

IN THE HIGH COURT OF GUJARAT AT AHMEDABAD**R/FIRST APPEAL NO. 3383 of 2022****With****CIVIL APPLICATION (FOR STAY) NO. 1 of 2022****In R/FIRST APPEAL NO. 3383 of 2022****=====**
URJANAGAR TOWNSHIP**Versus****AMIT SANKALCHAND PATEL**
=====**Appearance:****MR AM PAREKH(562) for the Appellant(s) No. 1****for the Defendant(s) No. 1,2****MR TATTVAM K PATEL(5455) for the Defendant(s) No. 1,2**
=====**CORAM:HONOURABLE MS. JUSTICE SONIA GOKANI****and****HONOURABLE MS. JUSTICE NISHA M. THAKORE****Date : 14/10/2022****ORAL ORDER****(PER : HONOURABLE MS. JUSTICE SONIA GOKANI)**

This is an appeal under Section 96 of the Code of Civil Procedure challenging the order passed by the learned Civil Judge, Gandhinagar in Special Civil Suit No.35 of 2021 on 20.07.2022, whereby, the Court has dismissed the suit exercising the powers under Order 7 Rule 11 of the Code of Civil Procedure on the ground of limitation for the agreement to sell is of the year 2011. One of the vital condition was to convert the land into non agricultural land. The order in that regard reflects the NA for the purpose of garden house and conversion rate is 0.60 ps per sq mtr. The requirement as per the agreement need

the conversion into the non agricultural land for the purpose of residence. Learned advocate Mr. Tattvam Patel when inquired about the garden house, he is unable to throw the light. The learned AGP shall keep the concerned officer present and would let the Court know of this. In the meantime, the applicant shall also bring before this Court the legal status of Urjanagar Township. Matter be posted on 18.10.2022. To be listed in first five matters. Any inconvenience to either side, shall make an alternative arrangement.

(SONIA GOKANI, J)

(NISHA M. THAKORE,J)

KAUSHIK J. RATHOD