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3266/2022

To,
SHELADIA INFRA
B-505 and 506, One World Capital,
B/h. Rajpath Club, S.G. Highway,
Badakdev, Ahmedabad.

Dear Sir,

Re. : Investigation of title to the Non-Agricultural Land for Residential Use bearing Final Plot No.78 (Old Final Plot No. 90/A+90/B+93+94+99/A+100)/3) admeasuring 6407 sq.mtrs. of Town Planning Scheme No.1 (Bopal) given in lieu of Amalgamated Block No. 90/A+90/B+93+94+99/A+100 of Mouje Bopal of Ghatlodia Taluka in the Registration District Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) more particularly described in the Schedule hereunder written belonging to **"SHELADIA INFRA"**, a partnership firm of Ahmedabad having its office at : B-505 and 506, One World Capital, B/h. Rajpath Club, S.G. Highway, Badakdev, 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 Ghatlodiya Taluka at Ahmedabad and that of the Talati Mouje Bopal and from the search of the records being maintained by the Registration District of Ahmedabad and Sub-District of Ahmedabad-1 (City) from 1990 to 1994, Sub-District Registrar of Ahmedabad-3 (Memnagar) from 1994 to 2011, Sub-District of



(2)

Ahmedabad-14 (Daskroi Taluka) from 2011 to 2021 and Sub-District Registrar of Ahmedabad-9 (Bopal) from 2011 to 2022, i.e. for the last more then 30 years viz. 1990 to 01/10/2022 (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 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) Histry of Block No. 90/A and 90/B (Old Survey No. 82/1 + 81/2, 81/3)

01. That prior to 1951 the said Agricultural land bearing Revenue Survey No. 82/1 admeasuring 0 Acre 2 Guntha, Revenue Survey No. 81/2 admeasuring 0 Acre 8 Guntha and Revenue Survey No. 81/3 admeasuring 0 Acre 11 Guntha originally belonged to Manilal Becharbhai as an absolute owners and possessor thereof.
02. That the said land was declared as "FRAGMENT" land under the provisions of The Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.728 on 22/07/1951 duly certified by the concerned revenue authority.





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03. That thereafter name of (1) Parsottam Bechardas (2) Jesangbhai Bechardas and (3) Dahyabhai Bechardas was entered alongwith name of Manilal Bechardas in the revenue records 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. 1078 on dated 01/12/1955 duly certified by the concerned revenue authority.
04. That thereafter a family partition in respect of the said land bearing Survey No. 82/1 admeasuring 0 Acre 2 Guntha, Revenue Survey No. 81/2 admeasuring 0 Acre 8 Guntha and Revenue Survey No. 81/3 admeasuring 0 Acre 11 Guntha were made entered into by and between said (1) Manilal Becharbhai (2) Parsottam Becharbhai (3) Jesangbhai Becharbhai (4) Dahyabhai Becharbhai, whereby the said land bearing Survey No. 82/1 admeasuring 0 Acre 2 Guntha, Revenue Survey No. 81/2 admeasuring 0 Acre 8 Guntha came to the owned and possessed by Parsottam Becharbhai, while land bearing Revenue Survey No. 81/3 admeasuring 0 Acre 11 Guntha came to owned and possessed by Dahyabhai Becharbhai. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2096 on dated 21/12/1957 duly certified by the concerned revenue authority.
05. That Thereafter amalgamation scheme became applicable to the land of Village Bopal as per Prevention of Fragmentation and Consolidation of Holdings Act pursuant to which the Settlement Commissioner, Ahmedabad prepared the Consolidation Sheet which was approved by State Government and was published in Part 1 of Page No.



(4)

1603 of Government Gazette, Pursuant to which, Survey No. 82/1 admeasuring 0 Acre 2 Guntha, Revenue Survey No. 81/2 admeasuring 0 Acre 8 Guntha and Revenue Survey No. 81/3 was given Block No. 90 and its area fixed at 0 Acre 21 Guntha. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2329 on dated 20/04/1969 duly certified by the concerned revenue authority.

06. That the recommendation made by Settlement Commissioner, Ahmedabad vide Letter bearing No. L.R. 7 dated 12/08/1970 was accepted by Government on 29/09/1970 and according to draft Rectification Scheme 32 (2) of Village Bopal was implemented as K.J.P. Hence as per the Durasti Patrak No. 4 of the Headquarters Assistant District, Survey Ahmedabad said Block No. 90 and its area fixed at 0 Acre 21 Guntha was divided in two separate parts viz. (1) Block No. 90/A admeasuring 1012 sq. mtrs. was allotted to Parsottam Becharbhai and (2) Block No. 90/B admeasuring 1113 sq. mtrs. was allotted to Dahyabhai Bechardas. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 2635 on dated 06/01/1981 duly certified by the concerned revenue authority.
07. That thereafter on death of the said Dahyabhai Becharbhai in the years of 1960 without leaving any issue, hence said land bearing Block No. 90/B admeasuring 1113 sq. mtrs. 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 Hiraben wd./o. Dahyabhai Becharbhai. The entry to





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that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 2849 on dated 21/12/1982 duly certified by the concerned revenue authority.

08. That thereafter on death of the said Parsottam Becharbhai on dated 14/10/1978, hence his share in the said land bearing Block No. 90/A admeasuring 1012 sq. mtrs. 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) Dahiben wd./o. Parsottam Becharbhai (2) Kamlaben Parsottam (3) Bhailalbhai Parsottam. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 2856 on dated 21/12/1982 duly certified by the concerned revenue authority.
09. That thereafter on death of the said Bhailalbhai Parsottambhai on dated 01/05/1993, hence his share in the said land bearing Block No. 90/A admeasuring 1012 sq. mtrs. 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) Gomtiben wd./o. Bhailalbhai (2) Pradhuyman Bhailalbhai (3) Indiraben Bhailalbhai (4) Rajeshkumar Bhailalbhai and (5) Ushaben Bhailalbhai. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 4183 on dated 25/05/1993 duly certified by the concerned revenue authority.
10. That thereafter said (1) Kamlaben Parsottam (2) Indiraben Bhailalbhai and (3) Ushaben Bhailalbhai has been released



(6)

their rights, title and interest in the said land in favour of other co-owners, 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. 4184 on 25/05/1993 duly certified by the concerned revenue authority.

11. That prior to her death Hiraben Wd/o. Dahyabhai Becharbhai had executed a Will registered at serial No. 21521 dated 30/11/1988 whereby she had bequeathed the land bearing Block No. 92/B to her nephew Bhailalbhai Parsottamdas Patel. Accordingly, after death of Hiraben on or about 06/11/1992, name of Bhilalbhai Parsottamdas Patel was entered on the revenue records of the said land, Thereafter upon death of Bhilalbhai on or about 01/05/1993, the land bearing Block No.90/B admeasuring 1113 sq.mtrs. came to the share of his sons viz. (1) Pradeep Bhilalbhai and (2) Rajesh Bhailalbhai. The entry to that effect was also entered in the revenue records of mutation entry book under serial No. 4415 on 05/05/1995 duly certified by the concerned revenue authority.
12. That thereafter "FRAGMENT" note was deleted from the revenue records as per order dated 04/03/2006 of Deputy Collector Viramgam vide its order No. Jamin/Fragment sale/C/46/461/SR 9/06. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 6186 on dated 28/03/2006 duly certified by the concerned revenue authority.
13. That thereafter the said (1) Pradhyuman alias Pradeepbhai Bhailalbhai (2) Rajeshkumar Bhailalbhai (3) Gomtiben wd./o. Bhailalbhai Parsottambhai through their Power of Attorney





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Holder Maheshbhai Kanjibhai Solanki have been sold and conveyed the said Block No. 90 and its area fixed at 0 Acre 21 Guntha was divided in two separate parts viz. Block No. 90/A admeasuring 1012 sq. mtrs. and Block No. 90/B admeasuring 1113 sq. mtrs. to Savitaben Vasantbhai by Deed of Conveyance dated 10/03/2006 duly registered with the Sub-Registrar of Ahmedabad-3 (Memnagar) on same day under serial No. 2308. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 6306 on dated 10/05/2006 However the said entry was cancelled as the contents of the entry were not in consonance with the records, hence entry in respect of 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. 6402 on dated 03/08/2006 duly certified by the concerned revenue authority on dated 10/10/2006.

14. That thereafter on death of the said Dahiben wd./o. Parsottam Becharbhai on 30/11/1990 and names of her legal heirs were already continued in the revenue records, 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.6401 on 03/08/2006 duly certified by the concerned revenue authority.
15. That thereafter the said Savitaben Vasantbhai Rathod Through his power of attorney holder Maheshbhai Kanjibhai Solanki has been sold and conveyed the said land Block No. 90/A admeasuring 1012 sq. mtrs. Block No. 90/B



admeasuring 1113 sq. mtrs. to Gunvantkumar Kantilal Patel by Deed of Conveyance dated 17/01/2007 duly registered with the Sub-Registrar of Ahmedabad-3 (Memnagar) on same day under serial No. 572 In the said sale Deed (1) Maheshbhai Kanjibhai Solanki and (2) Maheshbhai Manilal joined as confirming parties and confirmed the sale Deed. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 6945 on dated 18/03/2008 duly certified by the concerned revenue authority on dated 27/06/2008.

16. That thereafter the said Gunvantkumar Kantilal Patel has been sold and conveyed the said land Block No. 90/A admeasuring 1012 sq. mtrs. Block No. 90/B admeasuring 1113 sq. mtrs. to Rupeshbhai Balvantraai Brahmbhatt by Deed of Conveyance dated 27/12/2007 duly registered with the Sub-Registrar of Ahmedabad-3 (Memnagar) on same day under serial No. 12817 The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 7209 on dated 12/01/2009 duly certified by the concerned revenue authority on dated 30/03/2009.
17. 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/74/09, dated 21/01/2009 of the Mamlatdar, Daskroi. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.7240 dated 16/02/2009 duly certified by the concerned revenue authority on dated 26/05/2009





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18. That thereafter the said Rupeshbhai Balvantrai Brahmbhatt has been sold and conveyed the said land Block No. 90/A admeasuring 1012 sq. mtrs. and Block No. 90/B admeasuring 1113 sq. mtrs. to Sharad Chandubhai Patel by Deed of Conveyance dated 10/03/2011 duly registered with the Sub-Registrar of Ahmedabad-3 (Memnagar) on same day under serial No. 2956 The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 8435 on dated 15/05/2011 duly certified by the concerned revenue authority on dated 30/07/2011.
19. That thereafter while making S-Form with respect to the above stated entry No. 8435 dated 15/05/2011 related to sale of land bearing Survey No. 90/A and 90/B, the effect of survey No. 90/A was erroneously left to be recorded, Hence vide order bearing No. Ja.No.322/Bopal/Correction order/2011 dated 02/08/2011 passed by Circle Officer (Ambli), rectification was made and subsequently Survey No. 90/A was ordered to be mentioned in the S-Form 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. 8586 on dated 03/08/2011 duly certified by the concerned revenue authority on dated 26/09/2011.
20. That thereafter said Block No. 90/A admeasuring 1012 sq.mtrs was converted into Non Agricultural for Residential Use as per order No. CB/LAND-2/N.A/S.R.797/2011, dated 02/02/2012 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. 8832 on



21/03/2012 duly certified by the concerned revenue authority on 05/05/2012.

21. That thereafter said Block No. 90/B admeasuring 1113 sq. mtrs. to was converted into Non Agricultural for Residential Use as per order No. CB/LAND-2/N.A/S.R.798/2011, dated 02/02/2012 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. 8833 on 21/03/2012 duly certified by the concerned revenue authority on 05/05/2012.
22. That thereafter the said Sharad Chandubhai Patel has been sold and conveyed the said land Block No. 90/A admeasuring 1012 sq. mtrs. and Block No. 90/B admeasuring 1113 sq. mtrs. to "GSS Realty LLP", a partnership firm by Deed of Conveyance dated 13/03/2012 duly registered with the Sub-Registrar of Ahmedabad-9 (Bopal) on same day under serial No. 1329 The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 8834 on dated 21/03/2012 duly certified by the concerned revenue authority on dated 24/05/2012.

(B) History of Block No. 93 (Old Survey No. 83/2)

01. That prior to 1948 the said Agricultural land bearing Revenue Survey No. 83/2 admeasuring 1 Acre 1 Guntha originally belonged to Khodabhai Chhaganbhai as an absolute owners and possessor thereof.
02. That thereafter name of Lila Hira as protected tenant the said land was entered in the revenue record as per order No. T.N.C





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dated 27/11/1947 of the Competent Authority, 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.726 on 12/04/1948 duly certified by the concerned revenue authority.

03. That the said land was declared as "FRAGMENT" land under the provisions of The Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1948. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.827 on 22/07/1951 duly certified by the concerned revenue authority.
04. That thereafter as per the Taluka order bearing No. W.T.N. 908 dated 02/02/1955 and as per circular No. W.T.N. 4035 dated 28/07/1953 of Collector, Ahmedabad said land was entered as *Khalsa Raiyat* instead of Jat Inam under the Bombay Personal Inam Abolition Act, 1952, The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.1049 on 19/04/1955 duly certified by the concerned revenue authority.
05. That thereafter name of Lila Hira was deleted as Protected tenant the said land in the revenue record as per order No. T.N.C dated 08/03/1955 of the Competent Authority, 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.1088 on 01/07/1956 duly certified by the concerned revenue authority.



06. That thereafter name of Dahyabhai Mulabhai as Ordinary tenant the said land was entered in the revenue records. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 1089 on 01/07/1956 duly certified by the concerned revenue authority.
07. That thereafter said Dahyabhai Mulabhai had not cultivated the said land in the year 1956-57, hence his name was deleted as an ordinary Tenant from the said land and name of Punjabhai Manabhai Harijan was entered as an ordinary tenant in the year 1956-57. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2055 on 25/05/1957 duly certified by the concerned revenue authority.
08. That as per order passed in Tenancy Case No. 40/56-57, the land owner was entitled to take back possession of the said land bearing No.83/2 from the ordinary tenant. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2119 on 27/08/1959 duly certified by the concerned revenue authority.
09. That thereafter "FRAGMENT" note was deleted from the revenue records as per order dated 05/08/1955 of Settlement Commissioner and Director of Land Records. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 2139 on dated 03/01/1961 duly certified by the concerned revenue authority on dated 07/06/1996.





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10. That Thereafter amalgamation scheme became applicable to the land of village Bopal as per prevention of Fragmentation and consolidation of Holdings act pursuant to which the Settlement Commissioner, Ahmedabad prepared the consolidation, Sheet which was approved by state government and was published in part 1 of page No. 1603 of Government Gazette, Pursuant to which, Survey No. 83/2 admeasuring 1 Acre 1 Guntha was given Block No. 93 and its area fixed at 1 Acre 1 Guntha. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2329 on dated 20/04/1969 duly certified by the concerned revenue authority.
11. That thereafter on death of the said Khodabhai Chhaganbhai alias Khodidas Chhaganbhai on dated 06/04/1969, 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 heirs (1) Prahladbhai Khodabhai (2) Savitaben Khodabhai (3) Bachubhai Khodabhai (4) Babubhai Khodabhai. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 2330 on dated 21/04/1969 duly certified by the concerned revenue authority.
12. That thereafter said Savitaben Khodabhai has been released their rights, title and interest in the said land in favour of (1) Prahladbhai Khodabhai (2) Bachubhai Khodabhai (3) Babubhai Khodabhai, 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. 2331



(14)

on 21/04/1969 duly certified by the concerned revenue authority.

13. That thereafter a Partial Partition in respect of the said land. respectively alongwith other land were made entered into by and between said (1) Prahladbhai Khodabhai (2) Bachubhai Khodabhai (3) Babubhai Khodabhai, whereby the said land and other came to the owned and possessed by Bachubhai Khodabhai. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2877 on dated 03/03/1983 duly certified by the concerned revenue authority.
14. That thereafter on death of the said Bachubhai Khodabhai on dated 26/08/1990, 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 heirs (1) Shantaben wd/o. Bachubhai Khodabhai (2) Pradeepkumar Bachubhai (3) Rajendrakumar Bachubhai (4) Jayeshkumar Bachubhai (5) Kokilaben Bachubhai. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 4036 on dated 05/09/1951 duly certified by the concerned revenue authority.
15. That thereafter order bearing No. T.P. /Jaman/G.1/S.R.2 V.1593 dated 27/10/1993 of taluka Development Officer, Non Agreecultural Use permission for residential purpose was granted for the land bearing Block No. 93 and 94.
16. That thereafter the said (1) Shantaben wd/o. Bachubhai Khodabhai (2) Pradeepkumar Bachubhai as self and as





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guardian of (i) Minor Niraj Praddepkumar and (ii) Minor Shital Praddepkumar (3) Rajendrakumar Bachubhai as self and as guardian of (i) Minor Mayank Praddepkumar (ii) Minor Nikita Praddepkumar (4) Yogeshkumar Bachubhai (5) Kokilaben Bachubhai has been sold and conveyed the said land to "Amardeep Co.oprative Housing Society Limited" by Agreement for sale dated 30/06/1993 duly registered with the Sub-Registrar of Ahmedabad on same day under serial No. 14464.

17. That thereafter the said (1) Shantaben wd/o. Bachubhai Khodabhai (2) Praddepkumar Bachubhai as self and as guardian of (i) Minor Niraj Praddepkumar and (ii) Minor Shital Praddepkumar (3) Rajendrakumar Bachubhai as self and as guardian of (i) Minor Mayank Praddepkumar (ii) Minor Nikita Praddepkumar (4) Yogeshkumar Bachubhai (5) Kokilaben Bachubhai (all males as self and as karta and Manager of their HUF) through their Power of Attorney Holder Maheshbhai Kanjibhai Solanki has been sold and conveyed the said land to Amardeep Co.oprative Housing Society Limited by Two separate Deed of Conveyance both dated 23/03/1995 duly registered with the Sub-Registrar of Ahmedabad - 3 (Memnagar) under serial No. 1163 and 1165.
18. That thereafter (1) Jagdish P. Chavda and (2) Jayaben Ratibhai resigned from the post of chairman of the said Amardeep Co.oprative Housing Society Limited and subsequently their names were removed the said society thereafter Shashikalaben Rameshchandra was appointed as new chairman of the said society. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6



under serial No. 5621 on dated 12/02/2004 duly certified by the concerned revenue authority on dated 17/03/2004.

19. That thereafter said Amardeep Co.oprative Housing Society Limited was divided into two parts i.e. Amardeep (Bopal) Co.oprative Housing Society Limited (Vibhag-I) and Amardeep (Bopal) Co.oprative Housing Society Limited (Vibhag-II) as per order of Assistant District Registrar vide its order bearing No. PCHT/SHK/Vibhajan/V-1845 to 1849-2002. Thereafter the said societies were again registered and were given new Registration Nos. GH-20746 dateds 23/12/2003 and GH-20747 dated respectively. Pursuant to it land bearing Block No. 94 admeasuring about 3473 sq.mtrs. and other lands were included in Amardeep (Bopal) Co.oprative Housing Society Limited (Vibhag-I). The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5622 on dated 12/02/2004 duly certified by the concerned revenue authority on dated 18/03/2004.
20. The thereafter said Shashikalaben Rameshchandra resigned from the post of chairman of the said Amardeep Co.oprative Housing Society Limited and subsequently their names were removed the said society thereafter Shri Ghanshyambhai Himmatbhai Patel was appointed as new chaiman of the said Amardeep (Bopal) Co.oprative Housing Society Limited (Vibhag-I). The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 6553 on dated 18/10/2006 duly certified by the concerned revenue authority on dated 16/12/2006.





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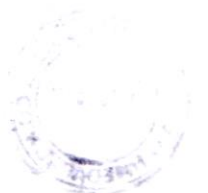
21. That thereafter the said Amardeep (Bopal) Co.oprative Housing Society Limited (Vibhag-I) Through its chairman Anilbhai Zaverbhai Devani and Secretary Miteshbhai Anilbhai Thakkar have been sold and conveyed the said land to (1) Safal Realty Private Limited (having 66 % Share) (2) Safal Construction Private Limited (having 34 % Share) by Deed of Conveyance dated 23/01/2008 duly registered with the Sub-Registrar of Ahmedabad-3 (Memnagar) on same day under serial No. 463. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.7206 on dated 12/01/2009 duly certified by the concerned revenue authority on dated 30/03/2009.
22. That vide order bearing No. RTS/Records Promulgation/74/09 dated 21/01/2009, rectifications were made in the computerized 7/12 forms of the said land. Accordingly it was directed that Survey No.83/2 and name of Ghanshyambhai Himmatbhai Patel should be mentioned in the 7/12 form 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.7241 on dated 16/02/2009 duly certified by the concerned revenue authority.
23. That thereafter the said (1) Safal Realty Private Limited (having 66 % Share) (2) Safal Construction Private Limited (having 34 % Share) thorough its authorized signatory Jitesh Kantilal Barot have been sold and conveyed the said land to "GSS Realty LLP", a partnership firm by Deed of Conveyance dated 16/03/2011 duly registered with the Sub-Registrar of Ahmedabad-3(Memnagar) on same day under serial No. 3252.



The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.8423 on dated 11/05/2011 duly certified by the concerned revenue authority on dated 15/07/2011.

(C) Histroy of Block No. 94 (Old Survey No. 83/3)

01. That prior to 1948 the said Agricultural land bearing Revenue Survey No. 83/3 admeasuring 0 Acre 37 Guntha originally belonged to (1) Bechardas Desai bhai (2) Chimanlal Manilal as an absolute owners and possessor thereof.
02. That thereafter name of Babu Fula as protected tenant the said land was entered in the revenue record as per order No. T.N.C dated 27/11/1947 of the Competent Authority, 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.726 on 12/04/1948 duly certified by the concerned revenue authority.
03. That thereafter a Partial Partition in respect of the said land. respectively alongwith other land were made entered into by and between said (1) Bechardas Desai bhai (2) Chimanlal Manilal, whereby the said land and other came to the owned and possessed by Bechardas Desai bhai. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.760 on dated 16/07/1949 duly certified by the concerned revenue authority.
04. That the said land was declared as "FRAGMENT" land under the provisions of The Bombay Prevention of Fragmentation and





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Consolidation of Holding Act, 1948. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.827 on 22/07/1951 duly certified by the concerned revenue authority.

05. That thereafter as per the Taluka order bearing No. W.T.N. 908 dated 02/02/1955 and as per circular No. W.T.N. 4035 dated 28/07/1953 of Collector, Ahmedabad said land was entered as *Khalsa Raiyat* instead of Jat Inam under the Bombay Personal Inam Abolition Act, 1952, The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.1049 on 19/04/1955 duly certified by the concerned revenue authority.
06. That thereafter name of Balaji Fulaji was deleted as Protected tenant the said land in the revenue record as per order No. T.N.C dated 08/03/1955 of the Competent Authority, 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.1088 on 01/07/1956 duly certified by the concerned revenue authority.
07. That thereafter a Family Partition in respect of the said land. respectively alongwith other land were made entered into by and between said (1) Chimanlal Manilal (2) Minor Naranlal Chimanlal through his guardian Chimanlal Manilal (3) Becharidas Desai (4) Khodabhai Becharbhai (5) Minor Manharbhai Becharbhai through his guardian Becharidas Desai (6) Minor Manharbhai Becharbhai and Minor Indravadanbhai Becharbhai through his guardian Khodabhai



Becharbhai, whereby the said land and other came to the owned and possessed by Chimanlal Manilal. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2113 on dated 11/08/1958 duly certified by the concerned revenue authority.

08. That Thereafter amalgamation scheme became applicable to the land of village Bopal as per prevention of Fragmentation and consolidation of Holdings act pursuant to which the Settlement Commissioner, Ahmedabad prepared the consolidation, Sheet which was approved by state government and was published in part 1 of page No. 1603 of Government Gazette, Pursuant to which, Survey No. 83/3 admeasuring 0 Acre 37 Guntha was given Block No. 94 and its area fixed at 1 Acre 1 Guntha. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2329 on dated 20/04/1969 duly certified by the concerned revenue authority.
09. That thereafter the said Chimanlal Manilal has been gifted the said land to his daughter Radha Chimanlal Patel. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 2401 on dated 05/05/1972 duly certified by the concerned revenue authority.
10. That thereafter said land was released from the charge of Dena Bank, Sarkhej Branch, as an amount of loan earlier taken from the said bank was repaid. The entry to that effect was entered in the revenue records of mutation entry book





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of the Village Form No.6 under serial No. 2687 on dated 04/11/1981 duly certified by the concerned revenue authority.

11. That thereafter as per the order bearing Ganot Case No. 40/83 dated 22/04/1983 of agricultural Land Tribunal, enquiry under Sec. 84 C of Bombay Tenancy Act was ordered to be closed, as said Radhaben Chimanlal had made an agreement for sale in favour of J.T. Patel and there was no transfer by sale. Hence there was no breach of Section 63 of Tenancy Act. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 2906 on dated 13/07/1983 duly certified by the concerned revenue authority.
12. That thereafter name of Vimlaben Chimanlal was entered as a co-owners alongwith name of Radhaben Chimanlal in the revenue records 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. 3110 on dated 09/06/1986 duly certified by the concerned revenue authority.
13. That thereafter name of (1) Lakshmiben wd/o. Chimanlal Manilal (2) Madhuben wd/o. Naranbhai Chimanlal (3) Naranbha Chimanlal and (4) Minor Prakash Naranbhai thorough his guardian Madhuben Naranbhai was entered as a co-owners alongwith name of (1) Radhaben Chimanlal (2) Vimlaben Chimanlal in the revenue records 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. 3317 on dated 02/09/1987 duly certified by the concerned revenue authority.

14. That thereafter on death of the said Lakshmiben wd/o. Chimanlal Manilal on 26/01/1988 and names of her legal heirs were already continued in the revenue records, 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.3749 on 06/01/1990 duly certified by the concerned revenue authority.
15. That Thereafter said (1) Narayanbhai alias Naranbhai Chimanlal Patel (2) smt. Madhuben Narayanbhai Patel (3) Prakashkumar Narayanbhai Patel (4) Radhaben d/o. Chimanlal Manilal Patel and (5) Vimalben d/o. Chimanlal Manilal Patel agreed to sell tha said land to Jakshibhai Khambhabhai by an Agreement for sale dated 17/08/1990, registered before the Sub-Registrar of Ahmedabad at Serial No. 19155 dated 17/08/1990. In the said Agreement for sale, earlier agreement holder Joitaram Thobhandas confirmed the said Agreement for Sale. The said Agreement for Sale was confirmed vide a Declaration cum Indemnity Bond dated 17/08/1990 registered at Serial No. 190156 dated 17/08/1990.
16. That thereafter said Radhaben d/o. Chimanlal Manilal Patel executed a Confirmation Deed dated 17/08/1990 registered before the Sub-Registrar of Ahmedabad at Serial No. 19157 dated 17/08/1990 in favour of (1) Narayanbhai alias Naranbhai Chimanlal Patel (2) smt. Madhuben Narayanbhai Patel (3) Prakashkumar Narayanbhai alias Naranbhai Patel





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stating the she doesn't have any right, title and interest on the said land and other land.

17. That thereafter said (1) Radhaben Chimanlal (2) Vimlaben Chimanlal has been released their rights, title and interest in the said land in favour of other co-owners, 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. 3930 on 26/09/1990 duly certified by the concerned revenue authority.
18. That District Collector, Ahmedabad, vide its order bearing No. L.C./T.B.A/31/94/ dated 08/11/1994 cancelled the revision appeal filed by said Vimlaben Chimalal as the effect made in entry nos. 3317 and 3930 were appropriates as per the provisions of records of rights and the decisions taken by Deputy Collector, Viramgam Prant was also in consonance with the legal provisions fo record of Rights. The entry to that effect was also entered in the revenue records of mutation entry book under serial No. 4456 on 14/06/1995 duly certified by the concerned revenue authority.
19. That thereafter order bearing No. T.P. /Jaman/G.1/S.R.2 V.1593 dated 27/10/1993 of taluka Development Officer, Non Agreecultural Use permission for residential purpose was granted for the land bearing Block No. 93 and 94.
20. That thereafter the said (1) Naranbhai Chimanbhai (2) Prakashkumar Naranbhai (3) Madhuben Naranbhai has been sold and conveyed the said land to Amardeep (Bopal) Co.operative Housing Society Limited by Deed of Conveyance dated 08/06/1995 duly registered with the Sub-Registrar of



Ahmedabad-3 (Memnagar) on dated 13/06/1995 under serial No. 2345. The said sale was confirmed by (1) Jakshibhai Sajanbhai Khambha and (2) Heirs of deceased Joitaram Thobhandas is. (i) Rameshbha Joitaram Patel (ii) Bharat Joitaram Patel and (iii) Amiben wd/o. Joitaram Thobhandas Patel. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 4540 on dated 08/01/1981 duly certified by the concerned revenue authority on dated 02/01/1996.

21. That thereafter (1) Jagdish P. Chavda and (2) Jayaben Ratibhai resigned from the post of chairman of the said Amardeep Co.oprative Housing Society Limited and subsequently their names were removed the said society thereafter Shashikalaben Rameshchandra was appointed as new chairman of the said society. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5621 on dated 12/02/2004 duly certified by the concerned revenue authority on dated 17/03/2004.
22. That thereafter said Amardeep Co.oprative Housing Society Limited was divided into two parts i.e. Amardeep (Bopal) Co.oprative Housing Society Limited (Vibhag-I) and Amardeep (Bopal) Co.oprative Housing Society Limited (Vibhag-II) as per order of Assistant District Registrar vide its order bearing No. PCHT/SHK/Vibhajan/V-1845 to 1849-2002. Thereafter the said societies were again registered and were given new Registration Nos. GH-20746 dateds 23/12/2003 and GH-20747 dated respectively. Pursuant to it land bearing Block No. 94 admeasuring about 3473 sq.mtrs. and other lands were included in Amardeep (Bopal) Co.oprative Housing Society





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Limited (Vibhag-I) The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5622 on dated 12/02/2004 duly certified by the concerned revenue authority on dated 18/03/2004.

23. The thereafter said Shashikalaben Rameshchandra resigned from the post of chairman of the said Amardeep Co.oprative Housing Society Limited and subsequently their names were removed the said society thereafter Shri Ghanshyambhai Himmatbhai Patel was appointed as new chairman of the said Amardeep (Bopal) Co.oprative Housing Society Limited (Vibhag-I). The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 6553 on dated 18/10/2006 duly certified by the concerned revenue authority on dated 16/12/2006.
24. That vide order bearing No. RTS/Records Promulgation/74/09 dated 21/01/2009, rectifications were made in the computerized 7/12 forms of the said land. Accordinglyh it was directed that Survey No.83/3 and name of Ghanshyambhai Himmatbhai Patel should be mentioned in the 7/12 form 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.7241 on dated 16/02/2009 duly certified by the concerned revenue authority.
25. That thereafter the said Amardeep (Bopal) Co.oprative Housing Society Limited (Vibhag-I) Through its chairman Anilbhai Zaverbhai Devani and Secretary Miteshbhai Anilbhai Thakkar have been sold and conveyed the said land to (1) Safal Realty



Private Limited (having 66 % Share) (2) Safal Construction Private Limited (having 34 % Share) by Deed of Conveyance dated 23/01/2008 duly registered with the Sub-Registrar of Ahmedabad-3(Memnagar) on same day under serial No. 463. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.7206 on dated 12/01/2009 duly certified by the concerned revenue authority on dated 30/03/2009.

26. That thereafter the said (1) Safal Realty Private Limited (having 66 % Share) (2) Safal Construction Private Limited (having 34 % Share) thorough its authorized signatory Jitesh Kantilal Barot have been sold and conveyed the said land to "GSS Realty LLP", a partnership firm by Deed of Conveyance dated 16/03/2011 duly registered with the Sub-Registrar of Ahmedabad-3(Memnagar) on same day under serial No. 3252. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.8423 on dated 11/05/2011 duly certified by the concerned revenue authority on dated 15/07/2011.

(D) Histroy of Block No. 99/A (Old Survey No. 87/1)

01. That prior to 1939 the said Agricultural land bearing Revenue Survey No. 87/1 admeasuring 4 Acre 28 Guntha originally belonged to Desai Ranchhodbhai as an absolute owners and possessor thereof.
02. That thereafter on death of the said Desai Ranchhodbhai on dated 21/11/1937, hence his share in the said land came to be owned and possessed by his only legal heirs Becharbhai Desaibhai and next of kins according to the Hindu Law under





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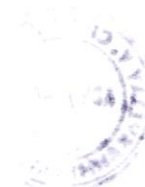
which he was governed his heirs. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 508 on dated 22/12/1937 duly certified by the concerned revenue authority.

03. That thereafter a Partial Partition in respect of the said land. respectively alongwith other land were made entered into by and between said (1) Bechardas Desaibhai (2) Chimanlal Manilal, whereby the said land and other came to the owned and possessed by Bechardas Desaibhai. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.760 on dated 16/07/1949 duly certified by the concerned revenue authority.
04. That vide Resolution No. 2255-49 (1949-50) dated 27/02/1950 of Mumbai Government and vide Taluka order bearing No. T.N.C. dated 28/08/1952, it was stated by the Revenue Department that the right of ordinary Tenants should be safeguarded for atleast 10 years as per the provisions of the Tenancy Act, Hence names of (1) Mavla Amtha, (2) Bechar Amtha (3) Punja Mana (4) Chika Bechar and (5) Dahiba Bechar were entered as ordinary Tenants in 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.855 on dated 13/10/1952 duly certified by the concerned revenue authority.
05. That thereafter vide taluka circular dated 03/11/1952 entry No. 855 dated 13/10/1952 was cancelled and thus names of (1) Mavla Amtha, (2) Bechar Amtha (3) Punja Mana (4)



Chika Bechar and (5) Dahiba Bechar were entered as ordinary Tanants in 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.949 on dated 16/11/1952 duly certified by the concerned revenue authority.

06. That as per the Taluka order bearing Case No. 425/55-56 dated 22/02/1957 passed by Settlement Commissioner on 26/10/1956 Becharbhai Desaibhai was granted permission to take back the possession of the said land from the opponents (1) Chika Bechar (2) Bechar Amtha (3) Chuda Mava (4) Punja Mana (5) Hariya Bechar. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2045 on dated 10/05/1957 duly certified by the concerned revenue authority.
07. That thereafter a Partial Partition in respect of the said land. respectively alongwith other land were made entered into by and between said (1) Chimanlal Manilal (2) Minor Naranlal Chimanlal through his guardian Chimanlal Manilal (3) Becharbhai Desaibhai (4) Khodabhai Becharbhai (5) Minor Manharlal Becharbhai through his guardian Becharbhai Desaibhai and (6) Minor Manharlal Becharbhai and Minor Indravadanbhai Becharbhai through his guardian Khodabhai Becharbhai with respect to the said land on 11/08/1958 pursuant to it the said land came to the share of , whereby the said land and other came to the owned and possessed by (1) Minor Manharlal Becharbhai (2) Minor Indravadanbhai Becharbhai both through his guardian Becharbhai Desaibhai.





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The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 2113 on dated 11/08/1958 duly certified by the concerned revenue authority.

08. That thereafter on death of the said Becharbhai Desaibhai on dated 10/07/1960, 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 heirs (1) Minor Manharlal Becharbhai (2) Minor Indravadanbhai Becharbhai both through his guardian Becharbhai Khodabhai. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 2132 on dated 27/09/1960 duly certified by the concerned revenue authority.
09. That Thereafter amalgamation scheme became applicable to the land of village Bopal as per prevention of Fragmentation and consolidation of Holdings act pursuant to which the Settlement Commissioner, Ahmedabad prepared the consolidation, Sheet which was approved by state government and was published in part 1 of page No. 1603 of Government Gazette, Pursuant to which, Survey No. 87/1 admeasuring 4 Acre 28 Guntha, was given Block No. 99 and its area fixed at 4 Acre 28 Guntha. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2329 on dated 20/04/1969 duly certified by the concerned revenue authority.
10. That thereafter a Partial Partition in respect of the said land. respectively alongwith other land were made entered into by



and between said (1) Manharbhai Becharbhai and (2) Indravadan Becharbhai and other family members, whereby the said land and other came to the owned and possessed by (1) Manharbhai Becharbhai and (2) Indravadan Becharbhai. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2392 on dated 11/04/1972 duly certified by the concerned revenue authority.

11. That thereafter said Manharbhai Becharbhai and other had raised loan on security of the part of the said land from the Bank of India of Bhadra Branch. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 2406 on 22/09/1972 duly certified by the concerned revenue authority.
12. That thereafter said Manharbhai Becharbhai and other had repaid the loan to Bank of India of Bhadra Branch and accordingly the said land has been released from the charge of the said Bank vide its Certificate dated 22/06/1973. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2442 on dated 29/06/1973 duly certified by the concerned revenue authority.
13. That as per order bearing No. KJP./S.R./1/80/81 dated 01/09/1980 of land records, Ahmedabad and as per the order bearing No. T.P.R.V/V/5305 dated 10/09/1980, durasti Patrak No. 6 was issued and land bearing Block No. 99 PAIKI admeasuring about 0 Acre 19 Guntha i.e. 1912 sq.mtrs. was acquired for Railway Line, Pursuant to it area of said land was fixed at 4 Acres 9 Guntha + Pot Kharaba





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admeasuring about 0 Acre 02 Guntha. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2634 on dated 22/12/1980 duly certified by the concerned revenue authority.

14. That thereafter said (1) Manharbhai Bechardas (2) Indravadan Bechardas agreed to sell the said land Amardeep Co.-operative Housing Society (Proposed) by and Agreement for sale dated 02/03/1982 registered before the Sub-Registrar of Ahmedbad at Serial No. 2998 dated 02/03/1982.
15. That thereafter on death of the said Indravadan Bechardas on dated 08/06/1989, 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 heirs (1) Pushpaben wd/o. Indravadan Bechardas (2) Minor Paresh Indravadanbhai (3) Minor Chirag Indravadanbhai both minors through his guardian Pushpaben Indravadanbhai. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 3653 on dated 12/07/1989 duly certified by the concerned revenue authority.
16. That N.A. Use Permission for residential purpose for the land bearing Block No.99A and 100 is granted by Taluka Development Officer by order bearing No. T.P.Jaman/G1/S.R.-50/V479 dated 27/04/1993.
17. That thereafter the said (1) Manharbhai Bechardas (2) Pushpaben wd/o. Indravadan Bechardas (3) Paresh



Indravadanbhai (4) Minor Chirag Indravadanbhai has been sold and conveyed the said land to Amardeep Co.oprative Housing Society Limited by Deed of conveyance dated 25/06/1992 duly registered with the Sub-Registrar of Ahmedabad-4 (Paldi) on same day under serial No. 14308. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 4214 on dated 27/07/1993 duly certified by the concerned revenue authority. The sale deed confirmed by Manharbhai and 3 others vide registered Declaration Cum Bond dated 25/06/1993 registered before the Sub-Registrar of Ahmdabad at Serial No. 14309 dated 25/06/1993.

18. That thereafter (1) Jagdish P. Chavda and (2) Jayaben Ratibhai resigned from the post of chairman of the said Amardeep Co.oprative Housing Society Limited and subsequently their names were removed the said society thereafter Shashikalaben Rameshchandra was appointed as new chairman of the said society. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5621 on dated 12/02/2004 duly certified by the concerned revenue authority on dated 17/03/2004.
19. That thereafter said Amardeep Co.oprative Housing Society Limited was divided into two parts i.e. Amardeep (Bopal) Co.oprative Housing Society Limited (Vibhag-I) and Amardeep (Bopal) Co.oprative Housing Society Limited (Vibhag-II) as per order of Assistant District Registrar vide its order bearing No. PCHT/SHK/Vibhajan/V-1845 to 1849-2002. Thereafter the said societies were again registered and were given new Registration Nos. GH-20746 dateds 23/12/2003 and GH-





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20747 dated respectively. Pursuant to it land bearing Block No. 94 admeasuring about 3473 sq.mtrs. and other lands were included in Amardeep (Bopal) Co.oprative Housing Society Limited (Vibhag-I) The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5622 on dated 12/02/2004 duly certified by the concerned revenue authority on dated 18/03/2004.

20. The thereafter said Shashikalaben Rameshchandra resigned from the post of chairman of the said Amardeep Co.oprative Housing Society Limited and subsequently their names were removed the said society thereafter Shri Ghanshyambhai Himmatbhai Patel was appointed as new chairman of the said Amardeep (Bopal) Co.oprative Housing Society Limited (Vibhag-I). The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 6553 on dated 18/10/2006 duly certified by the concerned revenue authority on dated 16/12/2006.
21. That thereafter the said Amardeep (Bopal) Co.oprative Housing Society Limited (Vibhag-I) Through its chairman Anilbhai Zaverbhai Devani and Secretary Miteshbhai Anilbhai Thakkar have been sold and conveyed the said land to (1) Safal Realty Private Limited (having 66 % Share) (2) Safal Construction Private Limited (having 34 % Share) by Deed of Conveyance dated 23/01/2008 duly registered with the Sub-Registrar of Ahmedabad-3(Memnagar) on same day under serial No. 463. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial



No.7206 on dated 12/01/2009 duly certified by the concerned revenue authority on dated 30/03/2009.

22. That thereafter the said (1) Safal Realty Private Limited (having 66 % Share) (2) Safal Construction Private Limited (having 34 % Share) through its authorized signatory Jitesh Kantilal Barot have been sold and conveyed the said land to "GSS Realty LLP", a partnership firm by Deed of Conveyance dated 16/03/2011 duly registered with the Sub-Registrar of Ahmedabad-3(Memnagar) on same day under serial No. 3252. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.8423 on dated 11/05/2011 duly certified by the concerned revenue authority on dated 15/07/2011.

(E) History of Block No. 100 (Old Survey No. 87/2)

01. That prior to 1951 the said Agricultural land bearing Revenue Survey No. 87/2 admeasuring 0 Acre 16 Guntha originally belonged to Khodabhai Chhagandas as an absolute owners and possessor thereof.
02. That thereafter name of Shiva Pocha as protected tenant the said land was entered in the revenue record as per order No. T.N.C dated 27/11/1947 of the Competent Authority, 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.726 on 12/04/1948 duly certified by the concerned revenue authority.





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03. That the said land was declared as "FRAGMENT" land under the provisions of The Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1948. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.827 on 22/07/1951 duly certified by the concerned revenue authority.
04. That vide Resolution No. 2255-49 (1949-50) dated 27/02/1950 of Mumbai Government and vide Taluka order bearing No. T.N.C. dated 28/08/1952, it was stated by the Revenue Department that the right of ordinary Tenants should be safeguarded for at least 10 years as per the provisions of the Tenancy Act, Hence name of Baba Hira were entered as ordinary Tenants in 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.855 on dated 13/10/1952 duly certified by the concerned revenue authority.
05. That Thereafter vide Taluka Circular dated 03/11/1952 mutation entry Noi. 855 dated 13/10/1952 was cancelled and thus name of Lilaji Hiraji was entered as ordinary Tenants in 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.883 on dated 16/11/1952 duly certified by the concerned revenue authority.
06. That thereafter name of Shiva Pocha was deleted as Protected tenant 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.1088 on 01/07/1956 duly certified by the concerned revenue authority.

07. That thereafter name of Lila Hira was deleted as Protected tenant the said land and Dahyabhai Mulabhai was entered as ordinary Tenant in the revenue record 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.1089 on 01/07/1956 duly certified by the concerned revenue authority.
08. That thereafter said Dahyabhai Mulabhai had not cultivated the said land in the year 1956-57, hence his name was deleted as an ordinary Tenant from the said land and name of Punjabhai Manabhai Harijan was entered as an ordinary tenant in the year 1956-57. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2055 on 25/05/1957 duly certified by the concerned revenue authority.
09. That as per order passed in Tenancy Case No. 40/56-57, the land owner was entitled to take back possession of the said land from ordinary Tenant, in respect whereof a mutation entry No. 2119 dated 27/08/1959 was made in the revenue records of the said land.
10. That Thereafter amalgamation scheme became applicable to the land of village Bopal as per prevention of Fragmentation and consolidation of Holdings act pursuant to which the Settlement Commissioner, Ahmedabad prepared the consolidation, Sheet which was approved by state government and was published in part 1 of page No.





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1603 of Government Gazette, Pursuant to which, Survey No. 87/2 was given Block No. 100 and its area fixed at 0 Acre 16 Guntha. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2329 on dated 11/04/1977 duly certified by the concerned revenue authority.

11. That thereafter on death of the said Khodabhai Chhaganbhai alias Khodidas Chhaganbhai on dated 06/04/1969, 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 heirs (1) Prahladbhai Khodabhai (2) Savitaben Khodabhai (3) Bachubhai Khodabhai (4) Babubhai Khodabhai. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 2330 on dated 21/04/1969 duly certified by the concerned revenue authority.
12. That thereafter said Savitaben Khodabhai has been released their rights, title and interest in the said land in favour of (1) Prahladbhai Khodabhai (2) Bachubhai Khodabhai (3) Babubhai Khodabhai, 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. 2331 on 21/04/1969 duly certified by the concerned revenue authority.
13. That thereafter a Partial Partition in respect of the said land. respectively alongwith other land were made entered into by and between said (1) Prahladbhai Khodabhai (2) Bachubhai Khodabhai (3) Babubhai Khodabhai, whereby the said land and other came to the owned and possessed by Bachubhai



Khodabhai. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2877 on dated 03/03/1983 duly certified by the concerned revenue authority.

14. That thereafter on death of the said Bachubhai Khodabhai on dated 26/08/1990, 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 heirs (1) Shantaben wd/o. Bachubhai Khodabhai (2) Pradeepkumar Bachubhai (3) Rajendrakumar Bachubhai (4) Jayeshkumar Bachubhai (5) Kokilaben Bachubhai. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 4036 on dated 05/09/1951 duly certified by the concerned revenue authority.
15. That thereafter order bearing No. T.P./Jaman/G.1/50/ V.479 dated 27/04/1993 of Taluka Development Officer, Non Agricultural Use permission for residential purpose was granted for the said land.
16. That thereafter the said (1) Shantaben wd/o. Bachubhai Khodabhai (2) Pradeepkumar Bachubhai as self and as guardian of (i) Minor Niraj Praddepkumar and (ii) Minor Shital Pradeepkumar (3) Rajendrakumar Bachubhai as self and as guardian of (i) Minor Mayank Praddepkumar (ii) Minor Nikita Pradeepkumar (4) Yogeshkumar Bachubhai (5) Kokilaben Bachubhai has been sold and conveyed the said land to "Amardeep Co.oprative Housing Society Limited" by sale deed dated 30/06/1993, registered before the Sub-Registrar of Ahmedabad at Serial No.14642. The entry to that effect was





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entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 4508 on dated 19/12/2005 duly certified by the concerned revenue authority. The sale of the said land was confirmed by SHantaben Wd/o. Bachubhai Khodabhai and four others vide a registered Declaration-Cum-Indemnity Bond dated 30/06/1993 registered before the Sub-Registrar of Ahmedabad at serial No.14613 dated 30/06/1993.

17. That thereafter (1) Jagdish P. Chavda and (2) Jayaben Ratibhai resigned from the post of chairman of the said Amardeep Co.oprative Housing Society Limited and subsequently their names were removed the said society thereafter Shashikalaben Rameshchandra was appointed as new chairman of the said society. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5621 on dated 12/02/2004 duly certified by the concerned revenue authority on dated 17/03/2004.
18. That thereafter said Amardeep Co.oprative Housing Society Limited was devided into two parts i.e. Amardeep (Bopal) Co.oprative Housing Society Limited (Vibhag-I) and Amardeep (Bopal) Co.oprative Housing Society Limited (Vibhag-II) as per order of Assistant District Registrar vide its order bearing No. PCHT/SHK/Vibhajan/V-1845 to 1849-2002. Thereafter the said societies were again registered and were given new Registration Nos. GH-20746 dateds 23/12/2003 and GH-20747 dated respectively. Pursuant to it land bearing Block No. 94 admeasuring about 3473 sq.mtrs. and other lands were included in Amardeep (Bopal) Co.oprative Housing Society Limited (Vibhag-I) The entry to that effect was entered in the



revenue records of mutation entry book of the Village Form No.6 under serial No. 5622 on dated 12/02/2004 duly certified by the concerned revenue authority on dated 18/03/2004.

19. The thereafter said Shashikalaben Rameshchandra resigned from the post of chairman of the said Amardeep Co.oprative Housing Society Limited and subsequently their names were removed the said society thereafter Shri Ghanshyambhai Himmatbhai Patel was appointed as new chairman of the said Amardeep (Bopal) Co.oprative Housing Society Limited (Vibhag-I). The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 6553 on dated 18/10/2006 duly certified by the concerned revenue authority on dated 16/12/2006.
20. That thereafter the said Amardeep (Bopal) Co.oprative Housing Society Limited (Vibhag-I) Through its chairman Anilbhai Zaverbhai Devani and Secretary Miteshbhai Anilbhai Thakkar have been sold and conveyed the said land to (1) Safal Realty Private Limited (having 66 % Share) (2) Safal Construction Private Limited (having 34 % Share) by Deed of Conveyance dated 23/01/2008 duly registered with the Sub-Registrar of Ahmedabad-3(Memnagar) on same day under serial No. 463. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.7206 on dated 12/01/2009 duly certified by the concerned revenue authority on dated 30/03/2009.
21. That thereafter the said (1) Safal Realty Private Limited (having 66 % Share) (2) Safal Construction Private Limited (having 34 % Share) thorough its authorized signatory Jitesh Kantilal





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Barot have been sold and conveyed the said land to "GSS Realty LLP", a partnership firm by Deed of Conveyance dated 16/03/2011 duly registered with the Sub-Registrar of Ahmedabad-3(Memnagar) on same day under serial No. 3252. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.8423 on dated 11/05/2011 duly certified by the concerned revenue authority on dated 15/07/2011.

COMMON HISTORY

On implementation of Draft Town Planning Scheme No. 1 (Bopal) the land bearing Block No. 90/A, 90/B, 93, 94, 99/A and 100 totally admeasuring 28834 sq.mtrs. was given Final Plot No. 90/A, 90/B, 93, 94, 99/A and 100 and its area was fixed at 18845 sq. mtrs.

That said GSS Realty LLP, a partnership firm agreed to sell the lands bearing Block No. 90/A admeasuring 1012 sq.mtrs, 90/B admeasuring 1113 sq.mtrs., 93 admeasuring 4148 sq. mtrs., 94, admeasuring 3743 sq. mtrs, 99/A admeasuring 17199 sq.mtrs. and 100 admeasuring 1619 sq.mtrs. totally admeasuring 28834 sq.mtrs. subsequently given Final Plot No, 90/A, 90/B, 93, 94, 99 and 100 totally admeasuring 18845 sq.mtrs. to Real Home Developers, a partnership firm by Agreement to sale Dated 09/01/2013 registered before the Sub-Registrar of Ahmedabad-9 (Bopal) at Serial No. 153 dated 09/01/2012. The said Agreement was cancelled vide a Cancellation Deed dated 18/11/2014 registered before the Sub-Registrar of Ahmedabad-9 (Bopal) Under Serial No. 7121 dated 18/11/2014.



That said Real Home Developer Through his Authorised Partner Dilipbhai Chinubhai Shah also confirmed the aforesaid cancellation by Cancellation Deed dated 11/11/2022 Duly attested by Notary Public of Ahmedabad under Serial No.100/2022.

That thereafter said lands bearing Block Nos. (i) 90/A admeasuring 1012 sq.mtrs (ii) 90/B admeasuring 1113 sq.mtrs. (iii) 93 admeasuring 4148 sq. mtrs. (iv) 94, admeasuring 3743 sq. mtrs (v) 99/A admeasuring 17199 sq.mtrs. and (vi) 100 admeasuring 1619 sq.mtrs. were amalgamated and given New Blok No. . 90/A+90/B/93+94+99/A+100 and its area was fixed admeasuring 28834 sq.mts. as per order of Mamlatdar, Daskroi, Ahmedabad vide its order No. RTS/ Amalgamation/ Bopal/ Vashi.667/2013 dated 18/07/2013.

The land bearing Block No. 90/A+90/B/93+94+99/A+100 admeasuring 25849 sq, mtrs. was allotted (1) Final Plot No. No. (90/A+90/B+93+94+99A+100)/1) admeasuring 6644 sq.mtrs (2) Final Plot No. No. (90/A+90/ B+ 93+94+99A+100)/2) admeasuring 7628 sq.mtrs (3) Final Plot No. (90/A+90/ B+ 93+94+99A+100)/3) admeasuring 6407 sq.mtrs totally admeasuring 20679 sq. mtrs. as per letter bearing No. Naryo/No. 1(Bopal)/Case/73/315 dated 09/07/2014 issued by Town Planning Officer, Division, Ahmedabad.

That thereafter the said "GSS Realty LLP", a partnership firm have been sold and conveyed the said land to "Real Homes Construction Company", a partnership firm by Deed of Conveyance dated 18/11/2014 duly registered with the Sub-Registrar of Ahmedabad-9 (Bopal) on same day under serial No. 7123. The entry to that effect was entered in the revenue records of mutation entry book of the





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Village Form No.6 under serial No.10053 on dated 26/11/2011 duly certified by the concerned revenue authority on dated 30/07/2015.

That thereafter upon application made by the land owners, reformation was made with respect to the Final Plot Nos. and their respective areas as mentioned in the above stated order dated 09/07/2014 of Town Planning Officer, Ahmedabad, pursuant to it, the land bearing Block No. 90/A+90/B/93+94+99/A+100 admeasuring 25849 sq. mtrs. were given (1) Final Plot No.. (90/A+90/B+93+94+99A+100)/1) admeasuring 6644 sq.mtrs (2) Final Plot No. (90/A+90/B+93+94+99A+100)/2) admeasuring 5433 sq.mtrs (3) Final Plot No. (90/A+90/ B+ 93+94+99A+100)/3) admeasuring 6407 sq.mtrs (3) Final Plot No. (90/A+90/ B+ 93+94+99A+100)/4) admeasuring 2195 sq.mtrs totally admeasuring 20679 sq.mtrs. vide latter bearing No. Naryo./No.1(Bopal)/Case/73/518 dated 19/11/2014 of Town Planning officer, Ahmedabad.

Thereafter the Draft Town Planning Scheme No.1 (Bopal) along with proposed amendments was submitted to the Chief Town Planner for his opinion. However, prior to sanctioning of Town Planning Scheme, the Government has directed to allot original plots nos. and final plot nos. in continuous sequences. Hence the Town Planning Officer, Town Planning Scheme, Division 10, Ahmedabad, vide his letter bearing no. Naryo./General/560 dated 24/04/2015 opined that land bearing Final Plot No. (90/A+90/B+93+94+99/A+100)/3 admeasuring 6407 sq.mtrs. was given Final Plot No. 78 admeasuring 6407 sq.mtrs.

Subsequently a supplementary Deed (in respect of Sale Deed registered at serial No.7123/2014) registered before the Sub-



Registrar of Ahmedabad - 9 (Bopal) at serial No. 3669 dated 06/06/2015, was executed between GSS Realty LLP and Real Home Construction Company incorporating the changes made in Final Plot number pursuant to the above stated letter dated 24/04/2015 issued by the Town Planning Officer. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.10327 on dated 07/07/2015 duly certified by the concerned revenue authority on dated 28/09/2015.

That Revised N.A. Permission granted by District Collector, Ahmedabad vide its order No. CB/CTS-1/NA/Bopal/Block No.90/A+90/B+93+94+99/A+100/S.R.No.1319/2016 dated 06/12/2016, wherein the said Final Plot No. 78 admeasuring 6407 sq.mtrs. granted for Residential Use. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.11057 on dated 09/01/2017 duly certified by the concerned revenue authority on dated 21/02/2017.

That said Real Home Construction Company, a partnership firm has been raised loan on security of the said land from the State Bank of India and the Mortgage Deed dated 28/03/2018 executed by the said partnership firm duly registered with the Sub-Registrar of Ahmedabad - 9 (Bopal) under serial No. 3440, which has been repaid by the said partnership Firm and charges of the said Bank has been released by Deed of Release Dated 05/08/2022 duly registered with the Sub-Registrar of Ahmedabad - 9 (Bopal) Under Serial No. 12814.

That thereafter the said "Real Home Construction Company", a partnership firm through its authorized partner Dilipbhai Chinubhai Shah have been sold and conveyed the said Land bearing Final Plot No.78 (Old Final Plot No. 90/A+90/B+93+94+99/A+100)/3)





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admeasuring 6407 sq.mtrs. of Town Planning Scheme No.1 (Bopal) given in lieu of Amalgamated Block No. 90/A+90/B+93+94+99/A+100 to **"SHELADIA INFRA"**, a partnership firm by Deed of Conveyance dated 20/09/2022 duly registered with the Sub-Registrar of Ahmedabad-9 (Bopal) on same day under serial No. 15122. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.13698 on dated 26/09/2022 duly certified by the concerned revenue authority.

That thereafter said **"SHELADIA INFRA"** got approved a plan from the Ahmedabad Urban Development Authority for construction of Residential Units on the said land vide its Permission dated 09/09/2022 and implement a scheme to be known as will **"SHELADIA DIVINE"** 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 02/11/2021 in the name of previous owners 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.

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 **"SHELADIA INFRA"** 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 **"SHELADIA INFRA"** 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 Final Plot No. 78 (Old Final Plot No. 90/A+90/B+93+94+99/A+100)/3) admeasuring 6407 sq.mtrs. of





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Town Planning Scheme No.1 (Bopal) given in lieu of Amalgamated Block No. 90/A+90/B+93+94+99/A+100 of Mouje Bopal of Ghatlodia Taluka in the Registration District Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) and same is bounded as follows ;

On or towards the North : By Final Plot No. 76 and 70

On or towards the South : By 18 Meter Road

On or towards the East : By Final Plot No. 86

On or towards the West : By Final Plot No.72, 69 and 59/2

PLACE : AHMEDABAD

DATE : 12/11/2022

BCG Enrollment No. : G/1214/2006



For, VIJAY Y. CHAUGULE & CO.

ADVOCATE