

---

# **NIRAV K. HIRPARA (ADVOCATE)**

---

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

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

Mo.: 9824052919

---

1

## **TITLE CERTIFICATE WITH REPORT**

To,  
SHREEJI DEVELOPERS – A Partnership Firm,  
Ahmedabad

Reg: In the matter of investigation to the title of Multipurpose use Non-agricultural land bearing Final Plot No. 5 admeasuring 1275 Sq. Mtrs. of Town Planning Scheme No. 111 (Nikol-Kathvada) comprised Block/Survey No. 14-A having admeasuring 2125 Sq. Mtrs., situated, lying and being at Mouje Village Nikol, Taluka Asarva in the Registration District Ahmedabad and Sub-district Ahmedabad-12 (Nikol) and belonging to SHREEJI Developers – A Partnership Firm (Hereinafter referred to as "The Said Land").

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 Agricultural land bearing old Block/Survey No. 14-A in question was owned, occupied & possessed by Ambalal Dajibhai Prior to the year 1970.



- 2) Thereafter Tenant of the said land namely Ambalal Dajibhai had died intestate on 19.08.1972. and leaving behind him his legal heirs as (1) Bhagvanbhai Abalal, (2) Jiviben Wd/o. Ambalal Dajibhai, (3) Hiraben Ambalal & (4) Shantaben Ambalal 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. 1146, Dated: 19.08.1972., which was duly certified by the competent authority.
- 3) Thereafter Co-owners of the said land namely (1) Hiraben Ambalal & (2) Shantaben Ambalal had release had voluntarily waived and relinquished their right, title, share and claim persisting in the land in question in favour of Jiviben Wd/o. Ambalal Dajibhai 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. 1147, dated: 19.08.1972., which was duly certified by the competent authority.
- 4) Thereafter Bhagwanbhai Ambalal had submitted an application to enter his legal heirs into the said land namely (1) Kapilaben Bhagvanbhai, (2) Naranbhai Bhagvanbhai, (3) Rajendrabhai Bhagvanbhai & (4) Vikrambhai Bhagvanbhai as a Co-owner and entry to that effect was mutated in the revenue record by mutation entry No. 4104, dated: 20.06.2006., which was duly certified by the competent authority on 19.05.2007.
- 5) Thereafter Co-owner of the said land namely Jiviben Wd/o. Ambalal Dajibhai had died intestate on 27.08.2008. and hence her name was deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record by mutation entry No. 5604, dated: 07.01.2009., which was duly certified by the competent authority on 28.05.2009.



- 6) Thereafter, the Provisions of The Gujarat Town Planning and Urban Development Act, 1976 were made applicable to the land of Revenue Village Nikol and accordingly land of Block/Survey No. 14-A was merged into Draft Town Planning Scheme No. 111 (Nikol-Kathvada) and allotted Final Plot No. 5 and the area of the said Final Plot was fixed to extent of 1275 Sq. Mtrs. and "Form-F" was issued in accordance with the provision of Rules-21 and 35 enacted under the Provision of The Gujarat Town Planning Urban Development Act, 1976.
- 7) Thereafter owners of the said land namely (1) Kapilaben Bhagvanbhai, (2) Naranbhai Bhagvanbhai, (3) Rajendrabhai Bhagvanbhai, (4) Vikrambhai Bhagvanbhai & (5) Bhagvanbhai Ambalal had sold and conveyed the said land to (1) Ashvinbhai Kachrabhai Gajera (Owner of 60% Share of Said land) & (2) Maheshbhai Vitthalbhai Tejani (Owner of 40% Share of Said land) by Sale Deed Registered in the Office of Sub-registrar of Assurances at Ahmedabad-13 (City) under serial No.775, Dated: 15.04.2019., and entry to that effect was mutated in the revenue record by mutation entry No. 13591, dated: 26.04.2019., which was duly certified by the competent authority.
- 8) Thereafter, owners of the said land had submitted an application to the Megistrate, Ahmedabad for obtaining Non-agricultural use permission of the said land and pursuance to which, The Deputy Collector, Ahmedabad had granted Non-agricultural use permission for land bearing Block/Survey No. 519 vide order bearing No. 771/07/14/004/2020, Dated: 19.03.2020., in accordance with the Provision of Section: 65 of Land Revenue Code, Subject to the terms and conditions laid down in the said order and entry to that effect was mutated in the revenue record by mutation entry No. 14377, dated: 19.03.2020. which was duly certified by the competent authority.



- 9) Thereafter owners of the said land namely (1) Ashvinbhai Kachrabhai Gajera (Owner of 60% Share of Said land) & (2) Maheshbhai Vitthalbhai Tejani (Owner of 40% Share of Said land) had sold and conveyed the said land to Shreeji Developers – A Partnership Firm by Sale Deed Registered in the Office of Sub-registrar of Assurances at Ahmedabad-12 (Nikol) under serial No. 10.03.2021. Dated: 01.03.2021., and entry to that effect was mutated in the revenue record by mutation entry No. 15052, dated: 19.03.2021. which was duly certified by the competent authority.
- 10) As a part of investigation of title, we have issued public notice appeared in the daily news paper "GUJARAT SAMACHAR" dated: 11.05.2021. 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.
- 11) 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.
- 12) 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 Shreeji 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 Shreeji Developers – A Partnership Firm and also confirming the aforesaid facts and circumstances.
- (b) Fulfill the Provisions of prevailing relevant laws.
- (c) Fulfillment of terms and condition laid down in N.A. order.

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

Ahmedabad

Yours faithfully,

Date: 24/05/21

Nirav K. Hirapara

*N.K. Hirapara*  
Advocate  
Regd No: 05/2078/2009

