

TITLE CERTIFICATE

FOR,

RAMESHBHAI POPATBHAI HIRPARA

BLOCK/SUREY NO	- 117/3
T.P. SCHEME NO.	- 119
F.P. NO.	- 38/3/2
MOJE	- NIKOL
TALUKA	- ASARWA
DIST	- AHMEDABAD
ADMEASURING	- 2696 MTRS NON AGRICULTURAL LAND

SHETH ASSOCIATES, ADVOCATES

OFF. - FIRST FLOOR 2&3, "VAIKUNTH COMPLEX" NR.RASPAN ARCADE,
NIKOL-NARODA ROAD, NIKOL, AHMEDABAD. MO.- 91 99798 84197.

To,

Rameshbhai Popatbhai Hirpara

Residing at Nikol, Ahmedabad.

Sub: -

In the matter of investigation of title of Non Agricultural land (as per village form no.7&12) bearing Block/Survey Number: 117/3 admeasuring 10320 sq.mtrs included in T.P. Scheme No. : 119 and given F.P. No. : 38/3/1 admeasuring 3496 sq.mtrs and F.P. No. : 38/3/2 admeasuring 2696 sq.mtrs total admeasuring 6192 sq. mtrs. paiki F.P. No. : 38/3/2 admeasuring 2696 sq.mtrs Non Agriculture land situated lying and being Mouje-Nikol, Taluka-Ashrawa, Dist. - Ahmedabad in the state of Gujarat belonging to (1) Rameshbhai Popatbhai Hirpara (81.72% Partner of said land) (2) Hareshbhai Nagjibhai Ramani (4.57% Partner of said land) (3) Arvindbhai Kalubhai Shankar (4.57% Partner of said land) (4) Vashrambhai Mohanbhai Bagadiya (4.57% Partner of said land) and (5) Dhirubhai Chhaganbhai Dudhat (4.57% Partner of said land)...



THIS IS TO OPINE THAT, We have caused investigation of titles of the land described in the schedule hereunder on the basis of the certain papers of the said Land produced before us by the concerned party and from the records maintained by Talati mouje Nikol for last about thirty year till 21/02/2019 and from the records maintained by Sub registrar Ahmedabad-1 (City) from years of 1986 to 1993 on dated 12-04-2016, Ahmedabad-7(Odhav) from years of 1994 to 2011 on dated 12-04-2016, Ahmedabad-13 (City) from years of 2011 to 2016 on dated 13-04-2016, and Ahmedabad-12 (Nikol) from years of 2011 to 2019 on dated 15-04-2019,. We have issued a public notice in daily Gujarati news papers "Divya Bhaskar" on 01/03/2019 in the names of (1) Rameshbhai Popatbhai Hirpara (81.72% Partner of said land) (2) Hareshbhai Nagjibhai Ramani (4.57% Partner of said land) (3) Arvindbhai Kalubhai Shankar (4.57% Partner of said land) (4) Vashrambhai Mohanbhai Bagadiya (4.57% Partner of said land) and (5) Dhirubhai Chhaganbhai Dudhat (4.57% Partner of said land) inviting objections any claims, rights or objection of any type of any person, institute etc from public at large. In response of which Samuben d/o Kavabhai Fulabhai and wd/o Maganbhai Kalabhai Chunara raised objection in writing but all the facts mentioned in the said objection are examined by us as per availability of revenue record and it seems weightless due to non-proving of case in favour of her before all revenue authorities and in the Court of Civil, We have not received any other objection from any one in the said matter which carry weightage or with documentary

evidence. We opine that the land described in the schedule hereunder prima facie belongs to (1) Rameshbhai Popatbhai Hirpara (81.72% Partner of said land) (2) Hareshbhai Nagjibhai Ramani (4.57% Partner of said land) (3) Arvindbhai Kalubhai Shankar (4.57% Partner of said land) (4) Vashrambhai Mohanbhai Bagadiya (4.57% Partner of said land) and (5) Dhirubhai Chhaganbhai Dudhat (4.57% Partner of said land) %) and the same are clear, marketable and free from any encumbrances subject to...

- (1) Fulfillment of The Provision of The Bombay Tenancy and Agricultural Lands Act, The Bombay Fragmentation and consolidation of holdings act, Town Planning act, stamp act, registration act or any other act, rule / notification, gazette etc, which may apply.
- (2) Fulfillment of all the terms and conditions mentioned in the orders issued for the scheduled land and in any concerned case.
- (3) Production of all relevant and necessary original papers, documents, orders, deeds etc of the said land
- (4) Declaration on oath be made by you for your clear and marketable title over the said land.
- (5) Rights of Samuben d/o Kavabhai Fulabhai if 'any' be fulfill.
- (6) Legal heirs right to be protected.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Non Agricultural land (as per village form no.7&12) bearing Block/Survey Number: 117/3 admeasuring 10320 sq.mtrs included in T.P. Scheme No. : 119 and given F.P. No. : 38/3/1 admeasuring 3496 sq.mtrs and F.P. No. : 38/3/2 admeasuring 2696 sq.mtrs total admeasuring 6192 sq. mtrs. paiki F.P. No. : 38/3/2 admeasuring 2696 sq.mtrs Non Agriculture land situated lying and being Mouje-Nikol, Taluka-Ashrawa, Dist. - Ahmedabad in the state of Gujarat....

AT AHMEDABAD DATED 20th DAY OF APRIL, 2019.

For, Sheth Associates, Advocates



Dhaval S. Sheth (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 are 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) In case of alienation minor's right is required to be safeguarded and consent of all major member is required to be taken if any sale or transfer executed by karta of any H.U.F. in past or heritage property sold.
- (5) This certifica is based only on the search of revenue records, record of Sub-registrar and the documents and information provided by the concern party.
- (6) We have issued this report to only our clients Rameshbhai Popatbhai Hirpara no other shall rely on this without our written permission.