



sq.mtrs. was belonging to Jinaji Chhaganji since prior to the year 1952. The said Land was a "Fragment Land".

- (2) That the said Jinaji alias Jenaji Chhaganji had died intestate in or around the year 1984. Hence the names of his legal heirs viz. (1) Shiviben Wd/o Jenaji Chaganji (2) Manguben Jenaji (3) Jivatben Jenaji (4) Chhanaji Jenaji (5) Aataji Jenaji (6) Budhaji Jenaji (7) Shivaji Jenaji (8) Gajiben Jenaji (9) Legal heirs of Late Bhalaji Jenaji viz. (i) Hiraben Wd/o Bhalaji Jenaji (ii) Bhikhaji Bhalaji (iii) Kanaji Bhalaji (iv) Minor Laxmanji Bhalaji and (v) Minor Raybhanji Bhalaji both minors through their natural guardian Hiraben Wd/o Bhalaji Jenaji were entered in the revenue records of the said land. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 6222 dated 13-09-1986.
- (3) That said (1) Shiviben Wd/o Jinaji Chhaganji (2) Chhanaji Jinaji himself and as the Karta of his HUF (3) Maniben W/o Chhanaji Jinaji (4) Dhanaji Chhanaji (5) Somaji Chhanaji (6) Aataji Jinaji himself and as the Karta of his HUF (7) Dahiben W/o Aataji Jinaji (8) Ambaram Aataji (9) Jashiben W/o Ambaram Aataji (10) Hiraben Wd/o Bhalaji Jinaji (11) Minor Laxmanji Bhalaji (12) Minor Raybhanji Bhalaji both minors through their natural guardian Hiraben Wd/o Bhalaji Jinaji (13) Bhikhaji Bhalaji (14) Kanaji Bhalaji (15) Budhaji Jinaji himself and as the Karta of his HUF (16) Gajiben Budhaji (17) Shivaji Jinaji himself and as the Karta of his HUF (18) Bai Jadi W/o Shivaji Jinaji (19) Manguben Jinaji D/o Jinaji Chhaganji (20) Jivatben Jenaji D/o Jenaji Chaganji and (21) Gajiben Jinaji D/o Jinaji Chaganji had sold and conveyed the land bearing Survey No. 710/1 admeasuring Acre 01-29 Gs. i.e 6,981 sq.mtrs. to Yogendrabhai Jaykishandas Patel vide Sale Deed dated 16-12-1986 which was registered before the Sub Registrar of Ahmedabad at Serial No. 21305 on 16-12-1986. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 6254 dated 22-12-1986.



(4) That Yogendrabhai Jaykishandas Patel during his lifetime entered the names of his heirs viz. (1) Jayendraben W/o Yogendrabhai Jaykishandas and (2) Anishbhai Yogendrabhai as co-owners in the revenue records of the said land. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 6408 dated 19-01-1988.

(5) That the said (1) Yogendrabhai Jaykishandas Patel himself and as the Manager and Karta of his HUF (2) Jayendraben W/o Yogendrabhai and (3) Anishbhai Yogendrabhai had sold and conveyed the land bearing Survey No. 710/1 admeasuring about 6,981 sq.mtrs. to (1) Jashbhai Chhotabhai Patel (2) Madhuben Jashbhai Patel (3) Asheshbhai Jashbhai Patel (4) Sanjaybhai Jashbhai Patel (5) Sudhakarbhai Chhotabhai Patel (6) Chandrabalaben Sudhakarbhai Patel (7) Shalinbhai Sudhakarbhai Patel (8) Mahendrabhai Chhotabhai Patel (9) Minakshiben Mahendrabhai Patel (10) Pranavbhai Mahendrabhai Patel (11) Dineshbhai Chhotabhai Patel (12) Gitaben Dineshbhai Patel (13) Payalben Dineshbhai Patel (14) Rishi Dineshbhai Patel (15) Dipakbhai Chhotabhai Patel (16) Smitaben Dipakbhai Patel (17) Krushnakant Dipakbhai Patel (18) Harshadbhai Chhotabhai Patel (19) Malvikaben Harshadbhai Patel and (20) Ankurbhai Harshadbhai Patel vide two various Sale Deeds, registered before the Sub Registrar of Ahmedabad-4 (Paldi) and the details of the same is mentioned hereunder. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 8155 dated 02-12-1996:

Survey No	Sale Deed/Date	Sale Deed Registration No.
710/1	15-12-1995	4955
3490.5		
710/1	15-12-1995	4956
3490.5		
<b>Total Area</b>	<b>6981 sq.mtrs</b>	

(6) That the said Minakshiben Mahendrabhai Patel had died intestate on 25-02-2010. Hence the names of her heirs viz. (1) Mahendrabhai Chhotabhai Patel (2) Pranavbhai Mahendrabhai Patel and (3) Sonalben Mahendrabhai Patel were entered in the revenue records of the said land. Mutation Entry to the said effect was made in the revenue records vide Entry No. 15555 dated 04-10-2017.

(7) That upon implementation of Draft Town Planning Scheme No. 51 (Bodakdev-Makarba-Vejalpur), the land bearing Survey No. 710/1 paiki admeasuring 6,486 sq.mtrs. was given two different final plots viz. (1) Final Plot No. 117/1 admeasuring 2,672 sq.mtrs. and (2) Final Plot No. 117/2 admeasuring 1,220 sq.mtrs. and its area was collectively determined as 3,892 sq.mtrs.

Note: It appears that the remaining land admeasuring about 495 sq.mtrs of Survey No. 710/1 was outside Draft Town Planning Scheme No. 51 (Bodakdev-Makarba-Vejalpur).

(8) That the said Sonalben (alias Sinalben) Mahendrabhai Patel released her right, title and interest from the land bearing (1) Final Plot No. 117/1 admeasuring 2,672 sq.mtrs. and (2) Final Plot No. 117/2 admeasuring 1,220 sq.mtrs. [Given in lieu of Survey No. 710/1 paiki admeasuring 6,486 sq.mtrs.] in favor of her brother, Pranavbhai Mahendrabhai Patel vide Release Deed dated 03-01-2018 which was registered before the Sub Registrar of Ahmedabad-13 (City) at Serial No. 15 on 03-01-2018. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 15680 dated 25-01-2018.

(9) That the name of Gitaben Dineshbhai Patel was mistakenly written in the 7/12 records as Minaben Dineshbhai Patel. Hence the City Mamlatdar, Vejalpur vide Rectification Order bearing no. City Vejalpur/ M.A.G/ Su.Hu/ Vejalpur/ S.R.3/2018 dated 09-02-2018 made the rectifications and accordingly the name of Minaben Dineshbhai Patel was changed to Gitaben Dineshbhai Patel.





Patel (10) Dineshbhai Chhotabhai Patel (11) Rishi Dineshbhai Patel through his Power of Attorney holder Dineshbhai Chhotabhai Patel (12) Dipakbhai Chhotabhai Patel (13) Smitaben Dipakbhai Patel through her Power or Attorney holder Dipakbhai Chhotabhai Patel (14) Krushnakant Dipakbhai Patel (15) Harshadbhai Chhotabhai Patel (16) Malvikaben Harshadbhai Patel through her Power of Attorney holder Harshadbhai Chhotabhai Patel (17) Ankurbhai Harshadbhai Chhotabhai Patel (18) Mahendrabhai Chhotabhai Patel (19) Pranavbhai Mahendrabhai Patel and (20) Gitaben Dineshbhai Patel through her Power of Attorney holder Dineshbhai Chhotabhai Patel had sold and conveyed the land bearing Final Plot No. 117 admeasuring 3,939 sq.mtrs. forming part of Draft Town Planning Scheme No. 51 (Bodakdev-Makarba- Vejalpur) to (1) Rihani Jigen Shah [being Owner of Sub Plot No. 1 admeasuring 2,267 sq.mtrs. (given in lieu of Survey No. 710/1 paiki admeasuring 37,33 sq. mtrs.)] and (2) Taraben Jayantibhai Patel [being Owner of Sub Plot No. 2 admeasuring 1,672 Sq. Mtrs. (given in lieu of Survey No. 710/1 paiki admeasuring 2753 Sq. Mtrs.)] vide Sale Deed dated 03-10-2018 which was registered before the Sub Registrar of Ahmedabad-13 (City) at Serial No. 2332 on 03-10-2018. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 15976 dated 8-10-2018.

- (14) That plans for sub division of the abovestated Final Plot No. 117 admeasuring about 3939 sq.mtrs. (Given in lieu of land bearing Survey No. 710 paiki admeasuring about 6,486 sq.mtrs.) was sanctioned from the Ahmedabad Municipal Corporation (AMC) vide its order dated 21-12-2018 bearing order no. 00762/291118/A0868/M1 and accordingly Final Plot No. 117 admeasuring about 3939 sq.mtrs. was divided into two Sub plots viz. Sub Plot No. 1 admeasuring 2,267 sq.mtrs. (proportionate area of Survey No. 710/1 paiki admeasuring 3,733 sq.mtrs.) and Sub Plot No. 2 admeasuring 1,672 sq.mtrs. (proportionate area of Survey No. 710/1 paiki admeasuring 2,753 sq.mtrs.).





total land admeasuring 1,672 sq.mtrs. (Proportionate area of Survey No. 710/1 paiki admeasuring about 2,753 sq.mtrs.) forming part of Final Plot No. 117 admeasuring about 3,939 sq.mtrs. (Given in lieu of Survey No. 710/1 paiki admeasuring about 6486 sq.mtrs.) forming part of Draft Town Planning Scheme No. 51 (Bodakdev-Makarba- Vejalpur) to Nayanaben Ashishbhai Soparkar vide Sale Deed dated 04-06-2019 which was registered before the Sub Registrar of Ahmedabad-04 (Paldi) at Serial No. 7301 on 04-06-2019. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 16554 dated 26-11-2019.

(19) Thus in view of the above, (1) Taraben Jayantibhai Patel (having undivided 50% share) and (2) Nayanaben Ashishbhai Soparkar (having undivided 50% share) had become the absolute Owners of the said land bearing Sub Plot No. 2 admeasuring 1,672 sq.mtrs. (Proportionate area of Survey No. 710/1 paiki admeasuring about 2,753 sq.mtrs.) forming part of Final Plot No. 117 admeasuring about 3,939 sq.mtrs. (Given in lieu of Survey No. 710/1 paiki admeasuring about 6486 sq.mtrs.) forming part of Draft Town Planning Scheme No. 51 (Bodakdev-Makarba- Vejalpur).

(20) That the said (1) Taraben Jayantibhai Patel (having undivided 50% share) and (2) Nayanaben Ashishbhai Soparkar (having undivided 50% share) have sold and conveyed the land bearing Sub Plot No. 2 admeasuring 1,672 sq.mtrs. (Proportionate area of Survey No. 710/1 paiki admeasuring about 2,753 sq.mtrs.) forming part of Final Plot No. 117 admeasuring about 3,939 sq.mtrs. (Given in lieu of Survey No. 710/1 paiki admeasuring about 6486 sq.mtrs.) forming part of Draft Town Planning Scheme No. 51 (Bodakdev-Makarba-Vejalpur) to GREENCRAFT PROJECTS LLP vide Sale Deed dated 09-06-2023 which was registered before the Sub Registrar of Ahmedabad-04 (Paldi) at Serial No. 9667 on 09-06-2023. Mutation Entry to the said effect is made in the revenue records



In view of what is stated above, we hereby opine that the titles of above referred Non Agricultural land bearing Sub Plot No. 2 admeasuring 1,672 sq.mtrs. (Proportionate area of Survey No. 710/1 paiki admeasuring about 2,753 sq.mtrs.) forming part of Final Plot No. 117 admeasuring about 3,939 sq.mtrs. (Given in lieu of Survey No. 710/1 paiki admeasuring about 6486 sq.mtrs.) forming part of Draft Town Planning Scheme No. 51 (Bodakdev-Makarba- Vejalpur) situate, lying and being at Moje Makarba, Taluka Vejalpur in the Registration District of Ahmedabad and Sub District of Ahmedabad-04 (Paldi) and belonging to **GREENCRAFT PROJECTS LLP**, A limited Liability Partnership Firm shall be clear and marketable and free from reasonable doubts without encumbrances subject to:-

- [1]. Mutation Entry No. 18709 dated 01-07-2023 with respect to the Sale Deed dated 09-06-2023 bearing registration no. 9667 being certified and name of **GREENCRAFT PROJECTS LLP** being entered in revenue records of the said land.
- [2]. Fulfillment of Terms and Condition laid down in N.A. Use permission order.
- [3]. Provisions of The Town Planning and Urban Development Act and use as per Zone of AMC and plans of construction being sanctioned by AMC and provisions of Town Planning Scheme No. 51 (Bodakdev-Makarba- Vejalpur).

DATED THIS 6th DAY OF JULY, 2023

*Hrush 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://iora.gujarat.gov.in>). Thereafter the concerned sub-registrar uploads the relevant data online 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 uploaded by the sub-registrar office 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

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