



Date : 05.07.2021

TO WHOMSOEVER IT MAY CONCERN

SUPPLIMENTARY NON-ENCUMBRANCE CERTIFICATE IN RESPECT OF THE PROPERTY BEING THE SURVEY NUMBERED LAND RECORDED VIDE CITY SURVEY TIK A NO. 67 BEARING (1) CITY SURVEY NO. 4213/A ADMEASURING 580.00 SQ.MTRS. AND (2) 4213/B ADMEASURING 580.00 SQ.MTRS WHICH AFTER AMALGAMATION AND CONSOLIDATION BEARING CONSOLIDATED CITY SURVEY TIK A NO. 67, CITY SURVEY NO. 4213/A ADMEASURING ABOUT 1160.00 SQ.MTRS. BEING "C" TENURE LAND WHICH ADMEASURED LAND IS PAIKI LAND OF THE CONSOLIDATED MAIN CITY SURVEY NO. 4213/A WHICH PROJECT SITE OF CONSTRUCTION IS KNOWN AS "VIVANTA AQUA" AND "VIVANTA AQUA-B" SITUATED IN THE LOCALITY KNOWN AS MAHARSHI ARVIND MARG, OPP. DUDHIA TALAV IN WARD NO.3 WITHIN THE MUNICIPAL LIMITS OF NAVSARI NAGARPALIKA, NAVSARI, DISTRICT NAVSARI WHICH NAVSARI NAGARPALIKA AFTER AMALGATION KNOWN AS NAVSARI-VIJALPORE NAGARPALIKA.

AND

IN THE MATTER OF M/S S.B.DEVELOPERS, A PARTNERSHIP FIRM AND ITS PARTNERS NAMELY :-

- (1) SANJAYBHAI BHAVANBHAI PATEL
- (2) SMT.CHETNABEN SANJAY PATEL &
- (3) SHRI KRISHNAL RAMANBHAI PATEL

THE OWNERS THEREOF

This is in continuation of the Title Scrutiny Report (Non-encumbrance Certificate) dtd.27.01.2021 issued by me. The partners of M/S S.B.DEVELOPERS, a registered partnership firm named above have requested me to issue amended Non-encumbrance Certificate in respect of the property being the land bearing City Survey Tika No.67.



recorded vide city survey land bearing (1) City Survey No.4213/A admeasuring 580.00 sq.mtrs. and (2) City Survey No.4213/B admeasuring 580.00 sq.mtrs which after amalgamation and consolidation bearing consolidated City Survey Tika No.67, City Survey No. 4213/A admeasuring about 1160.00 sq.mtrs. being "C" tenure land which project site of construction is known as "**VIVANTA AQUA**" and "**VIVANTA AQUA-B**". The said admeasured land of 1160.00 is a paiki land of the aforesaid main consolidated city survey No.4213/A.

1. Actually by virtue of registered sale-deed No. 7266 dtd. 20.11.2019 duly registered in the office of the Sub Registrar, Navsari, the immovable property being the open land admeasuring about 580.00 sq.mtrs. of the N.A. land bearing Revenue Survey No.256 paiki, City Survey Tika No.67 City Survey No. 4213/A being "C" tenure land had been purchased by the aforesaid partnership firm and its partners. Consequently therefore, M/S S.B.DEVELOPERS, a partnership firm and its partners namely (1) SANJAYBHAI BHAVANBHAI PATEL,(2) SMT. CHETNABEN SANJAY PATEL & (3) SHRI KRISHNAL RAMANBHAI PATEL. That execution and registration of the abovesaid sale-deed passed lawful ownership of the abovesaid admeasured land on the vendees, i.e. the aforesaid partnership firm and its partners. The said sale transaction is also strengthened by the entry No. 17346 dtd.30.11.2019 posted in property card. The said entry has been certified by the competent authority dtd.30.01.2020 after due inquiry and investigation.

2. Similarly by virtue of registered sale-deed No.7267 dtd. 20.11.2019 duly registered in the office of the Sub Registrar, Navsari, the immovable property being the open land admeasuring about 580.00 sq.mtrs. of the N.A. land bearing Revenue Survey No.256 paiki, City Survey Tika No.67 City Survey No.4213/B being "C" tenure land had been purchased by the aforesaid partnership firm and its partners. Consequently therefore, M/S S.B.DEVELOPERS, a partnership firm and its partners namely (1) SANJAYBHAI BHAVANBHAI PATEL,(2) SMT. CHETNABEN SANJAY PATEL & (3) SHRI KRISHNAL RAMANBHAI PATEL. That execution and registration of the abovesaid sale-deed

passed lawful ownership of the abovesaid admeasured land on the vendees, i.e. the aforesaid partnership firm and its partners. The said sale transaction is also strengthened by the entry No. 17349 dtd.30.11.2019 posted in property card. The said entry has been certified by the competent authority on dtd.28.01.2020 after due inquiry and investigation.

3. Meaning thereby in view of execution and registration of the aforesaid both the sale-deeds, M/S S.B.DEVELOPERS, a partnership firm and its partners namely (1) SANJAYBHAI BHAVANBHAI PATEL,(2)SMT.CHETNABEN SANJAY PATEL & (3)SHRI KRISHNAL RAMANBHAI PATEL became the owners of the aforesaid both the city survey numbered lands totally admeasuring about 1160.00 sq.mtrs.



4. It reveals that the City Survey Superintendent Navsari by virtue of his order No.1259/2 dtd.21.05.2020 amalgamated and consolidated the land in question and given City Survey No. 4213/A. The factum of passing of the said order by the competent authority is also evidenced from the entry No.17973 dtd. 27.05.2020 posted in the property card. The said entry has been certified by the competent authority on dtd.16.07.2020 after due inquiry and investigation.

5. In sum and substance, the indepth examination of the contents of the submitted documents in light of the search having been taken by me in the office of the Sub Registrar Navsari for the period of last 30 years, i.e. from the year 1992 to 2021, I am of the opinion that the title of M/s S.B. Developers; a registered Partnership firm and its Partners namely Shri Sanjay Bhawanbhai Patel, Shrimati Chetnaben Sanjay Patel and Shri Krishnal Ramanbhai Patel on and over the above referred said property and the project of construction site known as "VIVANTA AQUA-A" and "VIVANTA AQUA-B" is clear, salable, marketable and does not bear encumbrances of any nature or kind beyond reasonable doubts and the said whole property stands in the name of the aforesaid partnership firm namely M/s S.B.Developers; a registered Partnership firm through its Partners namely Shri

Sanjay Bhawanbhai Patel, Shrimati Chetnaben Sanjay Patel and Shri Krishnal Ramanbhai Patel.

6. As suggested by the query, I am furnishing herewith the required information of the advocate issuing the present Title Scrutiny Report as follows :-

(1) Name of the Advocate : Shri Sudhir S.Sule, Advocate & Notary

(2) Enrolment No.& date : G/450/1983 dtd.14.07.1983.

The other particulars as envisaged by your query are as under :-

(1) Name of the Promoter :

M/s S.B. Developers; a registered Partnership firm through its Partners namely Shri Sanjay Bhawanbhai Patel, Shrimati Chetnaben Sanjay Patel and Shri Krishnal Ramanbhai Patel.

(2) Name of the Project :

"VIVANTA AQUA" & "VIVANTA AQUA-B"

I refer and rely upon the documentary evidence more particularly described in PART-A titled as "LIST OF DOCUMENTS ANALYSED" of the Title Investigation Report dtd. 27.01.2021 which is self-explanatory. The said documents themselves speak the volume about the title of a partnership firm namely M/s S.B. Developers; a registered Partnership firm and its Partners namely Shri Sanjay Bhawanbhai Patel, Shrimati Chetnaben Sanjay Patel and Shri Krishnal Ramanbhai Patel. In short paramount consideration is that the immovable property referred above is free from fetters of charge or encumbrance of any bank or financial institution and as such there exists and subsists no charge or encumbrance over the property in question.

DESCRIPTION OF THE PROPERTY IN QUESTION

The property being the survey numbered land recorded vide City Survey Tika No.67 bearing (1)City Survey No.4213/A admeasuring 580.00 sq.mtrs. and (2) 4213/B admeasuring 580.00 sq.mtrs which after amalgamation and consolidation bearing consolidated City Survey Tika No.67, City Survey No.4213/A admeasuring about 1160.00

sq.mtrs. being "C" tenure land which admeasured land is palki land of the consolidated main City Survey No.4213/A which project site of construction is known as "**VIVANTA AQUA**" and "**VIVANTA AQUA-B**" situated in the locality known as Maharshi Arvind Marg, Opp. Dudhla Talav in ward No.3 within the municipal limits of Navsari Nagarpalika, Navsari, District Navsari which Navsari Nagarpalika after amalgamation known as Navsari-Vijalpore Nagarpalika alongwith all rights and obligations attached therewith. The said property is bounded as follows:-

East :- Society Road.
West :- Property of Valji Auto-Garage.
North :- Main Road.
South :- Society Road.



Place: Navsari
Date: 05.07.2021



(Sudhir SharadSule)
Advocate & Notary



Date : 27/01/2021

TO WHOMSOEVER IT MAY CONCERN

TITLE SCRUTINY REPORT RELATING TO THE PROPERTY BEING CITY SURVEY LAND BEARING CITY SURVEY TIKA NO.67 CITY SURVEY NO.4213/A AND 4213/B AND CITY SURVEY NO.4214/1 WHICH ALL THE CITY SURVEY LANDS AFTER AMALGAMATION AND CONSOLIDATION, BEARING CONSOLIDATED CITY SURVEY TIKA NO. 67, CITY SURVEY NO.4213/A ADMEASURING ABOUT 1438.71 SQ.MTRS. BEING "C" TENURE LAND WHICH PROJECT SITE OF CONSTRUCTION IS KNOWN AS "VIVANTA AQUA" SITUATED IN THE LOCALITY KNOWN AS MAHARSHI ARVIND MARG, OPP. DUDHIA TALAV IN WARD NO.3 WITHIN THE MUNICIPAL LIMITS OF NAVSARI NAGARPALIKA, NAVSARI, DISTRICT NAVSARI.

AND

IN THE MATTER OF M/S S.B.DEVELOPERS, A PARTNERSHIP FIRM AND ITS PARTNERS NAMELY :-

- (1) SANJAYBHAI BHAVANBHAI PATEL
 - (2) SMT.CHETNABEN SANJAY PATEL &
 - (3) SHRI KRISHNAL RAMANBHAI PATEL
- THE OWNERS THEREOF

Verified copies of the under-mentioned documents were placed before me for minute examination for arriving at the title of the abovesaid survey numbered land and my this Title Report is based on the scrutiny of the said documents.

PART-A

LIST OF DOCUMENTS ANALYSED

Sr. No.	Date of document	Name of document	Whether original/ certified/true copy/Photostat	In case of copies, whether the original was scrutinized by the Advocate.
(1)	-	Village form no. 8-A.	True copy	N.A.
(2)	-	Village form no. 7 & 12	True copy	N.A.

(3)	-	Village Form No.6 showing various mutation entries	True copies	N.A.
(4)	----	Entry at Property Card Register, showing S.B.Developers ;an Partnership Firm and its Partners namely Sanjay Bhawanbhai Patel, Chetnaben Sanjay Patel and Krishnal Ramanbhai Patel as the said owner's of the land bearing City Survey No. 4213/B	Original	N.A.
(5)	----	Entry at Property Card Register, showing S.B.Developers ;an Partnership Firm and its Partners namely Sanjay Bhawanbhai Patel, Chetnaben Sanjay Patel and Krishnal Ramanbhai Patel as the said owner's of the land bearing City Survey No. 4213/A	Original	N.A.
(6)	-----	Entry at Property Card Register, showing S.B.Developers;an Partnership Firm and its Partners namely Sanjay Bhawanbhai Patel, Chetnaben Sanjay Patel and Krishnal Ramanbhai Patel as the said owner's of the land bearing City Survey No. 4214/1 Paiki. (Old) i.e. 4214/1 (New).	Original	
(7)	19/11/2019	Registered Sale Deed No. 7266 for land bearing City Survey No. 4213/A	Original	
(8)	19/11/2019	Registered Sale Deed No.7267 for land bearing City Survey No.4213/B	Original	
(9)	17/12/2019	Registered Sale Deed No.7930 for land bearing City Survey No.4214 Paiki (Old) i.e. 4214/1 (New)	Original	
(10)	17/12/2019	Registered Re-Development Agreement No.7929.	Original	
(11)	29/05/2020	Order passed by City survey Superintendent Navsari bearing order no.CTS/Amalgamation/ward no Navsari 3/vashi-1259/2020	Original	
(12)	06/06/2019	Partnership Agreement of S.B. Developers	Verified Copy	
(13)	17/09/2020	Construction Permission along with Approved Map	Verified copy	N.A.



		issued by Vijalpore Nagar Palika		
(14)	16/12/2019	Minutes of Meetings of Sheela Apartment Co-op Housing Society Limited, with respect to redevelopment of the said society by S.B.Developers	Verified/Original Copy	n.a.
(15)		Assessment Patrak	Verified copy	N.A.
(16)	----	Tax Payment Receipt	Verified copy	N.A.
(17)	---	Brochure made by S.B.Developers for their multi storey building named as VIVANTA AQUA	Original	N.A.
(18)	27.10.2020	Registration Certificate issued by The Office of Register of Firms, Valsad in favor of S.B.Developers	True Copy	N.A.
(19)	27.01.2021	Non-encumbrance Certificate issued by Sub Registrar, Navsari	Original	N.A.



PART-B
EVALUATION OF TITLE

That screening, scanning and scrutinizing the contents of the title transfer evidences contained in the conspectus of submitted documents as to how the ownership passed on from person to person and finally vesting in present owner, is narrated and recorded as under:-

- (a) Herein in this case, property has been amalgamated after necessary inquiry, investigation and procedure. Originally, property was bearing tika no.67 and city survey no.4213/A, 4213/B, 4214/1. After amalgamation, new city survey no.4213/A has been given relevant effects at relevant time pertaining to the same. Accordingly, city survey no.4213/A has been given.
- (b) Land bearing city survey Tika No.67 and City Survey No.4213/A was having original R.S.Number 256 Paiki was in the name of JAMSHEDJI Pastonji Mancherji Desai prior to 1968. In the year, 1968, by registered sale deed no.442, dated 06/05/1968 Shri Dhayabhai Premabhai Patel, Dayalbhai Premabhai Patel and Motilal Premabhai Patel purchased original land admeasuring 546 sq.mts from Jamshedji Pastonji Mancherji Desai. Entry No.1763 dated 07/11/1968 clearly shows the same. Nearby portion admeasuring 546 sq.mts was purchased by Bhaniben Widow of

Makanji Govindbhai and Valajibhai Makanjibhai Patel purchased the said property by registered sale deed no.441 dated 06/05/1968. Entry No.1762 dated 07/11/1968 clearly shows the same.

(c) In the meantime, in the year 1987 there was departmental proceedings. By virtue of order dated 11/08/1987 land admeasuring 580 sq.mts was mutated in the name of Shri Dhayabhai Premabhai Patel, Dayalbhai Premabhai Patel and Motilal Premabhai Patel. Accordingly, land bearing city survey no. 4213/A was given. Nearby portion bearing C.S.no.4213/B was given to land admeasuring 580 sq.mts in the name of Bhaniben Widow of Makanji Govindbhai and Valajibhai Makanjibhai Patel.

(d) Thereafter, in the year 1993, after due procedure Shri Dhayabhai Premabhai Patel, Dayalbhai Premabhai Patel released their legal rights in favor of Motilal Premabhai Patel. Entry dated 03/12/1993 at Property card register clearly shows the same. Thus, Motilal Premabhai Patel became the sole and absolute lawful owner of land bearing C.S.No.4213/B admeasuring 580 sq.mts.

(e) Recently, Motilal Premabhai Patel sold the above referred said property to Shri Sanjay Bhawanbhai Patel, Shrimati Chetnaben Sanjay Patel and Shri Krishnal Ramanbhai Patel; Partners of S.B. Developers, an Partnership Firm and its Partners by virtue of registered sale deed no.7266 dated 20/11/2019. Thus, S.B. Developers; an Partnership firm and its partners namely Shri Sanjay Bhawanbhai Patel, Shrimati Chetnaben Sanjay Patel and Shri Krishnal Ramanbhai Patel became the joint and absolute lawful owners of the said property. Item No.7 i.e. Copy of Original Sale deed clearly shows the same. The factum of said sale transaction is also evidenced by the entry posted in the property card. The said entry has been certified by the competent authority on dtd.13.02.2020.

(f) Nearby portions bearing C.S.No.67 and C.S.No.4213/B, as mentioned above, was in the name of Bhaniben Widow of Makanji Govindbhai and Valajibhai Makanjibhai Patel. On account of death



of Bhaniben Widow of Makanji Govindbhai, the names of her legal heirs were brought on record along with co-owner Valajibhai Makanjibhai Patel. Accordingly, the name of Lallubhai Makanji was mutated by virtue of entry dated 31/03/1994.

(g) Thereafter, in the year 1994, by registered sale deed no. 2704 dated 17/07/1990, Valajibhai Makanjibhai patel and Lallubhai Makanji Patel, sold the said land to Motibhai Premabhai Patel and Ritaben Motibhai Patel. Subsequently, in the year 1996, there was correction deed by and between the parties. Because of non-mentioning of C.S. Tika number, correction deed was executed by and between the parties. Entry No.37 and 38 at Property card register clearly shows the same. At the time of, computerization with the Office of City survey superintendent, there was mis-link and due to lack of taking care, some mistake has been occurred. Of course, registered sale deed and correction deed are reliable documentary evidences in the eye of law. Hence, it doesn't make any difference pertaining to right title interest of the said property in question.

(h) After, becoming owner's, owner's namely Motilal Premabhai Patel and Ritaben Motibhai Patel sold the said property to S.B. Developers; an Partnership firm and its partners namely Shri Sanjay Bhawanbhai Patel, Shrimati Chetnaben Sanjay Patel and Shri Krishnal Ramanbhai Patel. Therefore, S.B Developers along with their partners became the joint and absolute lawful owners of the said property.

(i) In the year 1979, by registered sale deed 5695 dated 24/12/1979, Shri Dhayabhai Devjibhai sold some part and portion admeasuring 278.71 sq.mts to Shri Bhagubhai Budhiyabhai Patel. Entry No. 1 dated 04/02/1980 at property card register clearly shows the same. Thereafter, nearby portions i.e. Land bearing C.S.Tika no.67 and C.S.no.4214 paiki and original revenue survey no.256 admeasuring 278.71 sq.mts was in the names of Babubhai Chanabhai Dhimmar and Rameshbhai Govindbhai Khatri, from very beginning names of i.e. prior to year 1987. Ofcourse, Babubhai Chanabhai Dhimmar and Rameshbhai Govindbhai Khatri, purchased the said land from

Bhagubhai Budhiyabhai Diwan Patel by registered sale deed no.1403 dated 03/11/1987. Thus, Babubhai Chanabhai Dhimmarr and Rameshbhai Govindbhai Khatri became the absolute and lawful joint owners of the said property. There is some clerical and typographical mistake at the time of computerization. Entry No.2535 dated 24/06/1983 clearly shows the same.

(j) In the year, 1984, by registered sale deed no.2206 dated 06/09/1984, Babubhai Chanabhai Dhimmarr and Rameshbhai Govindbhai Khatri sold the said property to Sheela Apartment Co-op Housing Society Limited and its President. Entry No.321 dated 20/10/1984 at property card register clearly shows the same.

(k) It also reveals that S.B. Developers; an Partnership firm and its partners namely Shri Sanjay Bhawanbhai Patel, Shrimati Chetnaben Sanjay Patel and Shri Krishnal Ramanbhai Patel purchased the open N.A. land recorded vide City Survey Tika NO.67, City Survey NO.4213/B being "C" tenure land admeasuring about 580.00 sq.mtrs. from the vendors namely (1) Shri Motilal Premabhai Patel and Smt. Ritaben Motilal Patel on the strength of the registered sale-deed duly registered in the office of the Sub Registrar, Navsari vide Sr. No. 7267 dtd. 20.11.2019, in testimony whereof are (1) original sale-deed and (2) Registration Payment Receipt That execution and registration of the above said sale-deed passed lawful ownership of the abovesaid land on the vendees, i.e. S.B. Developers; an Partnership firm and its partners namely Shri Sanjay Bhawanbhai Patel, Shrimati Chetnaben Sanjay Patel and Shri Krishnal Ramanbhai Patel. The said sale transaction is also strengthened by the entry No. 17349 dtd.30.11.2019 posted in property card. The said entry has been certified by the competent authority.

(l) Lastly, in the year 2019, by registered sale deed no.7930 dated 18/12/2019, Sheela Apartment Co-op Housing Society Limited through its president Shrimati Gayatriben Vijaybhai Patel sold the said property to S.B. Developers; an Partnership firm and its partners namely Shri Sanjay Bhawanbhai Patel, Shrimati Chetnaben Sanjay Patel and Shri Krishnal Ramanbhai Patel became the joint and absolute lawful owners of the said property.

The factum of said sale transaction is also corroborated by the entry No. 17489 dtd. 24.12.2019 posted in the property card. The said entry has been certified by the competent authority on dtd. 13.02.2020.

(m) In short, by virtue of registered sale deed no.7266/2019, 7267/2019 and 7929/2019, S.B. Developers; an Partnership firm and its partners namely Shri Sanjay Bhawanbhai Patel, Shrimati Chetnaben Sanjay Patel and Shri Krishnal Ramanbhai Patel became the joint and absolute lawful owners of the said property. Of course, it is very clear from the documents that property bearing Survey No.4213/A and 4213/B are open land and Property bearing 4214 paiki (Old) which is consisting of Four Storey Building, having had members occupancy rights of 15 share holders according to the provisions of Gujarat Co-op Housing Societies act and Societies Registration Act, prevailing here in Gujarat. Considering above stated facts, it is very clear that developer namely S.B. Developer; an Partnership firm had clear, saleable and marketable title over the said property subject to provisions laid down here in Gujarat Co-op Housing Societies act and Societies Registration Act.

(n) Looking to the provisions of The Gujarat Ownership Flats Act and Rules applicable at present, it is very clear that, S.B.Developers; an partnership firm and its partners namely Shri Sanjay Bhawanbhai Patel, Shrimati Chetnaben Sanjay Patel and Shri Krishnal Ramanbhai Patel are having every kind of rights, titles, interest according to the provisions The Gujarat Ownership flats Act and Rules and The Transfer of Property Act, 1882. Item No.10 i.e. Redevelopment agreement executed by and between the parties i.e. Developer, Society and Confirming party i.e. Share Holders of the Society clearly shows the same. Agreement no.7929 dated 18/12/2019 further clearly shows that Project is bound to be completed within 24 months from the date of execution of the agreement. of Course further, 12 months time will be extended if beyond control circumstances are occurred.

(o) Herein in this case, property bearing C.S.No. 4213/A, 4213/B and 4214 are of C tenure. Endorsement at Property card register clearly shows the same. Property which is known as C tenure land clearly shows that land in question is abide by Gujarat Land revenue Code of the year 1879 and owner is bound to pay taxes according to the Provisions of Section 48. Item No.11 i.e. Copy of Order passed by City survey Superintendent Navsari dated 29/05/2020 bearing order no.CTS/Amalgamation/ward no Navsari 3/vashi-1259/2020 clearly shows that land bearing 4213/A admeasuring 580 sq.mts, land bearing survey no.4213/B admeasuring 580 sq.mts and land bearing c.s. ni.4214/1 admeasuring 278.71 sq.mts have been amalgamated and new C.S.No.4213/A has been given new city survey no for amalgamated area admeasuring 1438.71 sq.mts.

(p) I have personally visited the premises i.e. Proposed building known as Sheela Apartment and surrounding vacant land bearing C.S.No. 4213/A and 4213/B at the time of personal visit. It is found that demolishing of the constructed building known as Sheela Apartment is going on.

(q) Herein , in this case, S.B. Developers'; an partnership firm and its partners obtained construction permission from Nagarpalika and Navsari Development Authority. Item No.13 i.e. Construction permission no.1 along with map dated 28/06/2019 clearly shows the same. Construction permission clearly shows that permission has been granted for 24 mts height for residential purpose and 13.05 mts for commercial building consisting of Ground Plus 8 Floor and for commercial Ground plus 3 Floors. Further, parking area is also described there in the map. Here it may be noted that the whole project site of construction is known as "VIVANTA AQUA".

(r) Item No.12 is Copy of Partnership agreement duly notarized clearly shows that S.B. Developers is an Partnership firm duly notarized having had PAN Card No. ACRFS3110N clearly shows that the said firm consists of 3 partners, having equal shares over the said business as the partners of the S.B. Developers'. It also reveals that the said partnership firm namely S.B.Developers is a



registered partnership. The true copy of the Registration Certificate in prescribed Form-G issued by the Registrar of Firms, Valsad shows the same.

- (s) That considering the above said facts emanating from records M/s S.B.Developers, an partnership firm and its partners namely Shri Sanjay Bhawanbhai Patel, Shrimati Chetnaben Sanjay Patel and Shri Krishnal Ramanbhai Patel for all intents and purposes are the lawful owners of the said property and are in occupation, possession and use of the said property as the joint owners thereof.
- (t) The mutation entries referred above in this report though having been passed years back was or were never challenged in any Court of Law and therefore, the presumption that no dispute in any manner as to title, possession or any other rights ever raised. Under the circumstances, there was no rival or any other contender as to right, title interest, possession or otherwise in respect of said property.
- (u) The transactions as evidenced in revenue records, registered sale deeds etc. were entered into and executed by the competent lawful owners having had the valid legal rights, titles and interests in all respects at the relevant time. The said transactions have not been challenged in any court of law, hence it can be presumed that there is no dispute regarding right, title, interest whatsoever pertaining to above referred said property.
- (v) Now, so far as SARFAESI Act is concerned, if a question is posed for consideration that whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security, then obviously the answer to this query is in the affirmative; meaning thereby the Bank will be able to enforce SARFAESI Act, if required against the property offered as security.

OPINION

That the indepth examination of the contents of the submitted documents in light of the search having been taken by me in the office

of the Sub Registrar, Navsari for the period of last 30 years, i.e. from the year 1992 to 2021, I am of the opinion that the title to the property mentioned above stands in the name of S.B. Developers; a Partnership firm and its Partners namely Shri Sanjay Bhawanbhai Patel, Shrimati Chetnaben Sanjay Patel and Shri Krishnal Ramanbhai Patel. Further, the above referred property is clear, salable, and marketable and does not bear encumbrances of any nature or kind beyond reasonable doubts. Of course, S.B. Developers are bound to follow the Rules and Regulations of The Gujarat Ownership Flats Act, 1973 and Rules of 1974 pertaining to the said Act. As stated, in Deed No.7930/2019 known as Transfer Deed without consideration executed between Developer, Office bearer of society and confirming party i.e. Shares Holders of the Society are having every kind of Rights, Titles and Interest over the said property according to the provisions of The Transfer of Property Act,1882 and the Indian Registration Act,1908.



It is also certified that for the purpose of registered equitable mortgage, following documents are required to be taken by the bank:-

LIST OF DOCUMENTS

Sr. No.	Date of document	Name of document	Whether original/certified/true copy/Photostat	In case of copies, whether the original was scrutinized by the Advocate.
(1)	-	Village form no. 8-A.	True copy	N.A.
(2)	-	Village form no. 7 & 12	True copy	N.A.
(3)	-	Village Form No.6 showing various mutation entries	True copies	N.A.
(4)	----	Entry at Property Card Register, showing S.B.Developers ;an Partnership Firm and its Partners namely Sanjay Bhawanbhai Patel, Chetnaben Sanjay Patel and Krishnal Ramanbhai Patel as the said owner's of the land bearing City Survey No. 4213/B	Original	N.A.
(5)	----	Entry at Property Card	Original	N.A.

		Register, showing S.B.Developers ;an Partnership Firm and its Partners namely Sanjay Bhawanbhai Patel, Chetnaben Sanjay Patel and Krishnal Ramanbhai Patel as the said owner's of the land bearing City Survey No. 4213/A		
(6)	-----	Entry at Property Card Register, showing S.B.Developers;an Partnership Firm and its Partners namely Sanjay Bhawanbhai Patel, Chetnaben Sanjay Patel and Krishnal Ramanbhai Patel as the said owner's of the land bearing City Survey No. 4214/1 Paiki. (Old) i.e. 4214/1 (New).	Original	
(7)	19/11/2019	Registered Sale Deed No. 7266 for land bearing City Survey No. 4213/A	Original	
(8)	19/11/2019	Registered Sale Deed No.7267 for land bearing City Survey No.4213/B	Original	
(9)	17/12/2019	Registered Sale Deed No.7930 for land bearing City Survey No.4214 Paiki (Old) i.e. 4214/1 (New)	Original	
(10)	17/12/2019	Registered Re-Development Agreement No.7929.	Original	
(11)	29/05/2020	Order passed by City survey Supritendent Navsari bearing order no.CTS/Amalgamation/ward no Navsari 3/vashi-1259/2020	Original	
(12)	06/06/2019	Partnership Agreement of S.B. Developers	Verified Copy	
(13)	17/09/2020	Construction Permission along with Approved Map issued by Vijalpore Nagar Palika	Verified copy	N.A.
(14)	16/12/2019	Minutes of Meetings of Sheela Apartment Co-op Housing Society Limited, with respect to	Verified/Original Copy	n.a.

		redevelopment of the said society by S.B.Developers		
(15)		Assessment Patrak	Verified Copy	N.A.
(16)	----	Tax Payment Receipt	Verified copy	N.A.
(17)	---	Brochure made by S.B.Developers for their multi storey building named as VIVANTA AQUA	Original	N.A.
(18)	27.10.2020	Registration Certificate issued by The Office of Register of Firms, Valsad in favor of S.B.Developers	Original	N.A.
(19)	27.01.2021	Non-encumbrance Certificate issued by Sub Registrar, Navsari	Original	N.A.

PART-C

All that piece and parcel of the city survey land bearing city survey tika no. 67 city survey no. 4213/A and 4213/B and City Survey No.4214/1 which all the city survey number lands after amalgamation and consolidation bearing consolidated City Survey Tika No. 67, City Survey No.4213/A admeasuring about 1438.71 sq.mtrs. being "C" Tenure land which project site of construction is known as "VIVANTA AQUA" situated in the locality known as Maharshi Arvind Marg, Opp. Dudhia Talav in ward no.3 within the municipal limits of Navsari Nagarpalika, Navsari, District Navsari. alongwith all rights and obligations attached with the said property which is bounded as under:-

East :- Society Road.
West :- Property of Valji Auto-Garage.
North :- Main Road.
South :- Society Road.

Place: Navsari
Date: 27.01.2021




(Sudhir Sharad Sule)
Advocate & Notary