

Enrollment no:- G18242008

SEARCH REPORT ON TITLE

To,

DIPAKBHAI NAGJIBHAI HIRPARA

JIGNESHBHAI NAGJIBHAI HIRPARA

Ahmedabad.

Re

:-

In the matter of investigation of title of Residential Non Agricultural land bearing Survey No. 53/1 admeasuring about 6728 Sq.mtrs included in T.P.Scheme no.99 and given Final Plot No.4/1 admeasuring about 5046 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 Sub-Registrar, Gandhinagar record till date.07-07-2020 and the certain papers of the said land produced before me by the concerned party and during the investigation of your title over the said land I have found that :-

(1) The said land bearing block/survey no. 53 declared as "KHALSA AND NEW TENURE" by prant officer by its order no.YND.IV,2197, 23-10-1947 The effect

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was given in the revenue record wide mutation entry no.660, dated 03-12-1947.

- (2) Thereafter Ranachhodji Revaji decided to pay PAT amount of said land, then said land was declared as a "New Tenure" in the name of Ranchhodji Revaji. The effect was given in the revenue record wide mutation entry no.721, dated 18-04-1950.
- (3) Thereafter Ranchhodji Revaji entered his brother Raisangji Revaji as a "co-owner" of said land. The effect was given in the revenue record wide mutation entry no.1251, dated 05-02-1968.
- (4) Thereafter Ranchhodji Revaji died on 22-10-79 without making any will. Therefore his name was deleted and his legal heirs (1) Varsangji Ranchhodji (2) Dhabuben w/o Ranchhodji Revaji were entered as per Hindu Law vide mutation entry no. 1772, dated. 30-08-1988.
- (5) Thereafter Raisangji Revaji co-owner of said land died on 20-10-1989 without making any will. Therefore his name was deleted and his legal heirs (1) Fulaji Raichandji (2) Dahiben W/o Jawanji Raichandji were entered as per Hindu Law vide mutation entry no. 1846, dated. 16-10-1990.
- (6) Thereafter Dhabuben W/o Ranchhodji Revaji co-owner of said land died on 02-02-1990 without making any will. Therefore her name was deleted



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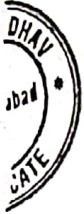
from the revenue record of said land. The effect was given in the revenue record wide mutation entry no.1861, dated 30-10-1990.

- (7) Thereafter the said land was reserved for Ahmedabad Urban Development Authority. The effect was given in the revenue record wide mutation entry no.1881, dated 23-05-1991.
- (8) Thereafter Fulaji Raichandji co-owner of the said land died on 10-10-1999 without making any will. Therefore his name was deleted and his legal heirs (1) Roopaben W/o Fulaji Raisangji (2) Bhemaji Fulaji (3) Laxmanji Fulaji (4) Kakiben Raisangji (5) Neniben Raisangji were entered as per Hindu Law vide mutation entry no. 2198, dated. 09-10-2001.
- (9) Thereafter Varsangji Ranchhodji co-owner of said land died on 17-06-2002 without making any will. Therefore his name was deleted and his legal heirs (1) Rameshbhai Varsangji (2) Vishnubhai Varsangji (3) Kailashben Varsangji and (4) Leeleben W/o Varsangji Ranchhodji were entered as per Hindu Law vide mutation entry no. 2211 dated. 12-07-2002.
- (10) 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.2654 dated 13-04-2007.



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- (11) Thereafter said land was reserved for Ahmedabad Urban Development Authority but same was removed from reserved by AUDA. The effect was given in revenue record mutation wide entry no.2706, dated 07-08-2007.
- (12) Thereafter conversion premium paid to said Survey No. 53 admeasuring about 13456 sq.mtrs into New Tenure to Old Tenure Agricultural purpose by Collector of Gandhinagar by their order no.B/GANOT/VASHI/V723/28/2008, dated 10-09-2008.. The effect was given in revenue record mutation wide entry no.2875 dated 18-09-2008.
- (13) Thereafter owner of said Survey No. 53 (1) Dahiben W/o Javanji Raichandji (2) Rameshji Varsangji (3) Vishnuji Varsangji (4) Kailashben Varsangji (5) Leelaben W/o Varsangji Ranchhodji (6) Bhemaji Laxmanji (7) Kakiben Fulaji (8) Neniben Fulaji (9) Roopaben W/o Fulaji Raisangji through their POA holder Mansukhbhai Babubhai Patel sold and conveyed the 13456 sq.mtr land in favour of (1) Mustakhusain Kamarali Tirmizi (2) Vimlaben Nathalal Shah (3) Sudhirbhai Mulchanddas Shah (4) Rajendrabhai Mulchanddas Shah (5) Niranjnanaben Mulchanddas Shah (6) Kamlesh Mulchanddas Shah (7) Sandip Pratapsinh Chavda at sub-registrar office, gandhinagar at serial no.14932, dated 19-09-2008. The effect was given in revenue record mutation wide entry no.2878, 26-09-2008.
- (14) Thereafter Manually revenue record of said survey number was rectified. and converted into computerized. The effect was given in the revenue record



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wide mutation entry no.2895, dated 18-10-2008.

- (15) Thereafter Babubhai Shakaraji Thakor POA holder of (1) Dahiben Javanji Raisangji Thakor (2) Bhemaji Fulaji Thakor (3) Laxmanji Fulaji (4) Kakiben Fulaji (5) Neniben Fulaji (6) Roopaben W/o Fulaji Raisangji sold and conveyed 6728 sq.mtrs out of 13456 sq.mtrs land to Haribhai Savjibhai Patel at sub-registrar office at serial no.15842, dated 13-10-2008. The effect was given in the revenue record wide mutation entry no.2918, dated 15-11-2008 and the said entry was cancelled.
- (16) Thereafter Haribhai Savjibhai patel filed Special Civil Suit no. 319/2008 in Principal Senior Civil Judge, Gandhinagar and registered Leas Pendancy on said survey number which was registered at sub-registered office, gandhinagar at serial no.18040, dated 23-12-2008. The effect was given in the revenue record wide mutation entry no.2967, dated 10-01-2009. The said an entry was cancelled.
- (17) Thereafter (1) Mustakhusaln Kamarali Tirmizi (2) Vimlaben Nathalal Shah (3) Sudhirbhai Mulchanddas Shah (4) Rajendrabhai Mulchanddas Shah (5) Niranjnanaben Mulchanddas Shah (6) Kamlesh Mulchanddas Shah (7) Sandip Pratapsinh sold and conveyed 6728 sq.mtr out of 13456 sq.mtr land to (1) Dipakbhai Nagjibhai Hirpara (2) Jigneshbhai nagjibhai Hirpara (3) Jerambhai Chhaganbhai Kanani (4) Bhagwanbhai Jasmatbhai Sodvadiya, at sub-registrar office, gandhinagar at serial no.10941, dated 15-09-2011. The



MANOJ K. SINDHAV

B.Com., LL.B
ADVOCATE



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effect was given in the revenue record wide mutation entry no.3703, dated 15-09-2011. (as per computerised record old survey no. 53 admeasuring 13456 sq.mtrs given new survey no. 53/1 admeasuring 6728 sq.mtrs and survey no. 53/2 admeasuring 6728 sq.mtrs)

- (18) Thereafter (1) Bhagwanbhai Jasmatbhai Sodvadiya (2) Jerambhai Chhaganbhai Kanani sold and conveyed 3364 sq.mtr out of 6728 sq.mtr land to you (1) Dipakbhai Nagjibhai Hirpara (2) Jigneshbhai Nagjibhai Hirpara, at sub-registrar office, gandhinagar, at serial no.4630, dated 30-03-2013. The effect was given in the revenue record wide mutation entry no.3992, dated 30-03-2013.
- (19) Thereafter application filed by Haribhai Savjibhai Patel was rejected by prant officer and ordered to certify an entry no.2878. The effect was given in the revenue record wide mutation entry.4276, dated 12-02-2014.
- (20) Thereafter application filed by Haribhai Savjibhai Patel was rejected by prant officer and ordered to cancel an entry no.2967. The effect was given in the revenue record wide mutation entry.no.4317, dated 22-04-2014.
- (21) Thereafter application filed by Haribhai Savjibhai Patel was rejected by prant officer and ordered to cancel an entry no.2918. The effect was given in the revenue record wide mutation entry.no.4318, dated 22-04-2014.

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- (22) Thereafter Injunction Application filed by applicant Haribhai Savjibhai Patel was granted by Civil Judge of Gandhinagar. The effect was given in the revenue record wide mutation entry no.4826, dated 31-03-2016.
- (23) Thereafter application filed by Haribhai Savjibhai Patel which was remained unchanged on said survey number by High Court of Gujarat by its order Misc.Civil Application no. 2193/2016. The effect was given in the revenue record wide mutation entry no.4952, dated 22-12-2016.
- (24) Thereafter Interim Injunction filed by Haribhai Savjibhai Patel on said survey number which remove by High Court of Gujarat by its appeal from order no.264/2014 with Civil Application no.6438/2014. The effect was given in the revenue record wide mutation entry no.4955, dated 04-01-2017.
- (25) Thereafter convertation premium paid to said Survey No. 53/1 admeasurig about 6728 sq.mtrs, T.P. No. 99, F.P.NO. 4/1 admeasurig about 5046 sq.mtrs into Residential Non Agricultural purpose by Collector of Gandhinagar by their order no. 624/06/03/071/2019, dated 31-07-2019.The effect was given in the revenue record wide mutation entry no.5606, dated 31-07-2019.
- (26) Thereafter said Survey No. 53/1 admeasurig about 6728 sq.mtrs, T.P. No. 99, F.P.NO. 4/1 admeasurig about 5046 sq.mtrs land converted into Residential Non Agricultural purpose by Collector of Gandhinagar by their order no. 1275/06/03/071/2019, dated 31-07-2019.The effect was given

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in the revenue record wide mutation entry no.5654, dated 18-09-2019.

- (27) Thereafter (1) Dipakbhai Nagjibhai Hirpara and (2) Jigneshbhai Nagjibhai Hirpara executed Development Agreement for the said Survey No. 53/1 land admeasuring 5046 sq.mtr. in favour with Rashmi Buildmark a Partnership Firm and the same was registered on 31-01-2020 order dated 25-02-2020 at serial no.2677.at sub-registrar office Gandhinagar.

- (28) Thereafter a Building Commencement Permission or Raja Chitthi has been given to construct building upon the said land by Ahmedabad Municipal Corporation on 12-06-2020 as under.

Block No.	Rajachitthi No.
A	03287/010120/A3169/RO/M1
B+C+D	03288/010120/A3171/RO/M1
E	03289/010120/A3172/RO/M1

- (B) Thereafter I have taken search of the records maintained by Sub Registrar Gandhinagar from the year of 1984 to 07-07-2020.
- (C) Therefore I opine that the said land belongs to you and is free from any encumbrance and marketable subject to.
- (I) Fulfillment of The Provision of The Bombay Tenancy and Agriculture Lands Act, The Bombay



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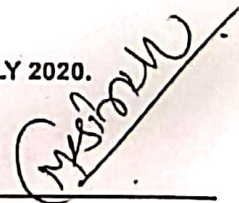
- Fragmentation and consolidation of holdings act, or any other act, Town Planning Act, Rule / notification, gazette etc. in force from time to time.
- (II) Fulfillment of all the terms and conditions mentioned in the orders issued for the said land by competent authority etc.
- (III) Final outcome of Special Civil Suit no. 319/2008 in Civil Court, Gandhinagar.
- (III) Public Notice given to Published and Usual Declaration made by owners of the said land.
- (iv) Reserve Development rights of Rashmi Buildmark.

SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land in the matter of investigation of title of Residential Non-Agricultural land bearing Survey No. 53/1 admeasuring about 6728 Sq.mtrs included in T.P.Scheme no.99 and given Final Plot No.4/1 admeasuring about 5046 Sq.mtrs, situate, lying and being at Mouje - CHILODA (NARODA) Taluka and District - GANDHINAGAR in the State of Gujarat.

AT AHMEDABAD DATED THIS 7th DAY OF JULY 2020.




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. The Record of the Sub-Registrar and some past record is illegible or destroyed or not visible for some years.
- (2) 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.
- (3) This Search Report is based only on the search the consent records maintain by the consent revenue officer and the consent Sub-Registrar.
- (4) 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.

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