022 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No. 26458. The entry to that effect was entered in the revenue records of mutation entry book of the City Survey under serial No.5691 on dated 11/07/2022 duly certified by the concerned revenue authority on dated 22/08/2022.

(C) Revenue Survey No. 158/2 admeasuring 4114 sq.mts. and covered within the limit of Draft Town Planning Scheme No. 239 (Bhat) and Final Plot No. 40/2 was given in lieu thereof and area thereof fixed to extent of 2880 sq.mts.

01. That prior to 1985-86 the said Agricultural land bearing Survey No. 158 admeasuring 2 Acre 35 Guntha originally belonged to (1) Sitaben Wd./o. Atmaram Cheldas (2) Jivabhai Ambaram (3) Parsotam Kalidas as an absolute owners and possessor thereof.





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02. That thereafter said Sitaben wd./o. Atmaram Cheldas has been released their rights, title and interest in the said land in favour of (1) Jivabhai Ambaram Cheldas (2) Parsottam Kalidas Cheldas, 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. 1599 on 20/07/1986 duly certified by the concerned revenue authority on dated 06/11/1968.
03. That thereafter on death of the said Parsottambhai Kalidas on dated 21/11/1988 and his share in the said land 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) Babubhai Parsottambhai (2) Manjulaben Parsottambhai (3) Kailashben Parsottambhai (4) Suriben wd./o Parsottambhai Kalidas. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 1692 on dated 01/02/1989 duly certified by the concerned revenue authority.
04. That thereafter on death of the said Jivabhai Ambaram on dated 07/02/1990 and his share in the said land 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) Jayantibhai Jivabhai (2) Ramanbhai Jivabhai (3) Gordhanbhai Jivabhai (4) Jethabhai Jivabhai (5) Chinubhai Jivabhai (6) Madhuben Jivabhai (7) Kanchanben Jivabhai and (8) Kunwarben Wd/o. Jivabhai Ambaram. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 1759 on dated



02/04/1990 duly certified by the concerned revenue authority on dated 11/06/1990.

05. That thereafter said (1) Madhuben Jivabhai (2) Kanchanben Jivabhai has been released their rights, title and interest in the said land in favour of (1) Jayantibhai Jivabhai (2) Ramanbhai Jivabhai (3) Gordhanbhai Jivabhai (4) Jethabhai Jivabhai (5) Chinubhai Jivabhai, 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. 1760 duly certified by the concerned revenue authority on dated 25/06/1990.
06. That thereafter on death of the said Jayantibhai Jivabhai on year 1990 and his share in the said land 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) Jashubhai Jayantibhai (2) Pankajbhai Jayantibhai (3) Bhupendrabhai Jayantibhai and (4) Madhuben Wd/o. Jayantibhai Jivabhai. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 2462 on dated 25/08/1999 duly certified by the concerned revenue authority on dated 08/10/1999.
07. That thereafter name of Jethabhai Jivabhai rectified as Jagdishbhai Jivabhai as per Rectification Order No. E-Dhara/Sudhara/Hu./S.R.No.1343/Vashi.3188/2012 dated 21/06/2012 of 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. 4015 on dated





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23/06/2012 duly certified by the concerned revenue authority on dated 04/08/2012.

08. That thereafter on death of the said Gordhanbhai Jivabhai on year 1990 and his share in the said land 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) Arunaben wd./o. Gordhanbhai (2) Jayshriben Gordhanbhai (3) Meenaben Gordhanbhai (4) Nitesh Gordhanbhai (5) Maulik Gordhanbhai. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 4034 on dated 04/09/2012 duly certified by the concerned revenue authority on dated 04/01/2013.
09. That thereafter said (1) Jayshriben Gordhanbhai (2) Meenaben Gordhanbhai has been released their rights, title and interest in the said land in favour of (1) Arunaben wd./o. Gordhanbhai (2) Nitesh Gordhanbhai (3) Maulik Gordhanbhai, 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. 4073 on dated 18/02/2013 duly certified by the concerned revenue authority on dated 12/06/2013.
10. That thereafter on death of the said Suriben Parsottambhai on 28/10/2008, hence her name was deleted from the Revenue Record concerned. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 4306 on 04/09/2014 duly certified by the concerned revenue authority on 20/10/2014.



11. That thereafter on death of the said Kunwarben wd./o. Jivabhai Ambaram on 05/12/2007, hence her name was deleted from the Revenue Record concerned. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 4309 on 09/09/2014 duly certified by the concerned revenue authority on 20/10/2014.
12. That thereafter a Family Partition in respect of the said land were made entered into by and between said (1) Babubhai Parsottamdas (2) Manjulaben Parsottamdas (3) Kailasben Parsottamdas and (1) Ramanbhai Jivabhai (2) Chinubhai Jivabhai (3) Madhuben wd./o. Jayantibhai Jivabhai (4) Jasubhai Jayantibhai (5) Pankajbhai Jayantibhai (6) Bhupendrabhai Jayantibhai (7) Jagdishbhai Jayantibhai (8) Arunaben wd./o. Gordhanbhai (9) Nitesh Gordhanbhai (10) Maulik Gordhanbhai whereby the said Survey No. 158 PAIKI admeasuring 4114.33 sq.mtrs. came to the owned and possessed by (1) Babubhai Parsottamdas (2) Manjulaben Parsottamdas (3) Kailasben Parsottamdas, while Survey No. 158 PAIKI admeasuring 8228.67 sq.mtrs. came to the owned and possessed by (1) Ramanbhai Jivabhai (2) Chinubhai Jivabhai (3) Madhuben wd./o. Jayantibhai Jivabhai (4) Jasubhai Jayantibhai (5) Pankajbhai Jayantibhai (6) Bhupendrabhai Jayantibhai (7) Jagdishbhai Jayantibhai (8) Arunaben wd./o. Gordhanbhai (9) Nitesh Gordhanbhai (10) Maulik Gordhanbhai. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 4380 on dated 26/02/2015 duly certified by the concerned revenue authority on dated 28/04/2015.





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13. That thereafter as per order Durasti Patrak No. 41 of the District Inspector, Land Records, Gandhinagar the said land bearing Survey No. 158 admeasuring 11635 sq.mtrs. was divided in two separate parts viz. Survey No. 158/1 admeasuring 8229 sq.mtrs came to owned and possessed by (1) Ramanbhai Jivabhai (2) Chinubhai Jivabhai (3) Madhuben wd./o. Jayantibhai Jivabhai (4) Jasubhai Jayantibhai (5) Pankajbhai Jayantibhai (6) Bhupendrabhai Jayantibhai (7) Jagdishbhai Jayantibhai (8) Arunaben wd./o. Gordhanbhai (9) Nitesh Gordhanbhai (10) Maulik Gordhanbhai, while Survey No. 158/2 admeasuring 4114 sq.mtrs. came to owned and possessed by (1) Babubhai Parsottamdas (2) Manjulaben Parsottamdas (3) Kailasben Parsottamdas. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 4481 on dated 23/09/2015 duly certified by the concerned revenue authority on dated 31/12/2015.

14. That thereafter said (1) Manjulaben D/o. Parsottamdas and W/o. Babubhai Patel (2) Kailasben D/o. Parsottamdas and W/o. Kanaiyalal Patel have been released their rights, title and interest in the said land in favour of Babubhai Parsottamdas by Release Deed dated 04/09/2020 duly registered with the Sub-Registrar of Gandhinagar under serial No. 15082, 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. 5329 on dated 05/09/2020 duly certified by the concerned revenue authority on dated 09/11/2020.



15. That in the meantime the said land bearing Old Revenue Survey No.158 admeasuring 12343 sq.mtrs. covered within the limit of Draft Town Planning Scheme No. 239 (Bhat) and Final Plot No. 40 was given in lieu thereof and area thereof fixed to the extent of 8640 sq.mtrs.
16. That thereafter said land bearing survey No. 158/2, T.P.S. No.239, F.P. No. 40/Paiki admeasuring 2880 sq.mtrs. was converted into Non Agricultural as per order No. 2424/06/03/069/2021, dated 07/12/2021 of the Collector, 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. 5608 on 07/12/2021 duly certified by the concerned revenue authority on dated 08/01/2022.
17. That thereafter the said Babubhai Parsottamdas have been sold and conveyed the said Survey No. 158/2, T.P.S. 239 (Bhat), Final Plot No. 40/PAIKI admeasuring 2880 sq.mtrs. to Bharwad Deepak Govindbhai by Deed of Conveyance dated 02/11/2021 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No. 36966. The entry to that effect was entered in the revenue records of mutation entry book of the City Survey under serial No.5638 on dated 09/03/2022 duly certified by the concerned revenue authority on dated 24/04/2022.
18. That thereafter the said land That in the mean time the said land bearing Revenue Survey No.158/2 admeasuring 4114 sq.mtrs. covered within the limit of Draft Town Planning Scheme No. 239 (Bhat) and Final Plot No. 40/2 was given in lieu thereof





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and area thereof fixed to the extent of 2880 sq.mtrs. as per Letter No. Pra. No. 2 Yo.No. 239 (Bhat)/Case No. 43/442, dated 01/02/2022 of the Town Planner, Gandhinagar.

19. That thereafter the said Bharwad Deepak Govindbhai have been sold and conveyed the said land Revenue Survey No. 158/2 admeasuring 4114 sq.mts. and covered within the limit of Draft Town Planning Scheme No. 239 (Bhat) and Final Plot No. 40/2 was given in lieu thereof and area thereof fixed to extent of 2880 sq.mts. to **"SIDHARTH BUILDCON"**, a partnership firm by Deed of Conveyance dated 16/06/2022 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No. 26777. The entry to that effect was entered in the revenue records of mutation entry book of the City Survey under serial No.5686 on dated 08/07/2022 duly certified by the concerned revenue authority on dated 20/08/2022.

GENERAL

Thus (A) Revenue Survey No. 157/1 admeasuring 8398 sq.mts. and covered within the limit of Draft Town Planning Scheme No. 239 (Bhat) and Final Plot No. 37/2 was given in lieu thereof and area thereof fixed to extent of 5879 sq.mts. PAIKI 760 sq.mtrs. (the said final plot area is showed in the present Village Form No. 7 as Revenue Survey No. 157/1/Paiki 1) (B) Revenue Survey No. 159/1 admeasuring 4957 and Amalgamated Revenue Survey No. 159/4 (Old Revenue Survey No. 159/4 and 160/2 admeasuring 3946 and 2732 sq.mtrs. respectively) admeasuring 6678 sq.mts. making in total



admeasuring 11635 sq.mtrs. and covered within the limit of Draft Town Planning Scheme No. 239 (Bhat) and Final Plot No. 41 was given in lieu thereof and area thereof fixed to extent of 8145 sq.mts. (C) Revenue Survey No. 158/2 admeasuring 4114 sq.mts. and covered within the limit of Draft Town Planning Scheme No. 239 (Bhat) and Final Plot No. 40/2 was given in lieu thereof and area thereof fixed to extent of 2880 sq.mts. belongs to **"SIDHARTH BUILDCON"**, a partnership firm of Ahmedabad as an absolute owner and possessor thereof.

That said partnership firm and other co.owner of Final Plot No.37/2 got approved plan for sub-division of Final Plot No. 37/2+41+40/2 from the Gandhinagar Municipal Corporation vide its Permission No. PRM/GMC/599/Bhat-239/09/2022/20667 dated 21/10/2022, whereby said Sub-Plot No.01 admeasuring 11785 sq.mtrs. came to owned and possessed by **"SIDHARTH BUILDCON"**, a partnership firm of Ahmedabad.

That thereafter said **"SIDHARTH BUILDCON"** got approved a plan from the Gandhinagar Municipal Corporation for construction of Residential Units on the said land vide its Permission No. PRM/GMC/599/Bhat-239/09/2022/20668 dated 21/10/2022 and implement a scheme to be known as will **"SOHAM 18 GREENS"** and since then said Firm is holding the same as an absolute owner and possessor thereof.

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 11/01/2023 in the name of previous owners inviting objections if any from the Public in General for issuing my





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(29)

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.

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/defects in the sale deeds 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.

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 "**SIDHARTH BUILDCON**" 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 "**SIDHARTH BUILDCON**" 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.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Non-Agricultural land for Residential use bearing (A) Revenue Survey No. 157/1 admeasuring 8398 sq.mts. and covered within the limit of Draft Town Planning Scheme No. 239 (Bhat) and Final Plot No. 37/2 was given in lieu thereof and area thereof fixed to extent of 5879 sq.mts. PAIKI 760 sq.mtrs. (the said final plot area is showed in the present Village Form No. 7 as Revenue Survey No. 157/1/Paiki 1) (B) Revenue Survey No. 159/1 admeasuring 4957 and Amalgamated Revenue Survey No. 159/4 (Old Revenue Survey No. 159/4 and 160/2 admeasuring 3946 and 2732 sq.mtrs. respectively) admeasuring 6678 sq.mts. making in total admeasuring 11635 sq.mtrs. and covered within the limit of Draft Town Planning Scheme No. 239 (Bhat) and Final Plot No. 41 was given in lieu thereof and area thereof fixed to extent of 8145 sq.mts. (C) Revenue Survey No. 158/2 admeasuring 4114 sq.mts. and covered within the limit of Draft Town Planning Scheme No. 239 (Bhat) and Final Plot No. 40/2 was given in lieu thereof and area thereof fixed to extent of 2880 sq.mts. (as per the approved plan of Gandhinagar Municipal Corporation of dated 21/10/2022 the all three final plot area of the land showed as Sub-Plot No. 1 admeasuring 11785





VIJAY CHAUGULE
Advocate

VIJAY Y. CHAUGULE & CO. **ADVOCATE**

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(31)

sq.mtrs.) of Mouje Bhat of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar and same is bounded as follows ;

On or towards the North : By Final Plot No. 40/1

On or towards the South : By Final Plot No. 38/2

On or towards the East : By Sub-Plot No. 2 and Final Plot No. 38/1

On or towards the West : By 9 Meter T.P. Road

PLACE : AHMEDABAD

DATE : 18/01/2023

BCG Enrollment No. : G/1214/2006



For, VIJAY Y. CHAUGULE & CO.
ADVOCATE