

# NIRAV K. HIRPARA (ADVOCATE)

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

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

Mo.: 9824052919

Ref. No.

To,

Shree 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 2459 sq. Mtrs. of Revenue Survey No. 237/2, situated, lying and being at Mouje Village Chiloda (Naroda), Taluka Gandhinagar in the Registration Sub District-Gandhinagar of District Gandhinagar and belonging to Shree 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 Revenue Survey No. 237 in question was owned, occupied and possessed by Bai Diwali D/o. Sukilal Narandas Prior to the year .....
2. Thereafter, the owner of the said land namely Bai Diwali D/o. Sukilal Narandas had died intestate and leaving behind her her legal heirs as Ranchhodji Revaji and hence his 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: NIL which was duly certified by the competent authority.

3. Thereafter The Taluka Authority passed order on 06.03.1948. and as per the said order name of Mathurdas .Fulchand was owner of the said land by dated: 27.11.1947. and entry to that effect was mutated in the revenue record by mutation entry No. 665, dated: NIL which was duly certified by the competent authority.
4. Thereafter, the owner of the said land namely Mathurdas Fulchand had sold and convey the said land to Jenaji Pahadji by Sale Deed, dated: 22.02.1950., 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.
5. Thereafter, owner of the said land had repaid the loan taken from society and the charge of the said society was released in other rights of record of 7/12 abstract of the said land and entry to that effect was mutated in the revenue record of the said land vide mutation entry No. 743, dated: 07.08.1952. which was certified by the competent authority.
6. Thereafter, competent authority passed order and as per the said order said land Raia investigation head and entry to that effect was mutated in the revenue record of the said land vide mutation entry No. 887, dated: 21.06.1955. which was certified by the competent authority.
7. Thereafter, the owner of the said land namely Jenaji Pahadji had died intestate and leaving behind him his legal heirs as Surajben Wd/o. Jenaji Pahadji, Becharji Jenaji, Pratapji Jenaji, Santokben Jenaji & Siviben Jenaji 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.



8. Thereafter, the Co-owners of the said land namely Santokben Jenaji & Siviben Jenaji had voluntarily waived and relinquished there right, title, share and claim persisting in the land in question in favour of other Co-owners 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 duly certified by the competent authority.
9. Thereafter, the Co-owners of the said land namely Becharji Jenaji & Kashiben W/o. Becharji had died intestate and leaving behind them their legal heirs as Keshaji Becharji, Shanaji Becharji, Javanji, 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.
10. Thereafter owner of the said land namely Paratapji Jenaji through his POA Dipakji Pratapji had sold and convey the said land to Hareshbhai Diyalbhai Talaviya & Nileshbhai Batukbhai Panchani by sale deed registered in the office of 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: 27.03.2014. which was duly certified by the competent authority.
11. Thereafter owners of the said land had repaid the loan taken from The Chiloda (Nana) Potato Growers Li. by order bearing No. Ja. No. KHa.pag/kh-3/01/89/2015, dated: 13.08.2015. and entry to that effect was mutated in the revenue record by mutation entry No. 4701, dated: 14.08.2015. which was duly certified by the competent authority.
12. Thereafter, the Land bearing Revenue Survey No. 237 divided by order of D.I.L.R., Gandhinagar vide its Durasti Patark No. 65. letter bearing No.



K.J.P./S.R./Ga.-27/2017/18, dated: 03.08.2017. and entry to that effect was mutated in the revenue record by mutation entry No. 5103, dated: 10.08.2017. which was certified by the competent authority.

13. Thereafter owners of the said land namely Keshaji Becharji, Shanaji Becharji, Javanj Becharji, Dineshji Becharji, Bachuji Becharji & Shardaben Becharji W/o. Chimanji etc. had sold and convey the said land to Ashvinkumar Parsottambhai Patel, Alpeshbhai Ukabhai Kotadiya, Hiren Vithhalbhai Jagani & Ghanshyambhai Kanjibhai Dobariya by Sale Deed registered in the office of Sub-registrar of Assurances under serial No. 15462, dated: 07.10.2017., and entry to that effect was mutated in the revenue record by mutation entry No. 5138, dated: 09.10.2017. which was certified by the competent authority.
14. Thereafter, the District Collector, Gandhinagar passed order bearing number: CB/JAMIN/BI.KHE./S.R.377/18/VASHI. 3599 to 35413/2018, Dated: 29.09.2018. and as per order aforesaid land converted into the Non-agriculture land for Residential purpose 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.
15. Thereafter owners of the said land namely Ashvinkumar Parsottambhai Patel, Alpeshbhai Ukabhai Kotadiya, Hiren Vithhalbhai Jagani & Ghanshyambhai Kanjibhai Dobariya had sold and convey the said land to Shree Developers - A Partnership Firm by Sale Deed registered in the office of Sub-registrar of Assurances under serial No. 5316, dated: 06.03.2019., and entry to that effect was mutated in the revenue record by mutation entry No. 5490, dated: 12.03.2019. which was certified by the competent authority.
16. As a part of investigation of title, we have issued public notice appeared in the daily news paper "DIVYA BHASKAR" dated: 31.08.2019. 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.

17. 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.
18. 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 **Shree 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 Shree Developers - A Partnership Firm and also confirming the aforesaid facts and circumstances.



- (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: 16.09.2019.

Yours faithfully,

*N K Hirpara*  
Advocate.

Nirav K. Hirpara

Advocate

