

NAYAN RAMCHANDRA DESAI
B.Com. LL.B. ADVOCATE & NOTARY
Enrollment No. G/197/1975

MEHUL NAYAN DESAI
B. Com. LL.B., ADVOCATE
Enrollment No. G/3388/2000

DESAI STREET, KOT, VYARA-394650, DIST. TAPI
Mobile No. 98259-44411
97142-44411
98259-77200



નયન રામચંદ્ર દેસાઈ
બી.કોમ.એલએલ.બી., એડવોકેટ અને નોટરી
Enrollment No. ગુ/૧૯૭/૧૯૭૫

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દેસાઈ સ્ટ્રીટ, કોટ, વ્યારા - ૩૯૪૬૫૦, જિ. તાપી.
મોબાઈલ : ૯૮૨૫૯-૪૪૪૧૧
૯૭૧૪૨-૪૪૪૧૧
૯૮૨૫૯-૭૭૨૦૦

Email : nrdesai1951@gmail.com

Your Ref. No.

Regd. Post A.D.
U.P.C.

Date : / /202

Date : 03/03/2022

TO WHOMSOEVER IT MAY CONCERN,

Subject : Title Report of the property situated at Songadh, Taluka:
Songadh, Dist- Tapi bearing City Survey No. 2648/2 belongs to **Durga**
Enterprise a partnership firm.

Respected Sir,

You have requested me to give my title report about the above-mentioned subject. My title report is as under.

DESCRIPTION OF THE PROPERTY:-

Property which is situated at Village Songadh, Tal. Songadh, Dist- Tapi, bearing City Survey No. 2648/2 admeasuring 1881.9 Sq. meter with construction.

The said property bounded as under.

East – Open land	West – Survey No. 31 Paikee
North – Survey no. 31 Paikee and Open land	South – Surat Duliya Highway



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(2)

OWNERS : **Durga Enterprise a partnership firm and its partner**

(1) Alkeshkumar Kailashchandra Agrawal

(2) Amitkumar Kailashchandra Agrawal

(3) Shubham Nandkishor Agrawal

All Resi. Songadh, Tal. Songadh, Dist. Tapi.

The Party has presented the necessary land records before me.

Looking to the records of City Survey office it appears that Vijaysinh Alias Vijay Dattajirao Deore is the owner is the above mentioned property bearing 2648, 2649, 2650, 2651, 2652, 2653 and 2654/1 since 1978.

Formerly the City Survey No. 2649, 2650, 2651, 2652, 2653 and 2654/1 were separate City Survey numbers. But all the above mentioned City Survey numbers were consolidated and the area of City Survey No. 2650, 2651, 2652, 2653 and 2654/1 are added in the area of City Survey No. 2649. So the area of city Survey No. 2649 becomes 729.66 after consolidation City Survey No. 2650, 2651, 2652, 2653 and 2654/1 are removed from the records and given City Survey No. 2649 admeasuring 729.66 Sq. meter. This is noted in the records of City Survey Songadh

on date 14/07/2020 by serial no. 2378 and the same was duly certified by

the competent revenue authority on date 27/08/2020.



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(3)

Formerly the City Survey no. 2648 admeasuring 1412.95 Sq. meter was separate City Survey number, But thenafter City Survey No. 2648 bifurcated in given it City Survey No. 2648/A admeasuring 260.71 Sq. meter and 2648/2 admeasuring 1152.54 Sq. meter.

Thenafter Vijaysinh Alias Vijay Dattajirao Deore had executed a registered sale deed of City Survey No. 2648 and 2649 in favour of Durga Enterprise a partnership firm and its partner and its partner (1) Alkeshkumar Kailashchandra Agrawal, (2) Amitkumar Kailashchandra Agrawal, (3) Shubham Nandkishor Agrawal on date 05/11/2020 and the same was duly registered in the office of Sub-registrar Songadh on the same day by serial no.494.

So by the virtue of the said Sale deed Durga Enterprise a partnership firm and its partner and it's partner (1) Alkeshkumar Kailashchandra Agrawal, (2) Amitkumar Kailashchandra Agrawal, (3) Shubham Nandkishor Agrawal becomes the owner of the said property and its name entered in the records of city Survey Songadh on date 24/12/2020 by serial no. 2453 and the same was duly certified by the competent revenue authority on date 11/02/2021.



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(4)

Formerly the City Survey No. 2648/2 and 2649 were separate City Survey numbers. But all the above mentioned City Survey numbers were consolidated and the area of City Survey No. 2649 is added in the area of City Survey No. 2648/2. So the area of city Survey No. 2648/2 becomes 1881.9 after consolidation City Survey No. 2649 is removed from the records and given City Survey No. 2648/2 admeasuring 1881.9 Sq. meter. This is noted in the records of City Survey Songadh on date 28/03/2021 by serial no. 2482 and the same was duly certified by the competent revenue authority on date 23/04/2021.

So looking to the land records at present Durga Enterprise a partnership firm and its partner it's the owner of the above mentioned property.

I have verify the land records and taken necessary searches in the office of Sub-Registrar, Vyara and Songadh for the period of last 30 years (receipt enclosed herewith)and , am of the opinion that__

The title of Durga Enterprise a partnership firm and its partner over their above mentioned property is **clear and marketable and free from any charge or encumbrances** whatsoever and free from any reasonable doubts.



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(5)

To create valid equitable Mortgage in favour of the Bank below listed
documents shall be deposited by the party.

LIST OF DOCUMENTS

- (1) Original sale deed no. 494 dated 05/11/2020
- (2) Original registration receipt of sale deed no. 494
- (3) Abstract of property registered card no. 2648/2

All the papers are return herewith.

Thanks,

Yours Faithfully,


(N. R. DESAI)

ADVOCATE & NOTARY

Encl : - SEARCH RECEIPT

