



Kaushika R. Mukhi

**B.Com., LL.M.
ADVOCATE**

& NOTARY

Date: 22.02.2022.

To:

Farukhbhai Gulambhai Kureshi &
Kashish Farukhbhai Kureshi

Title Report

:ANNEXURE:

-: Description of Property:-

All the pieces and parcels of immovable Properties of Northern Side land adme. 4000 sq. mtrs (adjoin Block No. 306) out of Block No. 305/A/1 adme. 5360 sq. mtrs of village: Kareli; Sub-District; Palsana, District: Surat. which project is named and Known as "KGN Heaven" stand in the name of Farukhbhai Gulambhai Kureshi & Kashish Farukhbhai Kureshi.

Owned by:

Farukhbhai Gulambhai Kureshi & Kashish Farukhbhai Kureshi

Dear Sir/Madam

In the above matter, I have taken search at the office of Sub - Registrar of Kamrej & Palsana of the records of the last 30 years i.e. from 1992 to 2021 and relating to the said property mentioned hereinabove and have perused the documents discussed below, and produced before me from time to time and from the available records/documents it transpires that:-

Tracing of Title:-

1. The land bearing R. S. Nos. 280/2 + 278 of village: Kareli; Sub-District; Palsana, District: Surat belonged to Shantaben Narendrabhai & Dilipkumar Ambalal by virtue of Succession. The mutation entry in respect of the same was passed in the Records of Rights (Form No. 6) vide entry No. 659 dt. 29.05.1971 that was certified dt. 18.06.1971.
2. After implementation of Scheme of Consolidation, the said land of Revenue Survey Nos. 280/2 + 278 was consolidated into one Block which is known as Block No. 305 by the revenue authorities. The mutation entry in respect of the same was passed in the Records of Rights (Form No. 6) vide entry No. 904 that was certified.
3. Beside, the District development officer Surat granted N.A. permission in respect of the said R. S. No. 278 adme. 5045 sq. mtrs vide his order no.



4/D.P./N.A./Regi. No. 141/69-70 on dt. 16.07.1970, whereby permission to utilize the said land for non - agricultural purpose was granted. The mutation entry in respect of the same was passed in the Records of Rights (Form No. 6) vide entry No. 963 dt. 27.09.1976 that was certified dt. 01.01.1977.

4. Thereafter, Shantaben Narendrabhai & Dilipkumar Ambalal sold N.A. land adme. 5045 sq. mtrs (R. S. No. 278) out of Block No. 305 (R. S. Nos. 280/2 + 278) to Palsana Vibhag Dudh & Shakbhaji Seller Sahakari Mandali Ltd. Gangadhara under a Sale Deed dt. 21.09.1970. The mutation entry in respect of the same was passed in the Records of Rights (Form No.6) vide entry No. 965 on dt. 28.09.1976 that was certified dt. 01.01.1977.

5. Thereafter, Shantaben Narendrabhai & Dilipkumar Ambalal in consolidation entered name of Rameshchandra Maganlal (as an owner of adme. 6267 sq. mtrs) in revenue records. The mutation entry in respect of the same was passed in the Records of Rights (Form No. 6) vide entry No. 1036 on dt. 20.07.1978 that was certified dt. 29.03.1978.

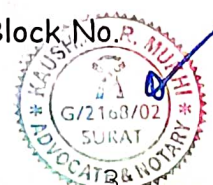
6. As Such, 1) Shantaben Narendrabhai, 2) Dilipkumar Ambalal, 3) Palsana Vibhag Dudh & Shakbhaji Seller Sahakari Mandali Ltd. Gangadhara & 4) Rameshchandra Maganlal became absolute owners of the said whole land of Block No. 305 (R. S. Nos. 280/2 + 278) of village: Kareli; Sub-District; Palsana, District: Surat.

7. Afterwards, a partition took place between the said landowners. As per the said partition the land of Block No. 305 paikee Acer 4 Guntha 30 came in a share of 1) Kanubhai Dahyabhai, 2) Harishkumar Dahyabhai, 3) Palsana Vibhag Dudh & Shakbhaji Seller Sahakari Mandali Ltd. Gangadhara & 4) Rameshchandra Maganlal. The mutation entry in respect of the same was recorded in the Records of Rights (Form No. 6) vide entry no. 1771 dt. 18.12.1985 that was certified dt. 25.02.1986.

8. Thereafter, Rameshchandra Maganlal in consolidation entered name of his son's named; Sudhirkumar Rameshchandra, 2) Navinchandra Rameshchandra in revenue records. The mutation entry in respect of the same was passed in the Records of Rights (Form No. 6) vide entry No. 2519 on dt. 12.02.1996 that was certified dt. 15.05.1996.

9. Thereafter, Harishkumar Dahyabhai died on dt. 17.05.2005. After his demise his share in the said land was mutated in his legal heirs viz: 1) Ilaben





305/A/2 & Northern side land adme. 5240 sq. mtrs was allotted New Block No. 305/A/3. The mutation entry in respect of the same was passed in the Records of Rights (Form No. 6) vide entry No. 4748 on dt. 04.08.2014 that was certified on dt. 01.10.2014.

14. As Such, 1) Niranjnanaben wd/o Kanubhai Dahyabhai, 2) Hiteshbhai Kanubhai, 3) Ritaben Kanubhai & 4) Mihirbhai Kanubhai became absolute owners of the said land of Block No. 305/A/1 adme. 5360 sq. mtrs of village: Kareli; Sub-District; Palsana, District: Surat.

15. After that, co-owners 1) Hiteshbhai Kanubhai, 2) Ritaben Kanubhai & 3) Mihirbhai Kanubhai of said land of Block No. 305/A/1 adme. 5360 sq. mtrs of village: Kareli; Sub-District; Palsana, District: Surat Relinquished their all Rights, Title, Interest in favour of Niranjnanaben wd/o Kanubhai Dahyabhai under a Release Deed that was registered with the office of the Sub - Registrar of Palsana vide Sr. No. 3882 on dt. 18.06.2014. The mutation entry in respect of the same was passed in the Records of Rights (Form No. 6) vide entry No. 4750 on dt. 11.08.2014 that was duly certified dt. 01.10.2014.

16. Thereafter, Niranjnanaben wd/o Kanubhai Dahyabhai sold Block No. 305/A/1 adme. 5360 sq. mtrs of village: Kareli; Sub-District; Palsana, District: Surat to Mr. Umeshbhai Pravinbhai Patel under a Sale Deed that was registered with the office of the Sub - Registrar of Palsana vide Sr. No. 8369 on dt. 31.07.2015. The mutation entry in respect of the same was passed in the Records of Rights (Form No.6) vide entry No. 4991 on dt. 31.07.2015 that was certified dt. 17.12.2015.

17. Thereafter, the Collector of Surat granted N. A. permission in respect of the said land of Block No. 305/A/1 adme. 5360 sq. mtrs of village: Kareli; Sub-District; Palsana, District: Surat vides his order no. 731/22/11/017/2020 dt. 05.08.2020, whereby, permission to utilize the said land for non-agricultural multi-purposes was granted. The mutation entry in respect of the same was passed in the Records of Rights (Form No. 6) vide entry No. 8819 on dt. 05.08.2020 that was certified dt. 09.09.2020.

18. Thereafter, Umeshbhai Pravinbhai Patel sold Northern Side land adme. 4000 sq. mtrs (adjoin Block No. 306) out of Block No. 305/A/1 adme. 5360 sq. mtrs of village: Kareli; Sub-District; Palsana, District: Surat to Farukhbhai Gulambhai Kureshi & Kashish Farukhbhai Kureshi under a Sale Deed that was

registered with the office of the Sub - Registrar of Palsana vide Sr. No. 7322 on dt. 26.10.2020. The mutation entry in respect of the same was passed in the Records of Rights (Form No.6) vide entry No. 9026 on dt. 09.11.2020 that was certified dt. 04.01.2021.

19. Pursued application from Farukhbhai Gulambhai Kureshi & Kashish Farukhbhai Kureshi side, The Bardoli Urban Development Authority granted Plot Validation Certificate for the same vide its Permission bearing No. BUDA/plot validation certificate/Kareli/ 305/A/1/paikee/394/21 dt. 16.06.2021 for the said land of Northern Side land adme. 4000 sq. mtrs of village: Kareli; Sub-District; Palsana, District: Surat.

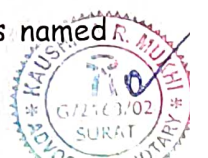
20. The Bardoli Urban Development Authority also granted permission for construction and approved plans for the same vide its Development Permission ("Rajachiththi) bearing No. 1003LD21220013 dt. 31.12.2021.

21. Thereafter, Farukhbhai Gulambhai Kureshi & Kashish Farukhbhai Kureshi developed and promoted a project known and named as 'KGN Heaven' on the said land of Northern Side land adme. 4000 sq. mtrs (adjoin Block No. 306) out of Block No. 305/A/1 adme. 5360 sq. mtrs of village: Kareli; Sub-District; Palsana, District: Surat.

22. As such, Farukhbhai Gulambhai Kureshi & Kashish Farukhbhai Kureshi are became absolute owners of the said immovable Properties of Northern Side land adme. 4000 sq. mtrs (adjoin Block No. 306) out of Block No. 305/A/1 adme. 5360 sq. mtrs of village: Kareli; Sub-District; Palsana, District: Surat which project is named and Known as "KGN Heaven".

23. It is also transpiring that; I had published Public Notice in the "Gujarat Mitra" a Daily Newspapers on dt. 06.02.2022 inviting objections/claims (if any) in respect of the said Northern Side land adme. 4000 sq. mtrs (adjoin Block No. 306) out of Block No. 305/A/1 adme. 5360 sq. mtrs of village: Kareli; Sub-District; Palsana, District: Surat which project is named and Known as "KGN Heaven"; from public at large with documentary evidence. However, till date I have not received any kind of the objections/claims in respect of the said property.

24. There is no charge or encumbrances noted in respect of the said properties and the titles of Farukhbhai Gulambhai Kureshi & Kashish Farukhbhai Kureshi in respect of the said land immovable Properties named



and known as "KGN Heaven" which is situated at land bearing Northern Side land adme. 4000 sq. mtrs (adjoin Block No. 306) out of Block No. 305/A/1 adme. 5360 sq. mtrs of village: Kareli; Sub-District: Palsana, District: Surat as discussed here in above, otherwise, clear & marketable free from other charges or encumbrances beyond reasonable doubts.

I have verified/perused the following Document in Copy

- (A) Original Sale Deed executed by Umeshbhai Pravinbhai Patel in favour of Farukhbhai Gulambhai Kureshi & Kashish Farukhbhai Kureshi registered with the office of the Sub-Registrar of Palsana; Surat vide Sr. No. 7322 on dt. 26.10.2020 alongwith its Registration receipts.
- (B) Original Sale Deed executed by Niranjnanaben wd/o Kanubhai Dahyabhai in favour of Umeshbhai Pravinbhai Patel registered with the office of the Sub-Registrar of Palsana; Surat vide Sr. No. 8369 on dt. 31.07.2015 alongwith its Registration receipts.
- (C) Copy of Release Deed executed by 1) Hiteshbhai Kanubhai, 2) Ritaben Kanubhai & 3) Mihirbhai Kanubhai in favour of Niranjnanaben wd/o Kanubhai Dahyabhai registered with the office of the Sub-Registrar of Palsana; Surat vide Sr. No. 3882 on dt. 18.06.2014.
- (D) Copies of (permissions for construction) granted by competent Authority.
- (E) Copy of N. A. permissions by competent Authorities.
- (F) Copies of the certified extract of Form No.7 & 12 and (Form No. 6).
- (G) Non-Encumbrance Certificate issued by Sub-Registrar of Palsana; Surat.

Thanking You,



Yours faithfully

Kaushika R. Mukhi
(Advocate & Notary)

Enclose: i) Search Receipts &
ii) Non-Encumbrance Certificate.