

# NIRAV K. HIRPARA (ADVOCATE)

412/2305, Gujarat Housing Board, Bapunagar, Ahmedabad.

Office: 150, Maruti Plaza, Nr. Prakash High School, Krushnanagar, Ahmedabad.

Mo.: 9824052919

Ref. No.

To,

Uma Developers,

A Partnership Firm,

Ahmedabad

Reg: In the matter of investigation to the title of Non-Agricultural land for Residential Purpose bearing Final Plot No. 159 admeasuring 2458 Sq. Mtrs. comprised Block/Survey No. 237/1, situate, lying and being at Mouje Village Chiloda (Naroda), Taluka Gandhinagar in the registration Sub District & District Gandhinagar and belonging to Uma Developers - A Partnership Firm.

In pursuance of your instructions to investigate/verify the titles of aforesaid property/land, we have caused searches to be taken of relevant revenue records available from the concerned Talati Office, E-Dhara Mamlatdar and Registration Records available at the concerned office of the Sub-Registrar of Assurances for a period of last about thirty years through my search clerk. We have also taken root of titles for last about Thirty years and verified the documents, papers, writings and records submitted by the owner of the said property/land and believing the same to be true, genuine and obtained from original sources and relied on the facts mentioned therein believing the same to be true, our report on title and opinion thereof for his/her/their personal use is as stated hereafter. For detailed facts and particulars, reference may be taken from the documents, papers, writings and records referred to herein below.

1. Originally the land bearing Block/Survey No. 237 was owned, occupied and possessed by Bai Diwali D/o. Chunilal Narandas Prior to the year 1943.
2. Thereafter owner of the said land bearing Block/Survey No. 237 namely Bai Diwali D/o. Chunilal Narandas had intestate and leaving behind her her legal heirs as Mathurdas Fulchand Gandhi and hence their name was brought on the revenue record of the said land upon succession right and entry to that effect



was mutated in the revenue record by mutation entry No. 549, dated: 20.01.1943., which was duly certified by the competent authority.

3. Thereafter owner of the said land bearing Block/Survey No. 237 namely Mathurdas Fulchand Gandhi had sold and conveyed the said land to Jenaji Pahadji by Sale Deed Registered in the Office of Sub-registrar of Assurances and Taluka Authority had passed order bearing No. T.N.C., dated: 19.08.1950., and entry to that effect was mutated in the revenue record by mutation entry No. 723, dated: 23.08.1950., which was duly certified by the competent authority.
4. Thereafter said land had known as Jat Inami Dhara & Khalsa Raiyatvali Hed in the name of Jenaji Pahadji and entry to that effect was mutated in the revenue record by mutation entry No. 887 dated: 21.06.1955. which was duly certified by the competent authority.
5. Thereafter owner of the said land bearing Block/Survey No. 237 namely Jenaji Pahadji had intestate on 19.05.1968. and leaving behind him his legal heirs as Becharji Jenaji, Pratapji Jenaji, Santokben Jenaji, Mithiben Jenaji & Surajben Wd/o. Jenaji Pahadji and hence their names were brought on the revenue record of the said land upon succession right and entry to that effect was mutated in the revenue record by mutation entry No. 1270, dated: 25.05.1968., which was duly certified by the competent authority.
6. Thereafter Co-Owners of the said land namely Santokben Jenaji, Mithiben Jenaji & Surajben Wd/o. Jenaji Pahadji had voluntarily waived and relinquished their rights, title, interest, share and claim persisting in the said land in favour of Becharji Jenaji and hence their names were deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record by Mutation entry No. 1271 dated: 25.05.1968. which was certified by the competent authority.



7. Thereafter owner of the said land bearing Block/Survey No. 237 namely Becharji Jenaji had intestate on 17.06.2000. & Kashiaben Becharji also died and leaving behind them their legal heirs as Keshaji Becharji, Shanaji Becharji, Javanji Becharji, Dineshji Becharji, Bachuji Becharji & Shardaben Becharji and hence their names were brought on the revenue record of the said land upon succession right and entry to that effect was mutated in the revenue record by mutation entry No. 2183, dated: 16.02.2001., which was duly certified by the competent authority.
8. Thereafter Co-owner of the said land namely Pratapji Jenaji H.U.F. through their P.O.A. holder Dipakji Prataji had sold and convey the said land bearing Block/Survey No. 237 paiki undivided 50% share admeasuring 4097 Sq. Mtrs. to Hareshbhai Dayalji bhai Talaviya & Nileshbhai Batukbhai Panchani by Sale Deed Registered in the Office of the Sub-registrar of Assurances under serial No. 3346, dated: 14.03.2014. and entry to that effect was mutated in the revenue record by mutation entry No. 4303, dated: 20.06.2014., which was duly certified by the competent authority.
9. Thereafter, The District Inspector, Land Record, Gandhinagar issued Correction index i.e. Durasti Patrak No. 65 vide letter bearing No. K.J.P./S.R./GA.27/2017/18 dated: 03.08.2017. and accordingly the land bearing Survey No. 237 was divided in to two parts (A) Block/Survey No. 237/1 admeasuring 4097.00 sq. Mtrs. and the said land is standing in the names of (1) Hareshbhai Diyalbhai Talaviya & (2) Nileshbhai Batukbhaji Panchani, and (B) Block/Survey No. 237/2 admeasuring 4098.00 sq. Mtrs. and entry to that effect was mutated in the revenue record by mutation entry No. 5103, dated: 04.10.2017., which was certified by the competent authority.
10. Thereafter, District Collector, Gandhinagar had granted Non-agricultural use permission for Residential purpose to the said land vide order bearing number: CB/JAMIN/BI.KHE./S.R.377/18VASHI.35399 to 35413/18 Dated: 29.09.2018. in



accordance with the provision of Section-65 of land revenue code and entry to that effect was mutated in the revenue record by mutation entry No. 5386 dated: 09.10.2018. which was certified by the competent authority.

11. Thereafter owners of the said land namely (1) Hareshbhai Diyalbhai Talaviya & (2) Nileshbhai Batukbhahi Panchani had sold and convey the said land Non-agricultural land bearing Final Plot No. 159 admeasuring 2458 Sq. Mtrs. Block/Survey No. 237/1 to Uma Developers – A Partnership Firm by Sale Deed Registered in the Office of Sub-registrar of Assurances under serial No. 2086, dated: 11.10.2018. and entry to that effect was mutated in the revenue record by mutation entry No. 5382 dated: 19.10.2018. which was certified by the competent authority.
12. As a part of investigation of title, we have issued public notice appeared in the daily news paper "DIVYA BHASKAR" dated: 21.07.2019. inviting any claim in, on or upon the said land. Pursuant to which, we have not received any claim/objection from any persons, in response thereto.
13. The aforesaid report/opinion is reference of revenue records and Sub-registry records relevant for the purpose to study the devolution of title and to ascertain any charge or encumbrances and does not contain entire revenue or sub-registry records. We have also perused the copies of papers, documents, statements etc. produced/submitted by the owners and relied on the facts mentioned therein believing the same to be true.
14. We have been informed by the owner/s of the said property/land that except the above stated facts. The said property/land has not been given in security. Neither they nor any of their heirs administrators, Successors and assigns or any prior owner/s or other persons has/have created any charge or encumbrances of any nature whatsoever thereon. The said property/land is not subject matter of any pending proceedings and that any order decree, attachment or any order of



any court or authority not operating against the said property/land adversely affecting the title. The said property/land or any portion thereof is not under acquisition or requisition under any law and there are no other facts or particulars, which can adversely affect their title.

In view of aforementioned facts and circumstances and perusal and scrutiny of the deeds, documents, papers, writings and records etc. submitted/ furnished by you and believing the same to be true, genuine and obtained from original sources, I am of the opinion that the title of the captioned property/land belonging to **Uma Developers - A Partnership Firm** is clear, marketable and free from all encumbrances and beyond reasonable doubts subject to:-

- (a) Usual Declaration-cum-Indemnity on title being made by Uma Developers – A Partnership Firm.
- (b) Fulfil the terms and conditions laid down in N.A. order.
- (c) Fulfil the Provisions of prevailing relevant laws.

Caution:- Search of complete registration record is not available due to tearing of pages of books available for inspection.

Ahmedabad

Date: 31.07.2019.

Yours faithfully,

*Nirav K. Hirpara*

Nirav K. Hirpara

Advocate

