

ABHIRAJ SINGH B. SOLANKI

B.Com; L.L.B.,
Enrolment No.G/1927/1999
(Advocate) (Guj. High Court)

2nd Floor, C.P. Point, Akota - Mujmahuda Road, Near Ashwamegh III, Vadodara - 390020.

Date: 06/02/2023

To,

1. Sureshbhai Naranbhai Patel
 2. Sahajanand Balkrushnabhai Patel
- Office at: 6, "Akshar Gold",
17, Shree Kaumudi Co. Op. Hou. Society Ltd.,
Opp. Commerce College
Dabhoi, Ta. Dabhoi, Dist.: Vadodara.

Ref: Title Report from the documents.

Sub.: - Title Report Property of "Akshar Gold" a Commercial site situated at Plot/Bungalow No. 17 Shree Kaumudi Co. Op. Hou. Society Ltd. having its R.S.No.1591/1 (A) Paiki City Survey No. 348, 349, 350 & 351 Sheet No.18, Chalta No. 17, 18, 19 & 20 Original Plot No. 105/16, Final Plot No.250 having its total admeasuring at 1120.35 Sq. Mtrs. (12,052 Sq. Ft.) Situated at Reg. Dist. Vadodara, Sub Dist. Dabhoi, Mouje. Village Dabhoi.

I have gone through the papers submitted by the party. The following papers are produced before me:

1. Copy of Village Form No: 7/12, & Form No: 8-A & Form No: 6.
2. Copy of Sale-Deed on Dated: 23/01/2019 at sale cost of Rs. 2,53,09,200/- in Favour of (1.) Sureshbhai Naranbhai Patel (2.) Sahajanand Balkrushnabhai Patel by original owners of the property (1) Kirteshkumar Chandrakant Patel (2) Divyeshkumar Chandrakant Patel (3) Jashbhai Maganbhai Patel (3) Bhanumatiben Jashbhai Patel (4) Devendrabhai Maganbhai Patel and (5) Jashbhai Maganbhai Patel P.O.A. of Sarlaben Maganbhai Patel & Lataben Maganbhai Patel.
3. Copy of Duplicate Share Certificate No. 447, Share No. 41 to 50 which was registered at page No. 3 of Shree Kaumudi Co. Op. Housing Society Ltd. in favour of Maganbhai Madhavbhai Patel..
4. Copy of Resolution No. 2 passed on Dated: 12-05-2019 for Transfer of Plot No. 17 in favour of (1) Sureshbhai Naranbhai Patel & (2) Sahajanand



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Balkrushnabhai Patel, given by Shree Kaumudi Co-Op. Housing Society Ltd. Dated: 17-02-2020.

5. Copy of Letter given by City Survey Dabhoi Dated: 26-12-2014 where the letter is given with reference to the Bunglow No. 17 having Sheet No. 18 & City Survey No. 348 to 351, where Record Of Right has not been done. Thus, the Inquiry Officer Resolution and Property Card copies cannot be given. Hence, the application for receiving the same is disposed of accordingly.
6. Copy of Tax receipt of Dabhoi Nagar Palika were mentioned name of (1) Sureshbhai Naranbhai Patel (2) Sahajanand Balkrushnabhai Patel as an owner and an occupier.
7. Copy of Development Permission Letter / Rajachiththi No. DBADA/03-02-2021/1617610/01/000312 Dtd.09/03/2021 from Dabhoi Municipality.
8. Copy of Approved Map.
9. Copy of Zone Certificate No. 1519/18-19 Dated: 28/03/2019 from Dabhoi Nagar Palika.
10. Title Clearance Certificate given by Advocate Prashant M. Shah Dated: 29/01/2019.

Dear Sir,

I have investigated the title of property and I have taken a search of record with Sub-Registrar - Dabhoi, for the last 30 year. i.e., year 1993 to 2023 which reveals as under.

DESCRIPTION OF PROPERTY

Property situated at "Akshar Gold" a Commercial site situated at Plot/Bunglow No. 17 Shree Kaumudi Co. Op. Hou. Society Ltd. having its R.S.No.1591/1 (A) Paiki City Survey No. 348, 349, 350 & 351 Sheet No. 18, Chalta No. 17, 18, 19 & 20 Original Plot No. 105/16, Final Plot No. 250 having its total admeasuring at 1120.35 Sq. Mtrs. (12,052 Sq. Ft.) Situated at Reg. Dist. Vadodara, Sub Dist. Dabhoi, Mouje. Village Dabhoi.



Mobile : 98243 86699

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OPINION

I have gone through the papers of Block/Survey No: 1591/1/A, of Form No. 7/12, 8/A, Form No. 6 and Society Share Certificate provided by you as per below:

- 1) Mutation entry No. 14261 in Favour of Shree Kaumudi Co. Op. Hou. Society Ltd. in Village form No.7/12, 8/A
- 2) Copy of Duplicate Share Certificate No. 447, Share No. 41 to 50 which was registered at page No. 3 of Shree Kaumudi Co. Op. Hou. Society Ltd. in favour of Maganbhai Madhavbhai Patel.
- 3) I have also seen Resolution No. 20 & 21 Dated: 04/05/1973 and Dated: 04/05/1974 in favour of Hiraben Maganbhai Patel and transfer Plot No. 17 in the name of Hiraben Maganbhai Patel.
- 4) I have also seen Resolution No.2 Dated: 15/11/2014 and transfer said property in the name of (1) Jashbhai Maganbhai Patel (2) Bhanumatiben Jashbhai Patel (4) Devendrabhai Maganbhai Patel (3) Kirteshkumar Chandrakant Patel (4) Divyeshkumar Chandrakant Patel.
- 5) I have also seen Resolution No. 7 Dated: 28/10/2018 and transfer said property in the name of (1) Jashbhai Maganbhai Patel (2) Bhanumatiben Jashbhai Patel (4) Devendrabhai Maganbhai Patel (3) Kirteshkumar Chandrakant Patel (4) Divyeshkumar Chandrakant Patel (5) Sarlaben Maganbhai Patel & (6) Devendrabhai Maganbhai Patel (7) Lataben Maganbhai Patel
- 6) I have also seen Resolution No. 3 Dated: 12/05/2019 and transfer said property in the name of (1) Sureshbhai Natwarbhai Patel (2) Sahajanand Balkrushnabhai Patel.



Previously, Maganbhai Madhavbhai Patel was original allottee of Shree Kaumudi Co. Op. Hou. Society Ltd. and after his demised name of his wife Hiraben Maganbhai Patel entered into the Society and Revenue record. After demised of Late Hiraben Maganbhai Patel entered name of (1) Kirteshkumar Chandrakant Patel (2) Divyeshkumar Chandrakant Patel (3) Jashbhai Maganbhai Patel (3) Bhanumatiben Jashbhai Patel (4) Devendrabhai



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Maganbhai Patel and (5) Sarlaben Maganbhai Patel & (6) Lataben Maganbhai Patel legal heirs of Hiraben Maganbhai Patel.

I have seen Sale deed on Dated: 23/01/2019 at sale cost of Rs.2,53,09,200/- in Favour of (1.) Sureshbhai Naranbhai Patel (2.) Sahajanand Balkrushnabhai Patel by original owners of the property (1) Kirteshkumar Chandrakant Patel (2) Divyeshkumar Chandrakant Patel (3) Jashbhai Maganbhai Patel (3) Bhanumatiben Jashbhai Patel (4) Devendrabhai Maganbhai Patel and (5) Jashbhai Maganbhai Patel P.O.A. of Sarlaben Maganbhai Patel & Lataben Maganbhai Patel by virtue of that sale deed (1.) Sureshbhai Naranbhai Patel (2.) Sahajanand Balkrushnabhai Patel become owners of the property.



(1.) Sureshbhai Naranbhai Patel (2.) Sahajanand Balkrushnabhai Patel taken Development Permission Letter / Rajachiththi No. DBADA/03-02-2021/1617610/01/000312 Dtd.09/03/2021 from Dabhoi Municipality and they have developed subject property with name of "Akshar Gold".

1. I could not find any other charge or encumbrances having been registered with Sub - Registrar at Dabhoi.

I have gone through all the papers produce before me, and I have also taken necessary search as below mention details.

<u>Sr No.</u>	<u>Receipt No.</u>	<u>Shop No.</u>	<u>Party Name</u>	<u>Doc. Number</u>	<u>Date</u>
1.	202310700000426	GF-1	Bhagaliya Mujammil Iqbalhusain	2931	27/12/2021
2.	202310700000427	GF-2	Patel Krupalben Yatishbhai	196	24/01/2022
3.	202310700000469	GF-3	Patel Binaben Kamleshbhai	2946	30/12/2021
4.	202310700000470	GF-4	Patel . Nilamkumar Viththalbhai	2947	30/12/2021
5.	202310700000473	GF-5	Patel Kalpeshkumar	2556	30/10/2021

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			Kanubhai		
6.	202310700000474	GF-6	Owners Possession		
7.	202310700000475	GF-7	Patel Ushabhen Manojbhai	558	28/02/2022
8.	202310700000476	GF-8	Patel Ashokbhai Ratilal	2532	28/10/2021
9.	202310700000477	GF-9	Owners Possession		
10.	202310700000478	GF-10	Owners Possession		
11.	202310700000479	GF-11	Margawala Shabirhusain & Magarwala Shahrukhkhan Dilawarbhai	2707	29/11/2021
12.	202310700000480	GF-12	Owners Possession		
13.	202310700000481	GF-13	Owners Possession		
14.	202310700000482	GF-14	Owners Possession		
15.	202310700000483	GF-15	Owners Possession		
16.	202310700000510	GF-16	Owners Possession		
17.	202310700000428	GF-17	Owners Possession		
18.	202310700000488	FF-101	Patel Mamtaben Pyarelal	1997	20/06/2022
19.	202310700000489	FF-102	Owners Possession		
20.	202310700000490	FF-103	Owners Possession		
21.	202310700000485	FF-104	Owners Possession		
22.	202310700000491	FF-105	Owners Possession		
23.	202310700000509	FF-106	Owners Possession		
24.	202310700000492	FF-107	Owners Possession		
25.	202310700000494	FF-108	Owners Possession		
26.	202310700000495	FF-109	Owners Possession		
27.	202310700000496	FF-110	Owners Possession		





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29.	202310700000497	FF-111	Owners Possession		
30.	202310700000498	FF-112	Owners Possession		
31.	202310700000499	FF-113	Owners Possession		
32.	202310700000505	FF-114	Owners Possession		
33.	202310700000501	FF-115	Owners Possession		
34.	202310700000502	FF-116	Owners Possession		
35.	202310700000500	FF-117	Owners Possession		
36.	202310700000503	SF Hall	Owners Possession		

I have investigation last 30 years i.e., from 1993 to 2023 from the office of Sub Registrar of Dabhoi, Vadodara I did not find any charge or lien or any encumbrances on said property. At the time of Search the same is verified but due to the pages in the book of Registrar Office in which such Index II entries were mentioned are corrupted and lost. I could not find any other entries in that Survey number. No other adverse entries have been seen in Revenue record and search.



I have also verified in property record of "Akshar Gold" and (1.) Sureshbhai Naranbhai Patel (2.) Sahajanand Balkrushnabhai Patel are owners of the Shop No.GF-6, 9, 10, 12,13,14,15,16,17, FF-102, 103, 104, 105, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, SF-Hall properties in possession of both the Joint owners.

CONCLUSION

From the above observations and perusal of the document as stated above, as well as from the search of Land record for last 30 years, it is a clear transfer that (1.) Sureshbhai Naranbhai Patel (2.) Sahajanand Balkrushnabhai Patel are original owners of the property Plot No.17 of Shree Kaumudi Co. Op. Hou. Society Ltd. and they are joint owners of the said property and after development permission given by Dabhoi Municipality they have developed Commercial Complex namely "Akshar Gold".

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Today, (1.) Sureshbhai Naranbhai Patel (2.) Sahajanand Balkrushnabhai Patel are original owners of the Plot No.17 of Shree Kaumudi Co. Op. Hou. Society Ltd. and they developed Commercial Complex "Akshar Gold " and they have sold GF-1, 2, 3, 4, 5, 7, 8, 11, FF-101, 106 shops and other shops/ developed properties are under their possession.

Before making any transaction verify the following aspects

1. The affidavit has to be obtained regarding there is no encumbrances such as Giro, Lien, Mortgage on the property of (1.) Sureshbhai Naranbhai Patel (2.) Sahajanand Balkrushnabhai Patel are original owners of the property through their partners and the Title of the property is clean and marketable, and there are no encumbrances over the property and the said property is in exclusive possession of (1.) Sureshbhai Naranbhai Patel (2.) Sahajanand Balkrushnabhai Patel as owners of the property ".
2. As per the affidavit given by owners of the property (1.) Sureshbhai Naranbhai Patel (2.) Sahajanand Balkrushnabhai Patel are original owners of the property they declared that no any adverse order or no any encumbrances over develop property namely "Akshar Gold".

Date: 06/02/2023

Vadodara

(Abhirajsinh B. Solanki)

Advocate

