
NIRAV K. HIRPARA (ADVOCATE)

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

Mo.: 90335 77880.

1

Ref. No.

To,

Shree Aditya Developers - A Partnership Firm,
Ahmedabad

Reg: In the matter of investigation to the title of the Non-agricultural land bearing Final Plot No. 238 admeasuring 2220.00 sq. mtrs. of Town Planning Scheme No. 234 (ZUNDAL) Comprised in Revenue Survey No. 436/2/2 total admeasuring 3700 Sq. Mtrs., situated, lying and being at Mouje Village Zundal, Taluka & Registration Sub-district- Gandhinagar of District Gandhinagar and belonging to Shri Aditya 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 old tenure land bearing Survey No. 436/2 in question was owned, occupied and possessed by Vitthalbhai Haribhai Prior to the year 1951.
2. Thereafter owner of said land namely Vitthalbhai Haribhai had died intestate prior to the year 1971 and leaving behind him his legal heirs as (1) Dahyabhai Vitthalbhai, (2) Ishvarbhai Vitthalbhai & (3) Surajben Vitthalbhai and hence their names were entered in revenue record upon succession right of the said land and entry to that effect was mutated in the revenue record by mutation entry



No. 3194, dated: 10.01.1973. which was duly certified by the competent authority on 02.03.1973.

3. Thereafter Co-owner of the said land namely Surajben Vitthalbhai had voluntarily waived and relinquished her right, title, share and claim persisting in the land in question in favour of (1) Dahyabhai Vitthalbhai & (2) Ishvarbhai Vitthalbhai 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. 3195, dated: 10.01.1973. which was duly certified by the competent authority on 02.03.1973.
4. Thereafter Co-owner of said land namely Dahyabhai Vitthalbhai had died intestate on 18.01.1976. and leaving behind him his legal heirs as (1) Mangalbhai Dahyabhai, (2) Chhotabhai Dahyabhai, (3) Kamuben Dahyabhai, (4) Gangaben Dahyabhai, (5) Shantaben Dahyabhai, (6) Shardaben Dahyabhai & (7) Nathiben Wd/o. Dahyabhai Vitthalbhai and hence their names were entered in revenue record upon succession right of the said land and entry to that effect was mutated in the revenue record by mutation entry No. 3300, dated: 14.02.1976. which was duly certified by the competent authority on 10.04.1976.
5. Thereafter D.I.L.R., Ahmedabad issued K.J.P. No. 13/14 and hence as per said kjp said land bearing admeasuring 2400 Sq. Mtrs. was acquisition in Narmada Canal and entry to that effect was mutated in the revenue record by mutation entry No. 3643, dated: 12.09.1983. which was duly certified by the competent authority on 14.07.1984.
6. Thereafter Co-owner of said land namely Ishvarbhai Vitthalbhai had died intestate on 18.08.1985. and leaving behind him his legal heirs as (1) Chimanbhai Ishvarbhai, (2) Ravjibhai Ishvarbhai, (3) Kashiben Ishvarbhai, (4) Maniben Ishvarbhai, (5) Kantaben Ishvarbhai & (6) Jiviben Wd/o. Ishvarbhai Vitthalbhai and hence their names were entered in revenue record upon succession right of



the said land and entry to that effect was mutated in the revenue record by mutation entry No. 3764, dated: 10.03.1986. which was duly certified by the competent authority on 30.08.1986.

7. Thereafter Co-owner of said land namely Jiviben Wd/o. Ishvarbhai Vitthalbhai had died intestate on 27.02.1997 and hence her name was deleted from revenue record of the said land and entry to that effect was mutated in the revenue record by mutation entry No. 4425, dated: 11.12.1997. which was duly certified by the competent authority on 07.02.1998.
8. Thereafter Co-owner of said land namely Nathiben Wd/o. Dahyabhai Vitthalbhai had died intestate on 07.02.1991. and hence her name was deleted from revenue record of the said land and entry to that effect was mutated in the revenue record by mutation entry No. 4214, dated: 18.01.1995. which was duly certified by the competent authority on 07.04.1995.
9. Thereafter Co-owner of said land namely Chimanbhai Ishvarbhai had died intestate on 15.09.2004. and leaving behind him his legal heirs as (1) Kokilaben Wd/o. Chimanbhai Ishvarbhai, (2) Pankajbhai Chimanbhai Patel & (3) Kalpeshbhai Chimanbhai Patel and hence their names were entered in revenue record upon succession right of the said land and entry to that effect was mutated in the revenue record by mutation entry No. 5062, dated: 28.09.2004., which was duly certified by the competent authority on 03.11.2004.
10. Thereafter Co-owners of the said land namely (1) Kashiben Ishvarbhai, (2) Maniben Ishvarbhai & (3) Kantaben Ishvarbhai had voluntarily waived and relinquished their right, title, share and claim persisting in the land in question in favour of (1) Chimanbhai Ishvarbhai & (2) Ravjibhai Ishvarbhai 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. 5063, dated: 28.09.2004. which was duly certified by the competent authority on 03.11.2004.



11. Thereafter Co-owners of the said land namely (1) Kamuben Dahyabhai, (2) Gangaben Dahyabhai, (3) Shantaben Dahyabhai & (4) Shardaben Dahyabhai had voluntarily waived and relinquished their right, title, share and claim persisting in the land in question in favour of (1) Chimanbhai Ishvarbhai & (2) Ravjibhai Ishvarbhai 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. 5064, dated: 28.09.2004. which was duly certified by the competent authority on 03.11.2004.
12. Thereafter D.I.L.R., Gandhinagar had issued Hissa Form No. 4 and hence as per said form said land bearing Revenue Survey No. 436/2 admeasuring 7109 Sq. Mtrs. had divided in to two parts i.e. (a) Revenue Survey No. 436/2/1 admeasuring 3409 Sq. Mtrs. given to (1) Kokilaben Wd/o. Chimanbhai Ishvarbhai, (2) Pankajbhai Chimanbhai Patel, (3) Kalpeshbhai Chimanbhai Patel & (4) Ravjibhai Ishvarbhai and (b) Revenue Survey No. 436/2/2 admeasuring 3700 Sq. Mtrs. given to (1) Mangalbhai Dahyabhai & (2) Chhotabhai Dahyabhai and entry to that effect was mutated in the revenue record by mutation entry No. 5765, dated: 25.03.2008. which was duly certified by the competent authority on 30.04.2008.
13. Thereafter owners of the said land namely (1) Mangalbhai Dahyabhai & (2) Chhotabhai Dahyabhai had sold and convey the said land to 1. Rajeshbhai ramanbhai patel, 2. Dhimantbhai ramanbhai patel, 3. Jayantibhai prahadbhai patel, 4. Rameshbhai mafatlal patel by Sale Deed Registered in the Office of Sub-registrar of Assurances at Gandhinagar under serial No. 9029 and entry to that effect was mutated in the revenue record by mutation entry No. 5856, dated: 18-06-2008. which was duly certified by the competent authority on 01-08-2008.
14. Thereafter, the Provisions of The Gujarat Town Planning and Urban Development Act. 1976 were made applicable to the land of Revenue Village



Zundal and accordingly land of Revenue Survey No. 436/2/2 admeasuring 3700 sq. Mtrs. was merged into Draft Town Planning scheme No. 234 (Zundal) and allotted Final Plot No. 238 and the area of the said Final Plot was fixed to extent of 2220.00 sq. Mtrs.

15. Thereafter, owners of the said land had submitted an application to the District Collector, Gandhinagar for obtaining Non-agricultural use permission of the said land and pursuance to which, The District Collector, Gandhinagar had granted Non-agricultural use permission of the land bearing Final Plot No. 238 Comprised Revenue Survey No. 436/2/2 admeasuring 2220.00 Sq. Mtrs. for vide order bearing No. CB/JAMIN/BIKHE/SR-93/13/VASHI/23016 to 23028, dated: 03-10-2013. 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. 7319, dated: 02-01-2014. which was duly certified by the competent authority.
16. Thereafter owners of the said land namely 1. Rajeshbhai ramanbhai patel, 2. Dhimantbhai ramanbhai patel, 3. Jayantibhai prahadbhai patel, 4. Rameshbhai mafatlal patel had sold and convey the said land to Pravinbhai ratilal patel HUF and others 14 by Sale Deed Registered in the Office of Sub-registrar of Assurances at Gandhinagar under serial No. 8734 and entry to that effect was mutated in the revenue record by mutation entry No. 7531, dated: 30-06-2014. which was duly certified by the competent authority on 05-08-2014.
17. Thereafter owners of the said land namely Pravinbhai ratilal patel HUF and others 14 had sold and convey the said land to Devendrabhai naranbhai patel by Sale Deed Registered in the Office of Sub-registrar of Assurances at Gandhinagar under serial No. 11258 and entry to that effect was mutated in the revenue record by mutation entry No. 7865, dated: 19-08-2015. which was duly certified by the competent authority on 02-11-2015.



18. Thereafter District Collector, Gandhinagar passed order bearing No. CB/JAMIN/VASHI.1316/2016, Dated: 30.01.2016. and hence as per said order land acquisition in Sardar Sarovar Narmada Nigam Ltd was given to Gujarat Housing Board, Ahmedabad and entry to that effect was mutated in the revenue record by mutation entry No. 8098, dated: 04.05.2016. which was duly cancelled by the competent authority on 29.09.2016.
19. Thereafter owners of the said land namely to Devendrabhai naranbhai patel had sold and convey the said land to Shivali Infrastructure LLP - A partnership Firm by Sale Deed Registered in the Office of Sub-registrar of Assurances at Gandhinagar under serial No. 27315, Dated: 22.12.2020., and entry to that effect was mutated in the revenue record by mutation entry No. 10025, dated: 31.12.2020. which was duly certified by the competent authority on 26.02.2021.
20. Thereafter owners of the said land namely to Shivali Infrastructure LLP - A partnership Firm had sold and convey the said land to Shri Aditya Developers - A partnership Firm by Sale Deed Registered in the Office of Sub-registrar of Assurances at Gandhinagar under serial No. 21179, Dated: 14.07.2021., and entry to that effect was mutated in the revenue record by mutation entry No. 10250, dated: 17-07-2021 which was duly certified by the competent authority on 27-08-2021.
21. As a part of investigation of title, we have issued public notice appeared in the daily news paper "DIVYA BHASKAR" dated: **25-02-2023** 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.
22. 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.

23. 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 **Shri Aditya Developers - A Partnership Firm** is clear, marketable and free from all encumbrances and beyond reasonable doubts subject to:-

- (a) Affidavit on title being made by **Shri Aditya 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:14-03-2023

Yours faithfully,

Nirav K. Hirpara

Nirav K. Hirpara

Advocate



NIRAV K. HIRPARA (ADVOCATE)

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

Mo.: 90335 77880.

1

Ref. No.

To,

**Shree Aditya Developers - A Partnership Firm,
Ahmedabad**

Reg: In the matter of investigation to the title of the Non-agricultural land bearing Final Plot No. 237 admeasuring 1322.00 sq. mtrs. (admeasuring 1190 Sq. Mtrs. Residential purpose and admeasuring 132 Sq. Mtrs. Commercial purpose) of Town Planning Scheme No. 234 (ZUNDAL) Comprised in Revenue Survey No. 436/2/1 total admeasuring 3409 Sq. Mtrs. paiki 2204 Sq. Mtrs., situated, lying and being at Mouje Village Zundal, Taluka & Registration Sub-district- Gandhinagar of District Gandhinagar and belonging to Shri Aditya 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 old tenure land bearing Survey No. 436/2 in question was owned, occupied and possessed by Vitthalbhai Haribhai Prior to the year 1951.
2. Thereafter owner of said land namely Vitthalbhai Haribhai had died intestate prior to the year 1971 and leaving behind him his legal heirs as (1) Dahyabhai Vitthalbhai, (2) Ishvarbhai Vitthalbhai & (3) Surajben Vitthalbhai and hence their



names were entered in revenue record upon succession right of the said land and entry to that effect was mutated in the revenue record by mutation entry No. 3194, dated: 10.01.1973. which was duly certified by the competent authority on 02.03.1973.

3. Thereafter Co-owner of the said land namely Surajben Vitthalbhai had voluntarily waived and relinquished her right, title, share and claim persisting in the land in question in favour of (1) Dahyabhai Vitthalbhai & (2) Ishvarbhai Vitthalbhai 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. 3195, dated: 10.01.1973. which was duly certified by the competent authority on 02.03.1973.
4. Thereafter Co-owner of said land namely Dahyabhai Vitthalbhai had died intestate on 18.01.1976. and leaving behind him his legal heirs as (1) Mangalbhai Dahyabhai, (2) Chhotabhai Dahyabhai, (3) Kamuben Dahyabhai, (4) Gangaben Dahyabhai, (5) Shantaben Dahyabhai, (6) Shardaben Dahyabhai & (7) Nathiben Wd/o. Dahyabhai Vitthalbhai and hence their names were entered in revenue record upon succession right of the said land and entry to that effect was mutated in the revenue record by mutation entry No. 3300, dated: 14.02.1976. which was duly certified by the competent authority on 10.04.1976.
5. Thereafter D.I.L.R., Ahmedabad issued K.J.P. No. 13/14 and hence as per said kjp said land bearing admeasuring 2400 Sq. Mtrs. was acquisition in Narmada Canal and entry to that effect was mutated in the revenue record by mutation entry No. 3643, dated: 12.09.1983. which was duly certified by the competent authority on 14.07.1984.
6. Thereafter Co-owner of said land namely Ishvarbhai Vitthalbhai had died intestate on 18.08.1985. and leaving behind him his legal heirs as (1) Chimanbhai Ishvarbhai, (2) Ravjibhai Ishvarbhai, (3) Kashiben Ishvarbhai, (4) Maniben



Ishvarbhai, (5) Kantaben Ishvarbhai & (6) Jiviben Wd/o. Ishvarbhai Vitthalbhai and hence their names were entered in revenue record upon succession right of the said land and entry to that effect was mutated in the revenue record by mutation entry No. 3764, dated: 10.03.1986. which was duly certified by the competent authority on 30.08.1986.

7. Thereafter Co-owner of said land namely Jiviben Wd/o. Ishvarbhai Vitthalbhai had died intestate on 27.02.1997 and hence her name was deleted from revenue record of the said land and entry to that effect was mutated in the revenue record by mutation entry No. 4425, dated: 11.12.1997. which was duly certified by the competent authority on 07.02.1998.
8. Thereafter Co-owner of said land namely Nathiben Wd/o.Dahyabhai Vitthalbhai had died intestate on 07.02.1991. and hence her name was deleted from revenue record of the said land and entry to that effect was mutated in the revenue record by mutation entry No. 4214, dated: 18.01.1995. which was duly certified by the competent authority on 07.04.1995.
9. Thereafter Co-owner of said land namely Chimanbhai Ishvarbhai had died intestate on 15.09.2004. and leaving behind him his legal heirs as (1) Kokilaben Wd/o. Chimanbhai Ishvarbhai, (2) Pankajbhai Chimanbhai Patel & (3) Kalpeshbhai Chimanbhai Patel and hence their names were entered in revenue record upon succession right of the said land and entry to that effect was mutated in the revenue record by mutation entry No. 5062, dated: 28.09.2004., which was duly certified by the competent authority on 03.11.2004.
10. Thereafter Co-owners of the said land namely (1) Kashiben Ishvarbhai, (2) Maniben Ishvarbhai & (3) Kantaben Ishvarbhai had voluntarily waived and relinquished their right, title, share and claim persisting in the land in question in favour of (1) Chimanbhai Ishvarbhai & (2) Ravjibhai Ishvarbhai 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. 5063, dated: 28.09.2004. which was duly certified by the competent authority on 03.11.2004.

11. Thereafter Co-owners of the said land namely (1) Kamuben Dahyabhai, (2) Gangaben Dahyabhai, (3) Shantaben Dahyabhai & (4) Shardaben Dahyabhai had voluntarily waived and relinquished their right, title, share and claim persisting in the land in question in favour of (1) Chimanbhai Ishvarbhai & (2) Ravjibhai Ishvarbhai 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. 5064, dated: 28.09.2004. which was duly certified by the competent authority on 03.11.2004.
12. Thereafter D.I.L.R., Gandhinagar had issued Hissa Form No. 4 and hence as per said form said land bearing Revenue Survey No. 436/2 admeasuring 7109 Sq. Mtrs. had divided in to two parts i.e. (a) Revenue Survey No. 436/2/1 admeasuring 3409 Sq. Mtrs. given to (1) Kokilaben Wd/o. Chimanbhai Ishvarbhai, (2) Pankajbhai Chimanbhai Patel, (3) Kalpeshbhai Chimanbhai Patel & (4) Ravjibhai Ishvarbhai and (b) Revenue Survey No. 436/2/2 admeasuring 3700 Sq. Mtrs. given to (1) Mangalbhai Dahyabhai & (2) Chhotabhai Dahyabhai and entry to that effect was mutated in the revenue record by mutation entry No. 5765, dated: 25.03.2008. which was duly certified by the competent authority on 30.04.2008.
13. Thereafter Co-owners of the said land namely Kokilaben W/o. Chimanbhai Ishvarbhai had voluntarily waived and relinquished their right, title, share and claim persisting in the land in question in favour of (1) Pankajbhai Chimanbhai Patel & (2) Kalpeshbhai Chimanbhai Patel 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. 6671, dated: 20.04.2011. which was duly certified by the competent authority on 15.09.2011.



14. Thereafter owners of the said land bearing Revenue Survey No. 436/2/1 admeasuring 3409 Sq. Mtrs. namely (1) Kokilaben Wd/o. Chimanbhai Ishvarbhai, (2) Pankajbhai Chimanbhai Patel, (3) Kalpeshbhai Chimanbhai Patel & (4) Ravjibhai Ishvarbhai had entered into a family partition as per said family partition said land came in to the name (1) Pankajbhai Chimanlal Patel, (2) Kalpeshbhai Chimanbhai Patel & (3) Kokilaben Wd/o. Chimanbhai Ishvarbhai Patel and entry to that effect was mutated in the revenue record by mutation entry No. 6672, dated: 20.09.2011. which was duly certified by the competent authority on 15.09.2011.
15. Thereafter, the Provisions of The Gujarat Town Planning and Urban Development Act. 1976 were made applicable to the land of Revenue Village Zundal and accordingly land of Revenue Survey No. 436/2/1 admeasuring 3409.00 sq. Mtrs. paiki 2204 Sq. Mtrs. was merged into Draft Town Planning scheme No. 234 (Zundal) and allotted Final Plot No. 237 and the area of the said Final Plot was fixed to extent of 1322.00 sq. Mtrs.
16. Thereafter District Collector, Gandhinagar passed order bearing No. CB/JAMIN/VASHI.1316/2016, Dated: 30.01.2016. and hence as per said order land acquisition in Sardar Sarovar Narmada Nigam Ltd was given to Gujarat Housing Board, Ahmedabad and entry to that effect was mutated in the revenue record by mutation entry No. 8098, dated: 04.05.2016. which was duly cancelled by the competent authority on 29.09.2016.
17. Thereafter, owners of the said land had submitted an application to the District Collector, Gandhinagar for obtaining Non-agricultural use permission of the said land and pursuance to which, The District Collector, Gandhinagar had granted Non-agricultural use permission of the land bearing Final Plot No. 237 and 42 Comprised Revenue Survey No. 436/2/1 admeasuring 2045 Sq. Mtrs. for Residential purpose vide order bearing No. CB/JAMIN/BIKHE/SR-386/18/VASHI/30668 to 30682/2018, dated: 27.08.2018. 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. 8956, dated: 09.10.2018. which was duly certified by the competent authority on 05.12.2018.

18. Thereafter owners of the said land namely (1) Pankajbhai Chimanbhai Patel & (2) Kalpeshbhai Chimanbhai Patel had sold and convey the said land to Devendra Naranbhai Patel by Sale Deed Registered in the Office of Sub-registrar of Assurances at Gandhinagar under serial No. 198, Dated: 03.01.2019., and entry to that effect was mutated in the revenue record by mutation entry No. 9060, dated: 08.01.2019. which was duly certified by the competent authority on 27.02.2019.
19. Thereafter owners of the said land namely Devendra Naranbhai Patel had sold and convey the said land to (1) Jolyben Bharatkumar Jain & (2) Hemlataben Dineshkumar Jain by Sale Deed Registered in the Office of Sub-registrar of Assurances at Gandhinagar under serial No. 30866, Dated: 17.12.2019., and entry to that effect was mutated in the revenue record by mutation entry No. 9515, dated: 20.12.2019. which was duly certified by the competent authority on 21.01.2020.
20. Thereafter owners of the said land namely to (1) Jolyben Bharatkumar Jain & (2) Hemlataben Dineshkumar Jain had sold and convey the said land to Shivali Infrastructure LLP - A partnership Firm by Sale Deed Registered in the Office of Sub-registrar of Assurances at Gandhinagar under serial No. 27312, Dated: 22.12.2020., and entry to that effect was mutated in the revenue record by mutation entry No. 10024, dated: 31.12.2020. which was duly certified by the competent authority on 26.02.2021.
21. Thereafter owners of the said land namely to Shivali Infrastructure LLP - A partnership Firm had sold and convey the said land to Shri Aditya Developers - A



partnership Firm by Sale Deed Registered in the Office of Sub-registrar of Assurances at Gandhinagar under serial No. 21178, Dated: 14.07.2021., and entry to that effect was mutated in the revenue record by mutation entry No. 10251, dated: 17-07-2021 which was duly certified by the competent authority on 27-08-2021.

22. As a part of investigation of title, we have issued public notice appeared in the daily news paper "DIVYA BHASKAR" dated: 25-02-2023 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.
23. 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.
24. 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 **Shri Aditya Developers - A Partnership Firm** is clear, marketable and free from all encumbrances and beyond reasonable doubts subject to:-

- (a) Affidavit on title being made by **Shri Aditya 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:14-03-2023

Yours faithfully,

Nirav K. Hirpara

Nirav K. Hirpara
Advocate

