
NIRAV K. HIRPARA (ADVOCATE)

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

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

Mo.:- 9824052919

1

Ref. No.

To,

R. D. Developers,
A Partnership Firm,
Ahmedabad

Reg: In the matter of investigation to the title of Non-Agricultural land for Residential and Commercial Purpose bearing Final Plot No. 65/1 admeasuring 8164 sq. Mtrs. paiki 4653 sq. Mtrs. of Town Planning Scheme No. 109, (Block/Survey No. 88/A/1 admeasuring 13607 sq. Mtrs.), situated, lying and being at Mouje Village Hanspura, Taluka Asarva in the Registration Sub District-6 (Naroda) of District Ahmedabad and belonging to R. D. 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 No. 88 admeasuring 52609 sq. Mtrs. in question was owned, occupied and possessed by (1) Punjaji Raijiji, (2) Juhaji Raijiji, (3) Shanaji Raijiji and (4) Ramaji Raijiji Prior to the year 1968.



NIRAV K. HIRPARA (ADVOCATE)

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

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

Mo.:- 9824052919

2

2. Thereafter, the owner of the said land namely Ramaji Raijiji died intestate in since 1970 leaving behind him his legal heirs as (1) Bai Lali Wd/o. Ramaji Raijiji, (2) Ramanji Ramaji And (3) Minor Mansukhji Ramaji 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. 1291 dated: 28.05.1975 which was duly certified by the competent authority.
3. Thereafter, the owner of the said land namely Juhaji Raijiji died intestate in on 26.04.1988. leaving behind him his legal heirs as (1) Sendhaji Juhaji, (2) Jayantiji Juhaji, (3) Ashokji Juhaji, And (4) Chandaben Wd/o. Juhaji Raijiji 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. 1422 dated: 28.07.1988 which was duly certified by the competent authority.
4. Thereafter, the owner of the said land namely Punjaji Raijiji died intestate on 11.08.1988. leaving behind him his legal heirs as (1) Manuji Punjaji, (2) Kanuji Punjaji, (3) Lasiben Punjaji And (4) Pasiben Punjaji 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. 1424 dated: 15.09.1988 which was duly certified by the competent authority.
5. Thereafter Co-Owners of the said land namely (1) Lasiben Punjaji and (2) Pasiben Punjaji had voluntarily waived and relinquished their rights, title, interest, share and claim persisting in the said land in favour of the their brothers 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. 1426 dated: 02.02.1998. which was certified by the competent authority.
6. Thereafter, the owner of the said land namely Shanji Raijiji died intestate in on 12.10.1998. leaving behind him his legal heirs as (1) Babuji Shanaji, (2) Amraji



NIRAV K. HIRPARA (ADVOCATE)

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

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

Mo.- 9824052919

3

Shanaji, (3) Raiben Shanaji, (4) Sajanben Shanaji, (5) Madhuben Shanaji, (6) Manjuben Shanaji and (7) Chanchalben Wd/o. Shanaji Raijiji 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. 1596 dated: 23.10.1998. which was duly certified by the competent authority.

7. Thereafter Co-Owners of the said land namely (1) Raiben Shanaji, (2) Sajanben Shanaji, (3) Madhuben Shanaji and (4) Manjuben Shanaji had voluntarily waived and relinquished their rights, title, interest, share and claim persisting in the said land in favour of the their brothers 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. 1597 dated: 26.10.1998. which was certified by the competent authority.

8. Thereafter, (1) Chanduji Ramaji and (2) Bharatji Ramaji were legal heirs of the Late Shri Ramaji Raijiji, hence their name were not mentioned in the mutation entry no. 1291 as legal heirs of Late Shri Ramaji Raijiji, further their name were entered in the revenue record of the said land and entry to that effect was mutated in the revenue record by Mutation entry No. 1672 dated: 20.05.2002. which was certified by the competent authority.

9. Thereafter, the Land bearing Block No. 88 admeasuring 52609 sq. Mtrs. divided in to two parts by order of D.I.L.R., Ahmedabad vide its order no. DSO/DRK/DURASTI PATRAK/07, Dated: 08.08.2007. and as per said order (1) admeasuring 27215 sq. Mtrs. old tenured land given new identity of Block No. 88/A and (2) admeasuring 25394 sq. Mtrs. New Tenured Land given new identity of Block No. 88/B and entry to that effect was mutated in the revenue record by mutation entry No. 1810 dated: 14.08.2007. which was certified by the competent authority.



NIRAV K. HIRPARA (ADVOCATE)

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

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

Mo:- 9824052919

4

10. Thereafter, (1) Bai Babi Wd/o. Ramaji Raijiji, (2) Ramanji Ramaji, (3) Mansukhbhai Ramaji, (4) Chandaben Wd/o. Juhaji Raijiji, (5) Sendhaji Juhaji, (6) Jayantiji Juhaji, (7) Ashokji Juhaji, (8) Manuji Punjabhai, (9) Kanuji Punjabhai, (10) Babuji Shanaji, (11) Amraji Shanaji, (12) Chanchalben Wd/o. Shanaji Raijiji, (13) Chanduji Ramaji and (14) Bharatji Ramaji Sold and conveyed said land bearing Block No. 88/A admeasuring 27215 sq. Mtrs. to (1) Kadvabhai Dungarbhai Patel and (2) Mukeshbhai Vrajlal Savaliya by registered sale deed which was registered before the Sub-Registrar at Ahmedabad-6 (Naroda) Under Reg. Sr. No. 5862, Dated: 10.10.2007. and entry to that effect was mutated in the revenue record by mutation entry No. 1829 dated: 15.10.2007. which was certified by the competent authority.



11. Thereafter, (1) Kadvabhai Dungarbhai Patel and (2) Mukeshbhai Vrajlal Savaliya apply for the Block Vibhajan before Nayab Collector, Viramgam Prant, Ahmedabad of the said land bearing Block No. 88/A admeasuring 27215 sq. Mtrs. and as per said Application Nayab Collector, Viramgam Prant, Ahmedabad issued order for the permission of Block Vibhajan vide its order No. ADM/HANSPURA/BLOCK VIBHAJAN/SR No. 101/2008, Dated: 28.03.2008., and entry to that effect was mutated in the revenue record by mutation entry No. 1857 dated: 24.04.2008. which was certified by the competent authority.

12. Thereafter, (1) Kadvabhai Dungarbhai Patel and (2) Mukeshbhai Vrajlal Savaliya Sold and conveyed said land bearing Block No. 88/A admeasuring 27215 sq. Mtrs. paiki admeasuring 13607 sq. Mtrs. to (1) Bhupatbhai Nanjibhai Gajera (undivided 15% Share), (2) Sangitaben Bhupatbhai Gajera (undivided 05% Share), (3) Prashant Bhupatbhai Gajera (undivided 05% Share), (4) Himmatbhai Bhagwanbhai Kashwala (undivided 25% Share), (5) Ramjibhai Manjibhai Patel (undivided 05% Share), (6) Virjibhai Manjibhai Patel (undivided 10% Share), (7) Chintesh Ramjibhai Patel (undivided 10% Share), (8) Nareshbhai Pragjibhai Jogani (undivided 15% Share), (9) Vinubhai Karamshibhai Jogani (undivided 05% Share) and (10) Babubhai Karamshibhai Jogani (undivided 05% Share) by registered sale



NIRAV K. HIRPARA (ADVOCATE)

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

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

Mo.:- 9824052919

5

deed which was registered before the Sub-Registrar at Ahmedabad-6 (Naroda) Under Reg. Sr. No. 3526, Dated: 02.04.2008. and entry to that effect was mutated in the revenue record by mutation entry No. 1867 dated: 08.05.2008. which was certified by the competent authority.

13. Thereafter, (1) Kadvabhai Dungarbai Patel and (2) Mukeshbhai Vrajlal Savaliya Sold and conveyed said land bearing Block No. 88/A admeasuring 27215 sq. Mtrs. paiki admeasuring 13608 sq. Mtrs. to (1) Ramaben Shamjibhai Patel W/o. Jayeshkumar Kanubhai Patel (undivided 75% Share), (2) Surekhaben Sakalchand Patel W/o. Dahyabhai Varvabhai (Vallabhabhai) Patel (undivided 12.50% Share) and (3) Sushilaben Jayantibhai Patel (undivided 12.50% Share) by registered sale deed which was registered before the Sub-Registrar at Ahmedabad-6 (Naroda) Under Reg. Sr. No. 6823, Dated: 25.07.2008. and entry to that effect was mutated in the revenue record by mutation entry No. 1928 dated: 25.10.2008. which was certified by the competent authority.

14. Thereafter, the Land bearing Block No. 88/A admeasuring 27215 sq. Mtrs. divided in to two parts by order of D.I.L.R., Ahmedabad vide its order no. KJP/SR No. 22, Dated: 01.08.2009. and as per said order (1) land share admeasuring 13607 sq. Mtrs. came in the name of (1) Bhupatbhai Nanjibhai Gajera, (2) Sangitaben Bhupatbhai Gajera, (3) Prashant Bhupatbhai Gajera, (4) Himmatbhai Bhagwanbhai Kashwala, (5) Ramjibhai Manjibhai Patel, (6) Virjibhai Manjibhai Patel, (7) Chintesh Ramjibhai Patel, (8) Nareshbhai Pragjibhai Jogani, (9) Vinubhai Karamshibhai Jogani and (10) Babubhai Karamshibhai Jogani given new identity of Block No. 88/A/1 and (2) land share admeasuring 13608 sq. Mtrs. came in the name of (1) Ramaben Shamjibhai Patel W/o. Jayeshkumar Kanubhai Patel, (2) Surekhaben Sakalchand Patel W/o. Dahyabhai Varvabhai (Vallabhabhai) Patel and (3) Sushilaben Jayantibhai Patel given new identity of Block No. 88/A/2 and entry to that effect was mutated in the revenue record by mutation entry No. 1971 dated: 13.08.2009. which was certified by the competent authority.



NIRAV K. HIRPARA (ADVOCATE)

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

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

Mo.- 9824052919

6

15. Thereafter, (1) Bhupatbhai Nanjibhai Gajera (undivided 15% Share), (2) Sangitaben Bhupatbhai Gajera (undivided 05% Share), (3) Prashant Bhupatbhai Gajera (undivided 05% Share), (4) Himmatbhai Bhagwanbhai Kashwala (undivided 25% Share), (5) Ramjibhai Manjibhai Patel (undivided 05% Share), (6) Virjibhai Manjibhai Patel (undivided 10% Share), (7) Chintesh Ramjibhai Patel (undivided 10% Share), (8) Nareshbhai Pragjibhai Jogani (undivided 15% Share), (9) Vinubhai Karamshibhai Jogani (undivided 05% Share) and (10) Babubhai Karamshibhai Jogani (undivided 05% Share) Sold and conveyed said land bearing Block No. 88/A/1 admeasuring 13607 sq. Mtrs. paiki admeasuring 13280 sq. Mtrs. to (1) Himmatbhai Vallabhbhai Patel (undivided 36% Share), (2) Shetansing Keshavji Rao (undivided 07.50% Share), (3) Ashokbhai Manjibhai Patodia (Patel) (undivided 03.30% Share), (4) Jaysukhbhai Mohanbhai Sangani HUF (undivided 20.70% Share), (5) Dipesh Arvindbhai Patel (undivided 13.50% Share), (6) Udaybhai Dineshchandra Bhatt (undivided 06.75% Share), (7) Kantaben Ramjibhai Korat (undivided 02.50% Share) and (8) Kantibhai Tapubhai Savaliya (undivided 07.60% Share) by registered sale deed which was registered before the Sub-Registrar at Ahmedabad-6 (Naroda) Under Reg. Sr. No. 1694, Dated: 05.11.2012. and entry to that effect was mutated in the revenue record by mutation entry No. 2381 dated: 10.04.2013. which was certified by the competent authority.
16. Thereafter, City Mamlatdar (Asarva) issued order for record promulgation vide its order no. RTS/SUDHARAHUKAM/SR No. 13/2013, dated: 04.12.2013. and as per said order (1) Himmatbhai Vallabhbhai Patel (undivided 4898.50 sq. Mtrs.), (2) Shetansing Keshavji Rao (undivided 1020.00 sq. Mtrs.), (3) Ashokbhai Manjibhai Patodia (Patel) (undivided 449.00 sq. Mtrs.), (4) Jaysukhbhai Mohanbhai Sangani HUF (undivided 2817.00 sq. Mtrs.), (5) Dipesh Arvindbhai Patel (undivided 1837.00 sq. Mtrs.), (6) Udaybhai Dineshchandra Bhatt (undivided 918.50 sq. Mtrs.), (7) Kantaben Ramjibhai Korat (undivided 306.00 sq. Mtrs.) and (8) Kantibhai Tapubhai Savaliya (undivided 1034.00 sq. Mtrs.), (9) Bhupatbhai Nagjibhai Gajera (undivided 109.00 sq. Mtrs.), (10) Virjibhai



NIRAV K. HIRPARA (ADVOCATE)

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

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

Mo.:- 9824052919

7

Manjibhai Patel (undivided 109.00 sq. Mtrs.) and (11) Vinubhai Karamshi Jogani (undivided 109.00 sq. Mtrs.) and entry to that effect was mutated in the revenue record by mutation entry No. 2461 dated: 04.12.2013. which was certified by the competent authority.

17. Thereafter, (1) Himmatbhai Vallabhbhai Patel (undivided 4898.50 sq. Mtrs.), (2) Shetansing Keshavji Rao (undivided 1020.00 sq. Mtrs.), (3) Ashokbhai Manjibhai Patodia (Patel) (undivided 449.00 sq. Mtrs.), (4) Jaysukhbhai Mohanbhai Sangani HUF (undivided 2817.00 sq. Mtrs.), (5) Dipesh Arvindbhai Patel (undivided 1837.00 sq. Mtrs.), (6) Udaybhai Dineshchandra Bhatt (undivided 918.50 sq. Mtrs.), (7) Kantaben Ramjibhai Korat (undivided 306.00 sq. Mtrs.) and (8) Kantibhai Tapubhai Savaliya (undivided 1034.00 sq. Mtrs.), (9) Bhupatbhai Nagjibhai Gajera (undivided 109.00 sq. Mtrs.), (10) Virjibhai Manjibhai Patel (undivided 109.00 sq. Mtrs.) and (11) Vinubhai Karamshi Jogani (undivided 109.00 sq. Mtrs.) Sold and conveyed said land bearing Block No. 88/A/1 admeasuring 13607 sq. Mtrs. to (1) Aalap Rajubhai Patel, (2) Rajubhai Dahyabhai Patel, (3) Pinkyben Rajubhai Patel, (4) Pareshbhai Dahyabhai Patel, (5) Geetaben D/o. Mangalbhai Patel W/o. Jayantibhai Shivabhai (No. 1 to 5 undivided 55.00% share) and (6) Bhagwanbhai Joitaram Patel (undivided 25.00% share), (7) Shantilal Hargovandas Patel (undivided 10.00% Share) and (8) Ratilal Jivramdas Patel (undivided 10.00% Share) by registered sale deed which was registered before the Sub-Registrar at Ahmedabad-6 (Naroda) Under Reg. Sr. No. 660, Dated: 30.03.2015. and entry to that effect was mutated in the revenue record by mutation entry No. 2557 dated: 30.03.2015. which was certified by the competent authority.
18. Thereafter, the Provisions of the Town Planning and Urban Development Act-1976 where made applicable to the land in question and land of Block no. 88/A/1 admeasuring 13607 sq. Mtrs. is given final plot no. 65/1 of Town Planning Scheme No. 109 its area is fixed to the extent of 8164 sq. mtrs.



NIRAV K. HIRPARA (ADVOCATE)

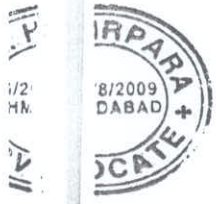
412/2305, Gujarat Housing Board, Bapunagar, Ahmedabad.

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

Mo.:- 9824052919

8

19. Thereafter, District Collector, Ahmedabad had granted Non-agricultural use permission for Residential and Commercial purpose to the said land vide order bearing number: CB/CTS-1/T.P.O./N.A./S.R.-03/17, Dated: 28.06.2017. 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. 2787 dated: 17.07.2015. which was certified by the competent authority.
20. Thereafter, (1) Aalap Rajubhai Patel, (2) Rajubhai Dahyabhai Patel, (3) Pinkyben Rajubhai Patel, (4) Pareshbhai Dahyabhai Patel, (5) Geetaben D/o. Mangalbhai Patel W/o. Jayantibhai Shivabhai and (6) Shantilal Hargovandas Patel Sold and conveyed said land bearing final plot no. 65/1 admeasuring 8164 sq. Mtrs. paiki undivided 57.00% admeasuring 4653 sq. Mtrs. of Town Planning Scheme No. 109, Block No. 88/A/1 admeasuring 13607 sq. Mtrs. to R. D. Developers - A Partnership Firm by registered sale deed which was registered before the Sub-Registrar at Ahmedabad-6 (Naroda) Under Reg. Sr. No. 11970, Dated: 02.08.2017. and said deed was Confirmed by (1) Bhgawanbhai Joitaram Patel, (2) Ratilal Jivramdas Patel and (3) Shantilal Hargovandas Patel and entry to that effect was mutated in the revenue record by mutation entry No. 2797 dated: 18.08.2017. which was certified by the competent authority.
21. Thereafter, Registered Partition Deed between R. D. Developers - A Partnership Firm And (1) Bhagwanbhai Joitaram Patel, (2) Ratilal Jivramdas Patel and (3) Shantilal Hargovandas Patel of the said land bearing final plot no. 65/1 admeasuring 8164 sq. Mtrs. paiki undivided 57.00% admeasuring 4653 sq. Mtrs. of Town Planning Scheme No. 109, Block No. 88/A/1 and as per Partition deed land bearing bearing final plot no. 65/1 admeasuring 8164 sq. Mtrs. paiki undivided 43.00% admeasuring 3511 sq. Mtrs. of Town Planning Scheme No. 109, Block No. 88/A/1 given to (1) Bhagwanbhai Joitaram Patel, (2) Ratilal Jivramdas Patel and (3) Shantilal Hargovandas Patel by registered Partition deed which was registered before the Sub-Registrar At Ahmedabad-6 (Naroda), under Reg. Sr. No. 12616, Dated: 19.08.2017.



NIRAV K. HIRPARA (ADVOCATE)

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

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

Mo.: 9824052919

9

22. Thereafter, R. D. Developers – A Partnership Firm has constructed the residential and Commercial units on land bearing final plot no. 65/1 admeasuring 8164 sq. Mtrs. paiki undivided 57.00% admeasuring 4653 sq. Mtrs. of Town Planning Scheme No. 109, Block No. 88/A/1 admeasuring 13607 sq. Mtrs. Non-Agricultural use for Residential and Commercial purpose as per plan passed by Ahmedabad Municipal Corporation (AMC), Ahmedabad vide its Rajachitthi no. (1) 8764/090517/A8502/R0/M1, dated: 05.07.2017. (Block No.-A), (2) 8765/090517/A8503/R0/M1, dated: 05.07.2017. (Block No.-B), (3) 8766/090517/A8504/R0/M1, dated: 05.07.2017. (Block No.-C) and (4) 8767/090517/A8501/R0/M1, dated: 05.07.2017. (Block No.-D) And which is known as "SAI SARNAM" and "SAI PLATINUM".
23. As a part of investigation of title, we have issued public notice appeared in the daily news paper "DIVYA BHASKAR" dated: 12.10.2017. 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.
24. 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.
25. 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



NIRAV K. HIRPARA (ADVOCATE)

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

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

Mo.:- 9824052919

10

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 R. D. 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 R. D. 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:26.10.2017



Yours faithfully,

Nirav K. Hirpara
Advocate

