

SEARCH REPORT ON TITLE

To,

DIPAKBHAI NAGJIBHAI HIRPARA

JIGNESHBHAI NAGJIBHAI HIRPARA

Ahmedabad.

Re

:-

In the matter of investigation of title of Non-Agricultural land bearing
(1) Survey No. 65/2 admeasuring about 1616 Sq.mtrs (2)
Survey No. 65/4 admeasuring about 2529 Sq.mtrs (3)
Survey No. 65/7 admeasuring about 4755 Sq.mtrs included
in T.P.Scheme no. 99 and given Final Plot No.29/2, 29/4, 29/7
admeasuring about 4714 Sq.mtrs, situate, lying and being at
Mouje - **CHILODA (NARODA)** Taluka and District -
GANDHINAGAR prima facie belongs to (1) **DIPAKBHAI**
NAGJIBHAI HIRPARA (2) **JIGNESHBHAI NAGJIBHAI**
HIRPARA...



- (A) As per your instruction I have caused investigation of titles of the said land described in the schedule hereunder for last about 30 years from the certain papers of the said land produced before me by the concerned party and from Sub-Registrar, Gandhinagar record till 15-07-2019.

During the investigation of your title over the said land I have found that :-



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Brief History of Survey No. 65/2 :-

- (1) The said land bearing block/survey no. 65/2 was holding by Mangaldas Ambaram as "Jat Inami Land" as per entry of 858. The effect was given in the revenue record wide mutation entry no.928 dated 21-06-1955.
- (2) Thereafter Mangaldas Ambaram died on 19-08-1958 without making any will. Therefor his name was deleted and his legal heirs (1) Chinubhai Mangaldas (2) Dahyabhai Mangaldas were into said revenue record. The effect was given in the revenue record wide mutation entry no.1012 dated 09-03-1959.
- (3) Thereafter the tenure of the said land Mansangji Raiji paid Rs.2100/- to said land owenr Chinubhai Mangaldas and Dahyabhai Mangaldas as per order no.TNC.CHILODA 5940 by settel commissioner as per tenancy act 32(g). The effect was given in the revenue record wide mutation entry no.1071 dated 18-02-1963.
- (4) Thereafter Mansangaji Raiji died on 15-10-1975 without making will. Therefore his name was deleted and his legal heirs (1) Aataji Mansangaji (2) Shakaraji Mansangaji (3) Laxmiben Mansangaji (4) Fuliben Mansangaji were entered into said land. The effect was given in the revenue record wide mutation entry no.1516 dated 05-05-1976.



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- (5) Thereafter Laxmiben Mansangaji and Fuliben Mansangaji waived their rights infavour of Aataji Mansangaji and Shakaraji Mansangaji. An entry to that effect was made in mutation registrar at serial no. 1529 on 01-08-1977.
- (6) Thereafter Mansangaji Raiji died on 15-10-1975 without making will. Therefore his name was deleted and his legal heirs (1) Aataji Mansangaji (2) Shakaraji Mansangaji were entered into revenue record of said land. The effect was given in the revenue record wide mutation entry no. 1658, dated 18-04-1984.
- (7) Thereafter Aataji Mansangaji died on 12-10-1991 without making any will. Thretherefore his name was deleted and his legal heirs (1) Dahyaji Aataji (2) Budhaji Aataji (3) Takhuben Aataji (4) Santokben Aataji (5) Samunben Aataji and (6) Manguben W/o. Aataji Mansangaji were entered as per Hindu Law vide mutation entry no. 1910 dated 02-05-1992.
- (8) Thereafter Shakaraji Mansangaji died on 03-07-1993 without making any will. Thretherefore his name was deleted and his legal heirs (1) Somaji Shakaraji (2) Punamji Shakaraji (3) Jagadishji Shakaraji(4) Manguben Shakaraji (5) Gangaben Shakaraji and (6) Revaben W/o. Shakaraji Mansangaji were entered as per Hindu Law vide mutation entry no. 1961 dated. 25-02-1994.
- (9) Thereafter Revaben Shakaraji died on 17-10-1999. Thererfore her name was deleted from revenue record said land wide mutation entry no. 2838 dated 25-07-2008.





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(10) Thereafter (1) Manguben Shakaraji Baraiya (2) Gangaben Shakaraji Baraiya (3) Takhiben Aataji Baraiya (4) Revaben Weadow of Shakaraji Mansangaji (Deceased) relinquished their right in favour of (1) Somaji Shakaraji Baraiya (2) Dahyaji Aataji Baraiya (3) Punamji Shakaraji Baraiya (4) Jagadishji Shakaraji Baraiya (5) Budhaji Aataji Baraiya and (6) Manguben W/o. Aataji Baraiya. The effect was given in revenue record mutation wide entry no.2956 dated 31-12-2008.



- (11) Thereafter name of Mansangaji Raiji Thakor was continue as a "Tenant" in the said survey number and there was encumbrance of Rs.2100/- on said survey number. The amount paid by legal heirs of Mansangaji Raiji to the Government then obtained certificate Form No.9. The effect was given in revenue record mutation wide entry no.3328 dated 12-03-2010.
- (12) Thereafter land was reserved for Ahmedabad Urban Development Authority as per passed plan but said land was removed from reserved by AUDA. The effect was given in revenue record mutation wide entry no.3353 dated 09-04-2010.
- (13) Thereafter convertation premium paid to said Survey No. 65/2 admeasurig about 1619 sq.mtrs as per Final Plot No. 971 sq.mtrs into New Tenure to Old Tenure for Residential Non Agricultural purpose by Collector of Gandhinagar by their order no.CB/Ganot/Vashi/2652 to 2659/2011, dated - 15-03-2011. The effect was given in revenue record mutation wide entry



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no.3602 dated 21-03-2011.

(14) Thereafter owner of said Survey No. 65/2 (1) Budhaji Aataji (2) Manguben W/o. Aataji Mansangaji (3) Somaji Shakaraji (4) Dahyaji Aataji (5) Jagadishji Shakaraji (6) Punamji Shakaraji registered power of attorney in favour of you (1) Dipakbhai Nagjibhai Hirpara and (2) Jigneshbhai Nagjibhai Hirpara at Sub-Registrar Office, Gandhinagar at serial no. 4756 dated : 11-04-2011. (old document no. 21329, dt. 27-12-2010) The effect was given in revenue record mutation wide entry no.3615 dated 11-04-2011 but the said entry was cancelled on 08-08-2011.

(15) Thereafter owner of said Survey No. 65/2 (1) Somaji Shakaraji (1) Budhaji Aataji (2) Punamji Shakaraji (3) Jagadishji Shakaraji (4) Manguben W/o. Aataji Mansangaji (5) Manguben Shakraji (6) Gangaben Shakraji (7) Dahyaji Aataji (8) Budhaji Aataji and (9) Takhube Aataji registered power of attorney in favour of Rajubhai Nagjibhai Bharwad at Sub-Registrar Office, Gandhinagar at serial no. 11796 dated : 07-07-2008 and the said power of attorney was cancelled by above land holder on 22-08-2008 at Sub-Registrar Office, Gandhinagar at serial no. 13965.

Brief History of Survey No. 65/4 :-

(1) The said land bearing block/survey no. 65/4 was holding by Mangaldas Ambaram as "Jat Inami Land" as per entry of 858. The effect was given in the revenue record wide mutation entry no.928 dated 21-06-1955.



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- (2) Thereafter Mangaldas Ambaram died on 19-08-1958 without making any will. Therefor his name was deleted and his legal heirs (1) Chinubhai Mangaldas (2) Dahyabhai Mangaldas were into said revenue record. The effect was given in the revenue record wide mutation entry no.1012 dated 09-03-1959.
- (3) Thereafter the tenure of the said land Mansangaji Raiji paid Rs.2100/- to said land owenr Chinubhai Mangaldas and Dahyabhai Mangaldas as per order no.TNC.CHILODA 5940 by settelment commissioner as per tenancy act 32(g). The effect was given in the revenue record wide mutation entry no.1071 dated 18-02-1963.
- (4) Thereafter Mansangji Raiji died on 15-10-1975 without making will. Therefore his name was deleted and his legal heirs (1) Aataji Mansangaji (2) Shakaraji Mansangaji (3) Laxmiben Mansangaji (4) Fuliben Mansangaji were entered into said land. The effect was given in the revenue record wide mutation entry no.1516 dated 05-05-1976.
- (5) Thereafter Laxmiben Mansangaji and Fuliben Mansangaji waived their rights infavour of Aataji Mansangaji and Shakaraji Mansangji. An entry to that effect was made in mutation registrar at serial no. 1529 on 01-08-1977.
- (6) Thereafter Mansangji Raiji died on 15-10-1975 without making will. Therefore his name was deleted and his legal heirs (1) Aataji Mansangaji (2) Shakaraji





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Mansangaji were entered into revenue record of said land. The effect was given in the revenue record wide mutation entry no. 1658, dated 18-04-1984.

- (7) Thereafter Aataji Mansangaji died on 12-10-1991 without making any will. Therefore his name was deleted and his legal heirs (1) Dahyaji Aataji (2) Budhaji Aataji (3) Takhuben Aataji (4) Santokben Aataji (5) Samunben Aataji and (6) Manguben W/o. Aataji Mansangaji were entered as per Hindu Law vide mutation entry no. 1910 dated 02-05-1992.
- (8) Thereafter Shakaraji Mansangaji died on 03-07-1993 without making any will. Therefore his name was deleted and his legal heirs (1) Somaji Shakaraji (2) Punamji Shakaraji (3) Jagadishji Shakaraji (4) Manguben Shakaraji (5) Gangaben Shakaraji and (6) Revaben W/o. Shakaraji Mansangaji were entered as per Hindu Law vide mutation entry no. 1961 dated. 25-02-1994.
- (9) Thereafter Revaben Shakaraji died on 17-10-1999. Therefore her name was deleted from revenue record said land wide mutation entry no. 2838 dated 25-07-2008.
- (10) Thereafter (1) Manguben Shakaraji Baraiya (2) Gangaben Shakaraji Baraiya (3) Takhiben Aataji Baraiya (4) Revaben Weadow of Shakaraji Mansangaji (Deceased) relinquished their right in favour of (1) Somaji Shakaraji Baraiya (2) Dahyaji Aataji Baraiya (3) Punamji Shakaraji Baraiya (4) Jagadishji



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Shakaraji Baraiya (5) Budhaji Aataji Baraiya and (6) Manguben W/o. Aataji Baraiya. The effect was given in revenue record mutation wide entry no.2956 dated 31-12-2008.

- (11) Thereafter name of Mansangaji Raiji Thakor was continue as a "Tenant" in the said survey number and there was encumbrance of Rs.2100/- on said survey number. The amount paid by legal heirs of Mansangaji Raiji to the Government then obtained certificate Form No.9. The effect was given in revenue record mutation wide entry no.3328 dated 12-03-2010.
- (12) Thereafter land was reserved for Ahmedabad Urban Development Authority as per passed plan but said land was removed from reserved by AUDA. The effect was given in revenue record mutation wide entry no.3353 dated 09-04-2010.
- (13) Thereafter owner of said Survey No. 65/4 (1) Somaji Shakaraji (1) Budhaji Aataji (2) Punamji Shakaraji (3) Jagadishji Shakaraji (4) Manguben W/o. Aataji Mansangaji (5) Manguben Shakraji (6) Gangaben Shakraji (7) Dahyaji Aataji (8) Budhaji Aataji and (9) Takhube Aataji registered power of attorney in favour of Rajubhai Nagjibhai Bharwad at Sub-Registrar Office, Gandhinagar at serial no. 11796 dated : 07-07-2008 and the said power of attorney was cancelled by above land holder on 22-08-2008 at Sub-Registrar Office, Gandhinagar at serial no. 13965.





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Brief History of Survey No. 65/7 :-

- (1) The said land bearing block/survey no. 65/7 was occupied by Shakariben W/o. Narmadashankar and she was died without making any will. Therefore her name was deleted and her legal heirs Govindlal Namradashankar was entered into said revenue record. The effect was given in the revenue record wide mutation entry no.639 dated 25-01-1947.
- (2) Thereafter Mansangaji Raiji was declared the "Restricted Tenure " of the said survey no. 65/7 by taluka order no.T.N.C. dated 27-11-1947. The effect was given in the revenue record wide mutation entry no.665 dated 06-03-1948.
- (3) Thereafter "Tenant" of the survey no. 65/7 Mansangaji Raiji was decided to pay Rs.500/- to Govindlal Narmadashankar Joshi by four installment.The effect was given in the revenue record wide mutation entry no.1080 dated. 24-06-1963.
- (4) Thereafter Mansangaji Raiji died on 15-10-1975 without making will. Therefore his name was deleted and his legal heirs (1) Aataji Mansangaji (2) Shakaraji Mansangaji (3) Laxmiben Mansangaji (4) Fuliben Mansangaji were entered into said land. The effect was given in the revenue record wide mutation entry no.1516 dated 05-05-1976.



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- (5) Thereafter Laxmiben Mansangaji and Fuliben Mansangaji waived their rights infavour of Aataji Mansangji and Shakaraji Mansangji. An entry to that effect was made in mutation registrar at serial no. 1529 on 01-08-1977.
- (6) Thereafter legal heirs of Mansangaji Raiji paid Rs.500/- to Govindlal Narmadashankar joshi then said land was declared as a "Pratibandhit Satta Prakar".for name of (1) Aataji Mansangji and (2) Shakaraji Mansangji.The effect was given in the revenue record wide mutation entry no.1530 dated 01-08-1977.
- (7) Thereafter Mansangji Raiji died on 15-10-1975 without making will. Therefore his name was deleted and his legal heirs (1) Aataji Mansangji (2) Shakaraji Mansangji were entered into revenue record of said land. The effect was given in the revenue record wide mutation entry no. 1658, dated 18-04-1984.
- (8) Thereafter Aataji Mansangji died on 12-10-1991 without making any will. Threrefore his name was deleted and his legal heirs (1) Dahyaji Aataji (2) Budhaji Aataji (3) Takhuben Aataji (4) Santokben Aataji (5) Samunben Aataji and (6) Manguben W/o. Aataji Mansangji were entered as per Hindu Law vide mutation entry no. 1910 dated 02-05-1992.
- (9) Thereafter Shakaraji Mansangji died on 03-07-1993 without making any will. Threrefore his name was deleted and his legal heirs (1) Somaji Shakaraji





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(2) Punamji Shakaraji (3) Jagadishji Shakaraji (4) Manguben Shakaraji (5) Gangaben Shakaraji and (6) Revaben W/o. Shakaraji Mansangji were entered as per Hindu Law vide mutation entry no. 1961 dated. 25-02-1994.

(10) Thereafter Revaben Shakaraji died on 17-10-1999. Therefore her name was deleted from revenue record said land wide mutation entry no. 2838 dated 25-07-2008.

(11) Thereafter (1) Manguben Shakaraji Baraiya (2) Gangaben Shakaraji Baraiya (3) Takhiben Aataji Baraiya (4) Revaben Weadow of Shakaraji Mansangji (Deceased) relinquished their right in favour of (1) Somaji Shakaraji Baraiya (2) Dahyaji Aataji Baraiya (3) Punamji Shakaraji Baraiya (4) Jagadishji Shakaraji Baraiya (5) Budhaji Aataji Baraiya and (6) Manguben W/o. Aataji Baraiya. The effect was given in revenue record mutation wide entry no. 2956 dated 31-12-2008.

(12) Thereafter land was reserved for Ahmedabad Urban Development Authority as per passed plan but said land was removed from reserved by AUDA. The effect was given in revenue record mutation wide entry no. 3353 dated 09-04-2010.

(13) Thereafter owner of said Survey No. 65/7 (1) Budhaji Aataji (2) Manguben W/o. Aataji Mansangji (3) Somaji Shakaraji (4) Dahyaji Aataji (5) Jagadishji Shakaraji (6) Punamji Shakaraji registered power of attorney in favour of you (1) Dipakbhai Nagjibhai Hirpara and (2) Jigneshbhai Nagjibhai Hirpara at



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Sub-Registrar Office, Gandhinagar at serial no. 4757 dated : 11-04-2011 (old document no. 21337 dt.28/12/2010). The effect was given in revenue record mutation wide entry no.3616 dated 11-04-2011 but the said entry was cancelled on 08-08-2011.

- (14) Thereafter convertation premium paid to said Survey No. 65/7 admeasurig about 4755 sq.mtrs as per Final Plot No. 2226 sq.mtrs into New Tenure to Old Tenure for Residential Non Agricultural purpose by Deputy Collector of Gandhinagar (Land Reform) by their order no.CB/Ganot/Vashi/6844 to 6856/2011, dated - 01-08-2011. The effect was given in revenue record mutation wide entry no.3680 dated 06-08-2011.



Common History of Survey No. 65/2, 65/4, 65/7 :-

- (1) Thereafter (1) Budhaji Aataji (2) Manguben W/o.Aataji Mansangji (3) Somaji Shakaraji (4) Dahyaji Aataji (5) Jagadishji Shakaraji (6) Punamji Shakaraji sold and conyed the said (1) Survey No. 65/2 admeasuring about 1616 Sq.mtrs (2) Survey No. 65/4 admeasuring about 2529 Sq.mtrs (3) Survey No. 65/7 admeasuring about 4755 Sq.mtrs to you (1) Dipakbhai Nagjibhai Hirpara and (2) Jigneshbhai Nagjibhai Hirpara by registered sale deed no.9568 dated : 13-09-2011. The effect was given in revenue record wide mutation entry no.3700 dated 13-09-2011.
- (2) Thereafter collector of Gandhinagar by their order no.CB/Ganot/Vashi/3724



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to 3829 for extension of Non Agricultural purpose. An entry to that effect in was given in the revenue record wide mutation entry no.3811 dated 21-04-2012.

- (3) Thereafter Survey No. 65/2, 65/4, 65/7 (F.P.No.29/2, 29/4, 29/7) land admeasuring 4714 sq.mtr. converted into Residential Non Agricultural purpose by Collector of Gandhinagar by their order no.CB/Jamin/N.A./S.R.65/11/Vashi.9408 to 9423/2012, dated - 11-05-2012. The effect was given in revenue record mutation wide entry no.3823 dated 21-05-2012.
- (4) Thereafter Collector of Gandhinagar by their order no.CB/Jamin//Vashi/21155 to 21167/2012 dated 29-09-2012. total admeasuring 790 sq.mtr (F.P. 29/7 paiki) out of 4714 sq.mtr of survey no.65/2, 65/4, 65/7 (Final Plot no.29/2, 29/4, 29/7) was revised for Commercial purpose. An entry to that effect in was given in the revenue record wide mutation entry no. 3926, dated 01-11-2012.
- (5) Thereafter (1) Manguben D/o. Shakraji Mansangji and others their power of attorney holdrer Dipakbhai Nagjibhai Hirpara and Jigneshbhai Nagjibhai Hirpara confirmed the registerd sale deed no. 9568 dated : 13-09-2011 by the registerd confirmation deed no. 12726 dated 16-09-2014.
- (6) Thereafter (1) Dipakbhai Nagjibhai Hirpara and (2) Jigneshbhai Nagjibhai Hirpara the land owner of said Survey No. 65/2, 65/4, 65/7 (F.P.No.29/2,



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- (i) Fulfillment of The Provision of The Bombay Tenancy and Agriculture Lands Act, The Bombay Fragmentation and consolidation of holdings act, or any other act, Town Planning Act, Rule / notification, gazette etc. in force from time to time.
- (ii) Fulfillment of all the terms and conditions mentioned in the orders issued for the said land by competent authority etc.
- (iii) Public Notice given to Published and Usual Declaration made by owners of the said land.
- (iv) Reserve Development rights of Rashmi Engicon Pvt. Ltd.

SCHEDULE ABOVE REFERRED TO

All that piece or parcel of In the matter of investigation of title of Non-Agricultural land bearing (1) Survey No. 65/2 admeasuring about 1616 Sq.mtrs (2) Survey No. 65/4 admeasuring about 2529 Sq.mtrs (3) Survey No. 65/7 admeasuring about 4755 Sq.mtrs included in T.P.Scheme no. 99 and given Final Plot No.29/2, 29/4, 29/7 admeasuring about 4714 Sq.mtrs, situate, lying and being at Mouje - **CHILODA (NARODA)** Taluka and District - **GANDHINAGAR** in the State of Gujarat.

AT AHMEDABAD DATED THIS ...15..... th DAY OF JULY 2019.

Manoj K. Sindhav, Advocate

Note of caution and disclaimer :-

- (1) That the computerized record of sub registrar is not well prepared / maintained / recorded by the agency which is appointed by the State Government and hence may be erroneous, resulting into our / my error.
- (2) The Record of the Sub-Registrar and some past record is illegible or destroyed or not visible for some years.
- (3) In case.... if any deed (s) / writing (s) etc. executed through power of attorney holder then consent deed / letter is required to be taken from the person (s) who have given power of attorney i.e. from original owner.
- (4) This Search Report is based only on the search the consent records maintain by the consent revenue officer and the consent subregistrar.
- (5) This Report is given / issued only to (1) Dipakbhai Nagjibhai Hirpara (2) Jigneshbhai Nagjibhai Hirpara so no other party shall utilize it or rely without concerning us as well as without our written permission.

**201, Elite, B/h. Shapath Hexa, Opp. Gujarat High Court, Nr. Sola Over Bridge,
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