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Date : 25/06/2021

Ref.No.

TITLE REPORT

Subject : Title report for all that piece and parcel of immovable property of Project / Low-rise commercial building known as "**D. B. COMPLEX**" constructed on the Plot No. 35, its City Survey Nondh No. 2676/A/29, admeasuring about 809.93 Sq. Mtrs., situated on the non-agriculture land bearing Revenue Survey No. 271, Block No. 365 paiki western side land admeasuring 10,618 Sq. Mtrs. of **Village : Mandvi, Taluka : Madvi, Dist. Surat.**

Owner(s) : **D. B. Complex**, a partnership firm through its partners;

(1) Mr. Rameshchandra Ranglaji Lakhara

(2) Mr. Rajubhai Jivabhai Gadhavi



Respected Sir,

I have taken search in the office of Sub-Registrar, Mandvi and office of the City Survey, Mandvi and office of the Revenue Department, Mandvi for the last 30 years in respect of above mentioned property. My report for the title of the said property is as under :

That, the said agriculture land bearing Revenue Survey No. 271, Block No. 365 of Village : Mandvi was originally belonged to Amrutlal Khimchand Shah.

Thereafter, the said land owner Amrutlal Khimchand Shah died. On his death, his legal heirs namely (1) Mafatlal Amrutlal Shah, (2) Bhartesh Amrutlal Shah, (3) Rajeshkumar Amrutlal Shah and (4) Pinkin Amrutlal Shah became absolute joint owners, possessors of the said land.

Thereafter, one Pinkin Amrutlal Shah had filed Civil Suit No. 23/01 in the court of the Civil Judge of Surat for family partition. Ultimately, compromise arrived between the parties and the dispute had been settled. According to compromise decree, the said land bearing R. S. No. 271, Block No. 365, City Survey Nondh No. 2676 paiki western side land admeasuring 10,618 Sq. Mtrs. of Village : Mandvi came into the share of (1) Mafatlal Amrutlal Shah, (2) Bhartesh Amrutlal Shah, (3) Rajeshkumar Amrutlal Shah jointly. The entry was mutated in the record of city survey.

That, The Collector of Surat had granted permission for non-agriculture usage for the said land vide his order No. A/Bakhap/S.R.No.174/07-08/Vashi.4581 to 4590/2008, Dtd. 17/11/2008. The entry was mutated in the record of city survey.

That, Nagar Niyok Office, Surat had approved lay-out and development plans for the said land vide Rajachitthi No. B.P./Mandvi/2017, Dtd. 25/09/2007.

Thereafter, (1) Rajeshkumar Amrutlal Shah, (2) Bhartesh Amrutlal Shah, (3) Mafatlal Amrutlal Shah, (4) Subhash Mulchand Agrawal and (5) Bhikhchand Kishorilal Agrawal jointly formed a partnership firm name and style known as **M/s. Sai Corporation**, a partnership firm and the said land owners (1) Rajeshkumar Amrutlal Shah, (2) Bhartesh Amrutlal Shah, (3) Mafatlal Amrutlal Shah brought the said non-agriculture land bearing R. S. No. 271, **Block No. 365**, City Survey Nondh No. 2676 paiki western side land admeasuring **10,618 Sq. Mtrs.** of Village : Mandvi in the said partnership firm as

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capital. Then, one of the partners Rajeshkumar Amrutlal Shah retired from the partnership firm. The entry was mutated in the record of city survey on 21/06/2010. The said entry was certified on 27/07/2010.

That, M/s. Sai Corporation, a partnership firm was registered in the office of Registrar of Firms, Surat Range-2 vide Registration No. GUJ/SRT/(17) 30454, Dtd. 26/07/2010.

Thus, **M/s. Sai Corporation**, a partnership firm and its partners (1) Mafatlal Amrutlal Shah, (2) Bhartesh Amrutlal Shah, (3) Subhash Mulchand Agrawal and (4) Bhikhchand Kishorilal Agrawal became absolute joint owners, possessors of the said land.

Thereafter, as per above said permissions the said land owners organized various open plots in the said non-agriculture land bearing Revenue Survey No. 271, Block No. 365 paiki, City Survey Nonndh No. 2676 paiki western side land admeasuring 10,618 Sq. Mtrs. of Village : Mandvi, Taluka : Madvi, Dist. Surat. Thereafter, the said owners M/s. Sai Corporation, a partnership firm through its partners (1) Mafatlal Amrutlal Shah, (2) Bhartesh Amrutlal Shah, (3) Subhash Mulchand Agrawal and (4) Bhikhchand Kishorilal Agrawal sold the said property bearing **Plot No. 35**, its City Survey Nondh No. 2676/A/29, admeasuring about 809.93 Sq. Mtrs., situated on the non-agriculture land bearing Revenue Survey No. 271, Block No. 365 paiki western side land admeasuring 10,618 Sq. Mtrs. of **Village : Mandvi to Mrs. Shobhanaben Bhikhchand Agrawal** by registered sale deed on 04/11/2011. The said Sale Deed was registered in the office of the Sub-Registrar, Mandvi in Book No. 1 at Serial No. 875 on 04/11/2011. The entry was mutated in the record of city survey on 06/02/2012. The said entry was certified on 30/03/2012.

Thereafter, the said property owner Mrs. Shobhanaben Bhikhchand Agrawal through her power of attorney holder Mr. Bhikhchand Kishorilal Agrawal sold the said property bearing **Plot No. 35**, its City Survey Nondh No. 2676/A/29, admeasuring about 809.93 Sq. Mtrs., situated on the non-agriculture land bearing Revenue Survey No. 271, Block No. 365 paiki western side land admeasuring 10,618 Sq. Mtrs. of **Village : Mandvi to (1) Mr. Rameshchandra Ranglalji Lakhara and (2) Mrs. Rajubhai Jivabhai Gadhavi** by registered sale deed on 09/02/2018. The said Sale Deed was registered in the office of the Sub-Registrar, Mandvi in Book No. 1 at Serial No. 135 on 09/02/2018. The entry was mutated in the record of city survey on 05/03/2018. The said entry was certified on 11/04/2018. Thus, **(1) Mr. Rameshchandra Ranglalji Lakhara and (2) Mr.**

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Rajubhai Jivabhai Gadhavi became absolute joint owners, possessors and occupiers of the said property.

Then, Madvi Municipal Corporation had approved low-rise commercial building plans for the said land bearing **Plot No. 35**, its City Survey Nondh No. 2676/A/29, admeasuring about 809.93 Sq. Mtrs., situated on the non-agriculture land bearing Revenue Survey No. 271, Block No. 365 paiki western side land admeasuring 10,618 Sq. Mtrs. of **Village : Mandvi** vide Rajachitthi No. MSADA/03-01-2019/1099489/01/000010, Dtd. 30/03/2019.

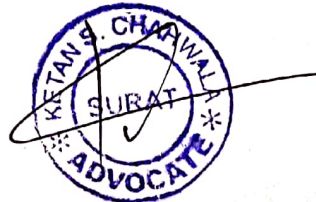
Thereafter, the aforesaid land / plot owners (1) Mr. Rameshchandra Ranglalji Lakhara and (2) Mr. Rajubhai Jivabhai Gadhavi jointly formed a partnership firm name and style known as **D. B. Complex**, a partnership firm and the said plot owners (1) Mr. Rameshchandra Ranglalji Lakhara and (2) Mr. Rajubhai Jivabhai Gadhavi brought the said land bearing Plot No. 35, its City Survey Nondh No. 2676/A/29, admeasuring about 809.93 Sq. Mtrs., situated on the non-agriculture land bearing Revenue Survey No. 271, Block No. 365 paiki western side land admeasuring 10,618 Sq. Mtrs. of Village : Mandvi in the said partnership firm as capital. The said Partnership Deed was executed by & between (1) Mr. Rameshchandra Ranglalji Lakhara and (2) Mr. Rajubhai Jivabhai Gadhavi on 05/02/2020 and the said Partnership Deed was registered in the office of the Sub-Registrar, Mandvi in Book No. 1 at Serial No. 115 on 31/08/2020. The entry was mutated in the record of city survey. Thus, **D. B. Complex**, a partnership firm and its partners (1) Mr. Rameshchandra Ranglalji Lakhara and (2) Mr. Rajubhai Jivabhai Gadhavi became owners, possessors of the said land.

Thereafter, as per above said permissions the said land owners **D. B. Complex**, a partnership firm organized and started the construction of low-rise commercial building known as "**D. B. COMPLEX**" over the Plot No. 35, its City Survey Nondh No. 2676/A/29, admeasuring about 809.93 Sq. Mtrs., situated on the non-agriculture land bearing Revenue Survey No. 271, Block No. 365 paiki western side land admeasuring 10,618 Sq. Mtrs. of **Village : Mandvi, Taluka : Madvi, Dist. Surat/**

The copies of the following documents, title deeds and relevant papers are submitted to me for scrutiny :

- (1) Copy of Regd. Sale Deed Serial No. 135, Dtd. 09/02/2018, its Registration Receipt and Index-II.

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- (2) Copy of Regd. Partnership Deed Serial No. 115, Dtd. 05/02/2020 and its Registration Receipt.
- (3) Copy of N.A. Permission.
- (4) Copy of Development Permission.
- (5) Copies of Approved Plan.
- (6) Copy of City Survey Nondh No. 2676/A/29 of Ward : Mandvi.
- (7) Encumbrance Certificate.
- (8) Search Receipt No. 2021117000978.

LEGAL OPINION

On the basis of the documents produced before me and search and investigation of the land in question from the record of Revenue Record for the last 30 years for all that piece and parcel of immovable property of Project / Low-rise commercial building known as **"D. B. COMPLEX"** constructed on the Plot No. 35, its City Survey Nondh No. 2676/A/29, admeasuring about 809.93 Sq. Mtrs., situated on the non-agriculture land bearing Revenue Survey No. 271, Block No. 365 paiki western side land admeasuring 10,618 Sq. Mtrs. of **Village : Mandvi**, Taluka : Madvi, Dist. Surat. I found that the ownership of above said property of **D. B. Complex**, a partnership firm. I am of the opinion that the title of the said property is **"CLEAR AND MARKETABLE"** and free from reasonable doubt and without encumbrance.

Place : Surat

Date : 25/06/2021




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