

- 2) That upon implementation of Amalgamation Scheme in village Shilaj, a notification was issued bearing no. MSB/KON-Ahmedabad.151 dated 15-12-1971 by Settlement Commissioner and Director of Land Records and subsequently a resolution was passed by the revenue department dated 06-01-1972, which was published in Government Gazette on page no. 7. Subsequently as per the said resolution amalgamation scheme became applicable to the land of village Shilaj. Upon such amalgamation, land of Survey no. 132/1 was given Block no. 224 and its area was fixed at 9,409 Sq. mtrs. and names of (1) Abhaysang Chakaji (2) Mafatji Chakaji (3) Chanaji Chakaji and (4) Shivaji Chakaji were shown as owner of the said land. Mutation Entry to the said effect was made in the revenue record of the said land by Entry no. 5220 dated 30-12-1976.
- 3) That vide Order bearing No. 445 dated 22-05-1967 of Mamlatdar and Agricultural Land Tribunal, the name of Mathurji Vaghri which was earlier entered as Protected Tenant was removed from the revenue records of the said land bearing Survey No. 132/1. Mutation entry to the said effect was made in the revenue records vide Entry No. 5225 dated 21-05-1977.
- 4) That since there were some errors in the previous amalgamation scheme, a fresh amalgamation scheme was framed for land of village Shilaj and in this regard a resolution of Settlement Commissioner dated 31-03-1984 bearing No. UML/KON/Ahmedabad-251 was passed under The Prevention of Fragmentation and Consolidation of Holdings Act, and as per the said resolution, land of Survey no. 132/1 is given Block No. 198 and its area was fixed at 9409 Sq. Mtrs. Mutation Entry to the said effect was made in the revenue records vide Entry No. 6101 dated 15-04-1987.
- 5) That said Shivaji Chakaji died intestate on 04-02-1989. Hence names of his heirs viz. (1) Hiraben Wd/o Shivaji Chakaji (2) Amraji Shivaji (3) Baldevji Shivaji (4) Kanjibhai Shivaji (5) Govindji Shivaji (6)



Shardaben Shivaji (7) Kamuben Shivaji and (8) Savitaben Shivaji were entered in the revenue records of the said land bearing Survey No. 132/1 Paiki. Mutation entry to the said effect was made in the revenue records vide Entry No. 6218 dated 29-03-1989.

Note:- Mutation Entry No. 6218 is not mentioned in old 7/12 forms.

- 6) That said Mafatji Chakaji Thakor died intestate on 21-02-1979. Hence names of his heirs viz. (1) Kanaji Mafatji and (2) Nanjibhai Mafatji were entered in the revenue records of the said land bearing Block No. 198. Mutation Entry to the said effect was made in the revenue records vide Entry No. 7439 dated 21-08-1996.
- 7) That said Abhaysang Chakaji died intestate in around the year 1976. Hence names of his only heir viz. Dharuben Wd/o Abhaysang Chakaji was entered in the revenue records of the said land bearing Block No. 198. Mutation Entry to the said effect was made in the revenue records vide Entry No. 7440 dated 21-08-1996.
- 8) That said Shivaji Chakaji died intestate on 04-02-1989. Hence names of his heirs viz. (1) Amraji Shivaji Thakor (2) Baldevji Shivaji Thakor (3) Kantiji Shivaji Thakor and (4) Govindji Shivaji Thakor were entered in the revenue records of the said land bearing Block No. 198. Mutation entry to the said effect was made in the revenue records vide Entry No. 7933 dated 30-06-1999.
- 9) That as per the order of Mamlatdar, Daskroi bearing No. RTS/Record Promulgation/Shilaj/38/08 dated 29-09-2008, the errors that were found during the record promulgation process comparison and verification of manual and computerized 7/12 forms, were directed to be rectified. Accordingly in respect of land bearing Block No. 198, the changes viz. to enter the name of Dharuben Wd/o Abhaysang Chakaji in the first right column and mutation entry no. 5225/23 in the second rights column. Mutation Entry to the said effect was made in the revenue records vide Entry No. 10474 dated 10-10-2008.

10) That Nanji Mafatji died intestate on 26-11-2009. Hence names of his heirs viz. (1) Kantaben Wd/o Nanji Mafatji (2) Vikramji Nanji (3) Varshaben Nanji and (4) Kashiben Nanji were entered in the revenue records of the said land bearing Block No. 198. Mutation entry to the said effect was made in the revenue records vide Entry No. 10831 dated 10-02-2010.

11) That Dharuben Wd/o Abhaysang Chakaji through her Power of Attorney holder Govindji Laxmanji Solanki sold and conveyed her 1/5th Share in the said land bearing Block No. 198 Paiki admeasuring about 1882 Sq. Mtrs. and other lands to (1) Jenaji Kachraji Thakor (2) Shambhuji Talaji Thakor and (3) Jagatsinh Pratapsinh Adiyol vide Sale Deed dated 11-02-2010 which was registered before the Sub Registrar of Ahmedabad-3 Memnagar at Serial No. 1903 on 11-02-2010.

That earlier agreement holder Jayantiji Chanduji Thakor joined the abovementioned Sale Deed as Confirming Parties and confirmed the said Sale Deed.

12) That said Jenaji Kachraji Thakor sold and conveyed the said land bearing Block No. 198 Paiki admeasuring about 627 Sq. Mtrs. and other lands to Baldevji Gaggabhai Desai vide Sale Deed dated __-02-2010 which was registered before the Sub Registrar of Ahmedabad-3 Memnagar at Serial No. 2112 on 17-02-2010.

13) That names of (1) Harekant Kanaji Thakor (2) Nandji Kanji Thakor (3) Khodaji Kanaji Thakor and (4) Ishaben Kanaji Thakor were entered as Co Owners in the revenue records of land bearing Block No. 198 Paiki belonging to Kanaji Mafatji. Mutation Entry to the said effect was made in the revenue records vide Entry No. 11299 dated 23-02-2011.

14) That said Thakor Ishaben D/o Kanaji Mafatji released her right, title and interest from the said land bearing Block No. 198 in favour of (1) Kanaji Mafatji (2) Harekant Kanaji Thakor (3) Nanduji Kanaji Thakor and (4) Khodaji Kanaji Thakor. Mutation Entry to the said



effect was made in the revenue records vide Entry No. 11604 dated 18-11-2011, which was cancelled.

- 15) That effect of abovementioned Mutation entry no. 11604 was again made in the revenue records vide Entry No. 11611 dated 22-11-2011, Hence it was cancelled.
- 16) That effect of mutation entry no. 11604 dated 18-11-2011 was again made in the revenue records. Mutation Entry to the said effect was made in the revenue records vide Entry No. 11618 dated 24-11-2011, which was certified on 05-01-2012.
- 17) That Chanaji Shakraji died intestate in or around the year 1985 and his wife Laxmiben Chanaji died intestate on 22-09-2003. Hence names of their heirs viz. (1) Aataji Chanaji and (2) Jashuji Chanaji were entered in the revenue records of the said land bearing Block No. 198. Mutation entry to the said effect was made in the revenue records vide Entry No. 11644 dated 20-12-2011.
- 18) That said Dharuben Wd/o Abhaysang Chakaji released her right, title and interest from the said land bearing Block No. 198 in favour of (1) Kanaji Mafatji and (2) Vikramji Nanji Thakor. Mutation Entry to the said effect was made in the revenue records vide Entry No. 11710 dated 02-03-2012, which was cancelled.
- 19) That vide Resolution bearing No. PFR/102011/275/L/1 dated 17-03-2012 of the revenue department, the reformation of Taluka City and Taluka Dascroi of Ahmedabad District had taken place and thus two new Talukas i.e. Ahmedabad City (East) and Ahmedabad City (West) were formed and accordingly land of village Shilaj of Dascroi Taluka falls under new Taluka Ahmedabad City (West). Mutation Entry to the said effect was made in the revenue records of said land vide Entry No. 11767 dated 03-05-2012.
- 20) That upon implementation of Draft Town Planning Scheme No. 217 (Shilaj - Thaltej - Hebatpur - Sola-Bhadaj) the land bearing Survey

No. 198 admeasuring about 9409 Sq. Mtrs. was given Final Plot No. 198 admeasuring about 5645 Sq. Mtrs.

- 21) That the Sale Deed dated 17-02-2010 executed in favour of Baldevji Gaggabhai Desai which was registered before the Sub Registrar of Ahmedabad-3 (Memnagar) at Serial No. 2112 on 17-02-2010 was cancelled by Cancellation of Sale Deed dated 14-05-2013 which was registered before the Sub-Registrar of Ahmedabad-13 (City Taluka) at Serial No. 1394 on 15-06-2013.
- 22) That the Sale Deed dated 11-02-2010 executed in favour of (1) Jenaji Kachraji Thakor (2) Shambhuji Talaji Thakor and (3) Jagatsinh Pratapsinh Adiyol which was registered before the Sub Registrar of Ahmedabad-3 Memnagar at Serial No. 1903 on 11-02-2010 was cancelled by Cancellation of Sale Deed dated 14-05-2013 which was registered before the Sub-Registrar of Ahmedabad-13 (City Taluka) at Serial No. 1395 on 15-06-2013.
- 23) That effect of mutation entry no. 11710 dated 02-03-2012 was again made in the revenue records. Mutation Entry to the said effect was made in the revenue records vide Entry No. 12031 dated 15-06-2013, which was cancelled.
- 24) That said Dharuben Wd/o Abhaysang Chakaji released her 1/4th Share in the said land bearing Block No. 198 Paiki admeasuring about 2352.25 Sq. Mtrs. and other land in favour of (1) Kanaji Mafatji Thakor and (2) Vikramji Nanji Thakor vide Release Deed dated 21-09-2013 which was registered before the Sub Registrar of Ahmedabad-13 (City Taluka) at Serial No. 2088 on 21-09-2013. Mutation entry to the said effect was made in the revenue records vide Entry No. 12115 dated 24-09-2013.
- 25) That Kantiji Shivaji died intestate on 22-01-2009 and his wife Jashiben Kantiji Thakor died intestate on 18-12-2016. Hence names of their heirs viz. (1) Kalpesh Kantiji Thakor (2) Mukesh Kantiji





Thakor and (3) Gitaben Kantiji Thakor were entered in the revenue records of the said land bearing Block No. 198. Mutation entry to the said effect was made in the revenue records vide Entry No. 13217 dated 10-04-2017.

- 26) That (1) Aataji Chanaji Thakor and (2) Jashuji Chanaji Thakor (Both themselves and as Karta and Manager of their respective HUF) released their 1/4th Share in the said land bearing Block No. 198 Paiki admeasuring about 2352 Sq. Mtrs. in favour of (1) Kanaji Mafatji Thakor and (2) Vikramji Nanji Thakor vide Release Deed dated 06-12-2017 which was registered before the Sub Registrar of Ahmedabad-13 (City Taluka) at Serial No. 1949 on 06-12-2017. Mutation entry to the said effect was made in the revenue records vide Entry No. 13452 dated 08-12-2017, which was certified vide Order bearing No. RTS/Takrari Nondh/Shilaj/Case No. 12/2018 dated 04-04-2018 of Mamlatdar Ghatlodiya.
- 27) That (1) Amraji Shivaji Thakor (2) Baldevji Shivaji Thakor (3) Govindji Shivaji Thakor (4) Kalpesh Kantiji Thakor (5) Mukesh Kantiji Thakor (6) Gitaben D/o Kantiji Thakor and W/o Fulaji released their share in the said land bearing Final Plot No. 198 Paiki admeasuring about 1411.35 Sq. Mtrs. forming part of Town Planning Scheme No. 217 (Shilaj - Thaltej - Hebatpur - Sola-Bhadaj) in favour of (1) Kanaji Mafaji Thakor and (2) Vikramji Nanaji Thakor vide Release Deed dated 11-01-2018 which was registered before the Sub Registrar of Ahmedabad-13 (City Taluka) at Serial No. 86 on 11-01-2018. Mutation entry to the said effect was made in the revenue records vide Entry No. 13472 dated 17-01-2018.
- 28) That (1) Kanaji Mafatji (2) Harekant Kanaji Thakor (3) Nanduji Kanaji Thakor (4) Khodaji Kanaji Thakor had instituted Special Civil Suit No. 193/2018 in the court of Principal Second Senior Civil Judge, Ahmedabad (Rural) against (1) Kantaben Wd/o Nanji Mafatji (2) Vikram Nanjibhai (3) Varshaben Nanjibhai and (4) Kashiben Nanjibhai. The Plaintiff has filed the said suit for claiming their right in the said land bearing Block No. 198 admeasuring

about 9409 Sq. Mtrs. and has prayed for stay on the said land restricting the defendants from transferring the said land.

That in reference to the above Special Civil Suit No. 193/2018, the Plaintiff Kanaji Mafatji had Registered Notice of Lis pendens before Sub Registrar of Ahmedabad-13 (City Taluka) at serial no. 1106 on 07-05-2018.

- 29) That thereafter mutual settlement was arrived between the parties in the above mentioned Special Civil Suit No. 193/2018. The plaintiffs vide withdrawal pursis had withdrawn the said Special Civil Suit. Accordingly the 2nd Additional Civil Judge, Ahmedabad (Rural) vide its order dated 22-07-2018 disposed the said Civil Suit as withdrawn.
- 30) That subsequently Kanaji Mafatji cancelled the Lis Pendens Registered before Sub Registrar of Ahmedabad-13 (City Taluka) at Serial No. 1106 on 07-05-2018 vide Cancellation of Lis Pendens dated 12-09-2018 which was Registered before Sub Registrar of Ahmedabad-13 City Taluka at serial no. 2179 on 12-09-2018.
- 31) That various owners of land bearing Block No. 198 Paiki admeasuring about 7056 Sq. Mtrs. sold and conveyed the said land to (1) Vijay Shantilal Patel (Having 25% Share) (2) Vikas Pravinbhai Patel (Having 10% Share) (3) Parul Kanubhai Patel (Having 10% Share) (4) Kanubhai Punjiram Patel (Having 10% Share) (5) Prabhudas Joitaram Chaudhari (Having 10% Share) (6) Hatish Prabhudas Chaudhari (Having 10% Share) (7) Pravinbhai Ambalal Patel (Having 8.33% Share) (8) Satishbhai Ambalal Patel (Having 4.17% Share) (9) Vraj Satishbhai Patel (Having 4.17% Share) and (10) Neel Shaileshbhai Patel (Having 8.33% Share) as follows:

Sr. No.	Block No.	Area (In Sq. Mtrs.)	Sale Deed and Dated	Vendors
1.	198 Paiki	4704	1103 dated	(1) Kantaben Wd/o Nanji Mafaji



			12-09-2018	(2) Vikramji Nanji himself and as Karta and Manager of his HUF (3) Varshaben D/o Nanji Mafaji and W/o Ghanshyambhai Thakor (4) Kashiben D/o Nanji Mafatji and W/o Karshanji
2.	198 Paiki	2352	2181 Dated 12-09-2018	Kanaji Mafatji Thakor

Mutation entry to the said effect was made in the revenue records vide Entry No. 13809 dated 27-09-2018.

That (1) Harekant Kanaji Thakor (2) Nanduji Kanaji Thakor (3) Khodaji Kanaji Thakor joined the Sale Deed bearing Serial No. 2181 dated 12-09-2018 as Confirming Parties and confirmed the said Sale Deed.

- 32) That (1) Kanji Mafatji Thakor (2) Harekant Kanaji Thakor (3) Nanduji Kanaji Thakor and (4) Khodaji Kanaji Thakor executed a Confirmation Deed dated 12-09-2018 for land bearing Block No. 198 Paiki admeasuring about 4704 Sq. Mtrs. in favour of (1) Vijay Shantilal Patel (Having 25% Share) (2) Vikas Pravinbhai Patel (Having 10% Share) (3) Parul Kanubhai Patel (Having 10% Share) (4) Kanubhai Punjiram Patel (Having 10% Share) (5) Prabhudas Joitaram Chaudhari (Having 10% Share) (6) Hatish Prabhudas Chaudhari (Having 10% Share) (7) Pravinbhai Ambalal Patel (Having 8.33% Share) (8) Satishbhai Ambalal Patel (Having 4.17% Share) (9) Vraj Satishbhai Patel (Having 4.17% Share) and (10) Neel Shaileshbhai Patel (Having 8.33% Share) which was registered before the Sub Registrar of Ahmedabad-13 (City Taluka) at Serial No. 2182 on 12-09-2018 and confirmed Sale Deed bearing Serial No. 1103 dated 07-05-2018.

- 33) That as per order bearing no. K.J.P/S.R./720/18-19 dated 08-03-2019 of District Inspector Land Records (DILR), Ahmedabad, Durasti of land bearing Block No. 198 was carried out and Puravni Patrak No. 178 was issued. Accordingly area of land of Block No. 198 was divided in two Survey Nos. as follows:

Sr. No.	Block No.	Area (In Sq. Mtrs.)	Owners
1.	198/1	2353	(1) Kanaji Mafatji Thakor (2) Harekant Kanaji Thakor (3) Nanduji Kanaji Thakor (4) Khodaji Kanaji Thakor
2.	198/2	7056	(1) Vijay Shantilal Patel (Having 25% Share) (2) Vikas Pravinbhai Patel (Having 10% Share) (3) Parul Kanubhai Patel (Having 10% Share) (4) Kanubhai Punjiram Patel (Having 10% Share) (5) Prabhudas Joitaram Chaudhari (Having 10% Share) (6) Hatish Prabhudas Chaudhari (Having 10% Share) (7) Pravinbhai Ambalal Patel (Having 8.33% Share) (8) Satishbhai Ambalal Patel (Having 4.17% Share) (9) Vraj Satishbhai Patel (Having 4.17% Share) (10) Neel Shaileshbhai Patel (Having 8.33% Share)
Total		9409	





Jani & Co.

SOLICITORS & ADVOCATES

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Mutation Entry to the said effect was made in the revenue records vide Entry No. 14026 dated 11-03-2019.

34) That said Chandaben D/o Mafaji Chakaji and Wd/o Bhikhaji executed a Confirmation Deed dated 28-03-2019 for land bearing Block No. 198 Paiki admeasuring about 4704 Sq. Mtrs. in favour of (1) Vijay Shantilal Patel (Having 25% Share) (2) Vikas Pravinbhai Patel (Having 10% Share) (3) Parul Kanubhai Patel (Having 10% Share) (4) Kanubhai Punjiram Patel (Having 10% Share) (5) Prabhudas Joitaram Chaudhari (Having 10% Share) (6) Hatish Prabhudas Chaudhari (Having 10% Share) (7) Pravinbhai Ambalal Patel (Having 8.33% Share) (8) Satishbhai Ambalal Patel (Having 4.17% Share) (9) Vraj Satishbhai Patel (Having 4.17% Share) and (10) Neel Shaileshbhai Patel (Having 8.33% Share) which was registered before the Sub Registrar of Ahmedabad-13 (City Taluka) at Serial No. 601 on 28-03-2019 and confirmed Sale Deed bearing Serial No. 1103 dated 12-09-2018 and 2181 dated 12-09-2018.

35) That said (1) Savitaben D/o Shivaji Chakaji Thakor (2) Shardaben D/o Shivaji Chakaji Thakor (3) Kamuben D/o Shivaji Chakaji Thakor executed a Confirmation Deed dated 28-03-2019 for land bearing Block No. 198 Paiki admeasuring about 7,056 Sq. Mtrs. and Block No. 198 Paiki (East Direction) admeasuring about 2352 Sq. Mtrs. in favour of (1) Vijay Shantilal Patel (Having 25% Share) (2) Vikas Pravinbhai Patel (Having 10% Share) (3) Parul Kanubhai Patel (Having 10% Share) (4) Kanubhai Punjiram Patel (Having 10% Share) (5) Prabhudas Joitaram Chaudhari (Having 10% Share) (6) Hatishbhai Prabhudas Chaudhari (Having 10% Share) (7) Pravinbhai Ambalal Patel (Having 8.33% Share) (8) Satishbhai Ambalal Patel (Having 4.17% Share) (9) Vraj Satishbhai Patel (Having 4.17% Share) and (10) Neel Shaileshbhai Patel (Having 8.33% Share) which was registered before the Sub Registrar of Ahmedabad-13 (City Taluka) at Serial No. 602 on 28-03-2019.

- 36) That said Chandaben D/o Mafaji Chakaji and Wd/o Bhikhaji executed a Confirmation Deed dated 28-03-2019 for land bearing Block No. 198 Paiki admeasuring about 2353 Sq. Mtrs. in favour of (1) (1) Kanaji Mafatji Thakor (2) Harekant Kanaji Thakor (3) Nanduji Kanaji Thakor and (4) Khodaji Kanaji Thakor which was registered before the Sub Registrar of Ahmedabad-13 (City Taluka) at Serial No. 603 on 28-03-2019.
- 37) That (1) Savitaben D/o Shivaji Chakaji Thakor (2) Shardaben D/o Shivaji Chakaji Thakor (3) Kamuben D/o Shivaji Chakaji Thakor executed a Confirmation Deed dated 28-03-2019 for land bearing Block No. 198 Paiki admeasuring about 2353 Sq. Mtrs. in favour of (1) Kanaji Mafatji Thakor (2) Harekant Kanaji Thakor (3) Nanduji Kanaji Thakor and (4) Khodaji Kanaji Thakor which was registered before the Sub Registrar of Ahmedabad-13 (City Taluka) at Serial No. 605 on 28-03-2019 and confirmed Sale Deed bearing Serial No. 2181 dated 12-09-2018.
- 38) That Non Agricultural use permission for Multipurpose Use for land bearing Final Plot No. 198 Paiki admeasuring about 4233 Sq. Mtrs. forming part of Town Planning Scheme No. 217 (Shilaj - Thaltej - Hebatpur - Sola-Bhadaj) is granted by District Collector, Ahmedabad by his order bearing No. CB/NA/Ahmedabad/Shilaj/198/1003708/2019 dated 10-04-2019. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 14081 dated 01-05-2019.
- 39) That said (1) Vijay Shantilal Patel (Having 25% Share) (2) Vikas Pravinbhai Patel (Having 10% Share) (3) Parul Kanubhai Patel (Having 10% Share)(4) Kanubhai Punjiram Patel (Having 10% Share) (5) Prabhudas Joitaram Chaudhari (Having 10% Share) (6) Hatish Prabhudas Chaudhari (Having 10% Share) (7) Pravinbhai Ambalal Patel (Having 8.33% Share) (8) Satishbhai Ambalal Patel (Having 4.17% Share) (9) Vraj Satishbhai Patel (Having 4.17% Share) and (10) Neel Shaileshbhai Patel (Having 8.33% Share) sold and conveyed the



said land bearing Final Plot No. 198 Paiki admeasuring about 4233 Sq. Mtrs. forming part of Town Planning Scheme No. 217 (Shilaj - Thaltej - Hebatpur - Sola - Bhadaj) to (1) Abhay Saurabh Dalal (Having undivided 50% Share) (2) Saket Mehul Dalal (Having undivided 25% Share) and (3) Samveg Mehul Dalal (Having undivided 25% Share) vide Sale Deed dated 06-05-2019 which was registered before the Sub registrar of Ahmedabad-9 (Bopal) at Serial No. 5909 on 06-05-2019. Mutation Entry to the said effect was made in the revenue records vide Entry No. 14109 on 18-05-2019.

- 40) That mutation entry No. 16938 dated 28-06-2024 is in respect of order passed by City Deputy Collector (West), Ahmedabad bearing No. RTS/Appeal/Delay Case No. 48/2023 dated 24-06-2024, but the said order is not applicable to land bearing Block No. 198 and it is erroneously mentioned in the revenue records.
- 41) That vide Opinion of Town Development Officer, Ahmedabad bearing Serial No. Town Planning Scheme No. 217 (Bhadaj-Shilaj-Sola-Hebatpur-Thaltej)/ Case No. 125/2/5236 dated 17-02-2024, opined that the Land bearing Survey No. 198 which was allotted Final Plot No. 198 in Town Planning Scheme No.217 (Bhadaj-Shilaj-Sola-Hebatpur-Thaltej) which is now given Final Plot No. 125/2 as follows:

Sr. No.	Final Plot No.	Area (In Sq. Mtrs.)	New Final Plot No.	Area (In Sq. Mtrs.)
1.	198 Paiki	4233	125/2	4233

- 42) That (1) Abhay Saurabh Dalal (Having undivided 50% Share) (2) Saket Mehul Dalal (Having undivided 25% Share) and (3) Samveg Mehul Dalal (Having undivided 25% Share) sold and conveyed the said land bearing Final Plot No. 125/2 admeasuring about 4233 Sq. Mtrs. forming part of Town Planning Scheme No. 217 (Shilaj - Thaltej - Hebatpur - Sola - Bhadaj) to Shree Hari Buildcon, a Partnership

Firm vide Sale Deed dated 04-04-2025 which was registered before the Sub Registrar of Ahmedabad-9 (Bopal) at Serial No. 6935 on 04-04-2025. Mutation entry to the said effect was made in the revenue records vide Entry No. 17293 dated 09-04-2025.

- 43) That since mutation entry no. 16938 dated 28-06-2024 was not applicable to land bearing Block No. 198/2, hence City Deputy Collector (west) Ahmedabad vide its Order dated 15-04-2025 bearing No. RTS/Appeal/Delay Case No. 48/23 Rectification Order/2025, ordered to cancel mutation entry no. 16938 dated 28-06-2024 Mutation Entry to the said effect was made in the revenue records vide Entry No. 17335 dated 30-04-2025, which is yet to be certified.
- 44) That said M/s. Shree Hari Buildcon, a Partnership Firm consists of (1) Kiranbhai Shantilal Patel (2) Chirag Rameshbhai Patel (3) Manishkumar Babulal Patel (4) Nigamkumar Babulal Patel (5) Rishit Pravinbhai Patel and (6) Pravinbhai Narshibhai Patel as Partners in the said Partnership Firm vide Partnership Deed dated 27-05-2024.
- 45) That said M/s. Shree Hari Buildcon, a Partnership Firm has got the plans for Residential and Commercial construction on the said Land bearing Final Plot No. 125/2 admeasuring 4,233 Sq. mtrs. (Given in lieu of Block No. 198/2) in Town Planning Scheme No. 217 (Shilaj - Thaltej - Hebatpur - Sola- Bhadaj) situate, lying and being at Moje Shilaj Taluka Ghatalodiya and in the Registration District of Ahmedabad and Sub District of Ahmedabad - 09 (Bopal) sanctioned from the Ahmedabad Municipal Corporation (AMC) and development permission to that effect is issued by Ahmedabad Municipal Corporation (AMC) as follows:

Sr. No.	Block No.	Rajachitthi No.	Dated	Case No.
1.	A+B	06652/200225/ A8990 /R0/M1	24-04-2025	BHNTI/NWZ/200225/CG DCRV/A8990/R0/M1
2.	C+D	06653/200225/ A8992 /R0/M1	24-04-2025	BHNTS/NWZ/200225/CG DCRV/A8992/R0/M1

- 46) That as per the said approved plan the M/s. Shree Hari Buildcon, a Partnership Firm has commenced development and started construction of Residential and Commercial Project named "SUNSETU SKY" on the land bearing Final Plot No. 125/2 admeasuring 4,233 Sq. mtrs. (Given in lieu of Block No. 198/2) in Town Planning Scheme No. 217 (Shilaj - Thaltej - Hebatpur - Sola-Bhadaj) situate, lying and being at Moje Shilaj Taluka Ghatalodiya and in the Registration District of Ahmedabad and Sub District of Ahmedabad - 09 (Bopal). The Project consists of various Residential and Commercial units of different areas.

➤ **PUBLIC NOTICE:**

That we have published a Public Notice inviting objections against issuance of a title clearance certificate in the daily news paper "Gujarat Samachar" on 06-01-2024 and in response to the same; we have not received any objection from anyone till date.

In view of what is stated above, we hereby opine that the title of above referred Non Agricultural land bearing Final Plot No. 125/2 admeasuring 4,233 Sq. mtrs. (Given in lieu of Block No. 198/2) in Town Planning Scheme No. 217 (Shilaj - Thaltej - Hebatpur - Sola- Bhadaj) situate, lying and being at Moje Shilaj Taluka Ghatalodiya and in the Registration District of Ahmedabad and Sub District of Ahmedabad - 09 (Bopal) and belonging to M/s. Shree Hari Buildcon, a Partnership Firm *shall* be clear and marketable and free from reasonable doubts without encumbrances subject to :-

- [1] Usual declaration cum indemnity Bond being made at the time of transfer of the said land.
- [2] Fulfillment of the terms and conditions of the N.A. Use permission order.
- [3] Provisions of The Town Planning and Urban Development Act and use as per Zone of appropriate authority and plans of construction

being sanctioned by appropriate authority and provisions of applicable Town Planning Scheme.



DATED THIS 10th DAY OF JUNE, 2025.

Hursh P. Jani
ATTORNEY-AT-LAW

Note of caution and disclaimer:

- [1]. This is to inform that Search of registration record of immediate past about 2-3 months is not available.
- [2]. Please note that the application for sub-registrar search of registration record is to be done through online government portal (<https://garvibeta.gujarat.gov.in>). Thereafter the relevant search data is shown on the website and from there we have to download the Encumbrance Certificate search report from the government website. Hence, we have to completely rely on search report provided by the Government website and many a times the search report issued mentions "No Data Available" or fails to report all registered documents in spite of documents registered at the concerned Sub-registrar office, which is erroneous and may result into our error. Since the sub-registrar authority issuing Encumbrance Certificate search report waives its liability for incorrect report, so we shall also not be liable for any error or missing documents in the sub registrar Encumbrance Certificate search report.
- [3]. Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road laying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said land and there are no pending litigations or injunction/status quo granted therein in respect of the said land.
- [4]. We are informed that at present no litigation/suits are filed/pending before any Judicial/Quasi Judicial authorities.
- [5]. That we have relied upon the details mentioned in Mutation Entry as we have not been provided with supporting document/ orders on the basis of which the Mutation Entry has been made.