

SINGH ASSOCIATES

Advocates: Y.S.Singh, K.B.Singh, R.P.Singh



TO WHOME SO IT MAY CONCERN

Respected Sir,

Subject:- Title Opinion Report Certifying Non encumbrances of The piece & parcel of multipurpose N.A land bearing revenue Survey No- 66 its old survey No- 264 having Khata no- 160 adm 4958.00 sq.mtr, after 40% Deducted land adm 1983.20 sq.mtr remaining net land adm 2974.80 sq.mtr, in the proposed scheme/Project known as "SHREE SKYZ" located & Situated in the Vicinity of village- Vadadala, Ta- Bharuch, Dis- Bharuch (Gujarat) belong to SHREE ASOCIATES PROP., MEHTA PARSHWA SHITAL.

1. Description and area of the property propose to be mortgaged specific Number(s) and address of property along with boundaries and measurements.

The piece & parcel of multipurpose N.A land bearing revenue Survey No- 66 its old survey No- 264 having Khat ano- 160 adm 4958.00 sq.mtr, after 40% Deducted land adm 1983.20 sq.mtr remaining net land adm 2974.80 sq.mtr, in the proposed scheme/Project known as "SHREE SKYZ" located & Situated in the Vicinity of village- Vadadala, Ta- Bharuch, Dis- Bharuch (Gujarat) belong to SHREE ASOCIATES PROP., MEHTA PARSHWA SHITAL and bonded as below:-

EAST:-	Wall of Temple
WEST:-	Block No- 64 & 61 its Old block No- 265 & 263
NORTH:-	New Block No- 238 new R.S No- 65
SOUTH:-	Limit of land after Bharuch – Osara Road

2. Nature of property (whether agricultural, Non agriculture, Commercial, Residential, or Industrial) if Non agricultural, the reference & date of conversion order from the competent Authority should also be mentioned.

N.A multipurpose .

3. Whether any minor, Lunatic or un-discharged insolvent is involved, Confirm that the Mortgagor has Sufficient capacity to contract Precautionary steps to be taken.

No.
4. Whether the property if Freehold or Leasehold, if Leasehold then period of lease and if whether Urban Land Ceiling Act applies and Permission to be Obtained.

Free Hold

5. Source of property i.e. self acquired or ancestral if Ancestral then mode of succession and whether original will probate is available.

Self Acquired by SHREE ASOCIATES PROP., MEHTA PARSHWA SHITAL from 1) Mukundbhai Premjibhai Mistry 2) Kishorbhai Premjibhai Mistry 3) Manharbhai Premjibhai Mistry 4) Minaxiben Naginbhai Mistry 5) Vijaybhai Naginbhai Mistry 6) Rikinkumar Naginbhai Mistry by way of registered sale Deed vide No- 10754 at SRO Bharuch on 30.10.2021.

6. Whether the Mortgagor is in exclusive possession of the property or it is leased/rented out to Third Party.

Yes

7. Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.,

- Original Registered sale Deed vide No- 10754 executed by the 1) Mukundbhai Premjibhai Mistry 2) Kishorbhai Premjibhai Mistry 3) Manharbhai Premjibhai Mistry 4) Minaxiben Naginbhai Mistry 5) Vijaybhai Naginbhai Mistry 6) Rikinkumar Naginbhai Mistry in favour of SHREE ASOCIATES PROP., MEHTA PARSHWA SHITAL at SRO Bharuch on 30/10/2021 along with index-II & Payment receipt.
- Original construction permission vide No- 1396 issued by the BAUDA vide No- BAUDA/BANDHKAMPARVANGI/FN.NO-1437/C.V/VASHI/900 TO 903 on 31.03.2022.
- Original Plot Validation certificate issued by the BAUDA vide No- BAUDA/PLOTVALIDATION-FN.NO-62-21/VASHI/2653 TO 2655 on 26.10.2021.
- Original N.A Order for Multipurpose issued by the Collector vide No- 809/21/04/056/2021 on 17.09.2021 in favour of Mukundbhai Premjibhai Mistry and other for the Survey Block No- 66 its old No- 264 adm 4958.00 sq.mtr at Vadadala.

SINGH ASSOCIATES

Advocates: Y.S.Singh, K.B.Singh, R.P.Singh



- v. Original Registered sale Deed vide No- 9660 in favour of Premjibhai Bijalbhai Mistry SRO Bharuch on 31.12.2009
- vi. Copy of village form No-7/12 & 6 hakk patarks
8. **Whether the Advocate has personally visited the Sub Registrar/ Revenue/ Municipal office and examined the records.**

Yes

9. **Whether the Search is being made for the Period of – 30- Years. If no, reason thereof.**

Yes

10. **Tracing of chain of title in favor of the Mortgagor/ owner starting from the earliest/document/ Deeds conveying the title should be mentioned with description of the parties along with the type of right of creates.**

- Originally the said property R.S No-66 its old survey No- 264 having Khata No- 160 adm 4958.00 sq.mtr, located & Situated in the Vicinity of village- Vadadala, Ta- Bharuch, Dis- Bharuch (Gujarat) run on the name of Murjibhai Ishwarbhai since before 1971 as per record maintain by the Revenue authority.
- Then the said owner was expired on 31.05.1971 after his demised his legal heirs 1) Hirabhai Murjibhai 2) Ambalalbhai Murjibhai 3) Ramanbhai Murjibhai 4) Hashmukhbhai Murjibhai 5) Zaverben Wd/o Murjibhai ishwarbhai which was evident vide entry No- 1332 on 25.06.1976.
- Then the said owners had availed the loan from The Zadeshwar Group Co- Op- Multipurpose Ltd of Rs. 500/- and created the charge which was repaid by them to The Zadeshwar Group Co- Op- Multipurpose Ltd and released the charge from the property which was evident vide entry No- 1576 on 09.05.1978.
- Then the said owners among them 1) Hirabhai Murjibhai 2) Ambalalbhai Murjibhai 3) Hashmukhbhai Murjibhai 4) Zaverben Wd/o Murjibhai ishwarbhai released their right from the property in favour of Ramanbhai Murjibhai which was evident vide entry No- 2243 on 22.02.2001.
- Thus, Ramanbhai Murjibhai become the sole owner of the said land R.S No-66 its old survey No- 264 having Khata No- 160 adm 4958.00 sq.mtr, located & Situated in the Vicinity of village- Vadadala, Ta- Bharuch, Dis- Bharuch (Gujarat) subsequently the said owner had sold out the said land to the Premjibhai Bijalbhai Mistry by way of registered sale Deed vide No- 9690 at SRO Bharuch on 31.12.2009 which was evident vide entry No- 2465 on 26.03.2010.
- Then the said owner Premjibhai Bijalbhai Mistry was expired on 24.04.2011 after his demised his legal heirs 1) Narmadben Wd/o Premjibhai Bijalbhai Mistry 2) Mukundbhai Premjibhai Mistry 3) Naginbhai Premjibhai Mistry 4) Kishorbhai Premjibhai Mistry 5) Manharbhai Premjibhai Mistry 6) Ramilaben Premjibhai Mistry names were entered in to the record which was evident vide entry No- 2598 on 06.06.2012.
- Then the said owners among them 1) Narmadben Wd/o Premjibhai Bijalbhai Mistry 2) Ramilaben Premjibhai Mistry had executed the registered Relinquished Deed vide No- 3971 at SRO Bharuch on 03.05.2014 in favour of 1) Mukundbhai Premjibhai Mistry 2) Naginbhai Premjibhai Mistry 3) Kishorbhai Premjibhai Mistry 4) Manharbhai Premjibhai Mistry which was evident vide entry No- 2715 on 20.06.2014.
- Thus, 1) Mukundbhai Premjibhai Mistry 2) Naginbhai Premjibhai Mistry 3) Kishorbhai Premjibhai Mistry 4) Manharbhai Premjibhai Mistry become the joint owners of the said land R.S No-66 its old survey No- 264 having Khata No- 160 adm 4958.00 sq.mtr, located & Situated in the Vicinity of village- Vadadala, Ta- Bharuch, Dis- Bharuch (Gujarat).
- Then the said owners had availed the loan from Central Bank of India Zadeshwar Branch of Rs. 7,48,000/- on 30.03.2016 and created the charge on the said property which was evident vide entry No-3034 on 30.03.2016.
- Then as per order passed by the authority there was re-Survey done which was evident vide entry No- 3104 on 18.07.2017.
- Then the said owners among them Naginbhai Premjibhai Mistry was expired on 06.05.2021 after his demised his legal heirs 1) Minaxiben Naginbhai Mistry 2) Vijaybhai Naginbhai Mistry 3) Rikin Naginbhai Mistry names were entered in to the record which was evident vide entry No- 3452 on 31.05.2021.
- Thus, 1) Mukundbhai Premjibhai Mistry 2) Kishorbhai Premjibhai Mistry 3) Manharbhai Premjibhai Mistry 4) Minaxiben Naginbhai Mistry 5) Vijaybhai Naginbhai Mistry 6) Rikin Naginbhai Mistry become the joint owners of the said land R.S No-66 its old survey No- 264 having Khata No- 160 adm 4958.00 sq.mtr, located & Situated in the Vicinity of village- Vadadala, Ta- Bharuch, Dis- Bharuch (Gujarat).
- Then the said owners had repaid the entire loan to the Central Bank of India Zadeshwar Branch of Rs. 7,48,000/- on 24.08.2021 and Released the charge on the said property which was evident vide entry No-3520 on 07.09.2021.

SINGH ASSOCIATES

Advocates: Y.S.Singh, K.B.Singh, R.P.Singh

- Then the said owners had applied to the collector for the Multipurpose N.A permission which was granted vide No- 809/21/04/056/2021 on 17.09.2021 which was evident vide entry No- 3524 on 17.09.2021.
- I had seen the Plot Validation certificate issued by the BAUDA vide No- BAUDA /PLOTVALIDATION-FN.NO-62-21/VASHI/2653 TO 2655 on 26.10.2021
- Then the said owners 1) Mukundbhai Premjibhai Mistry 2) Kishorbhai Premjibhai Mistry 3) Manharbhai Premjibhai Mistry 4) Minaxiben Naginbhai Mistry 5) Vijaybhai Naginbhai Mistry 6) Rikin Naginbhai Mistry had sold out the said land R.S No-66 its old survey No- 264 having Khata No- 160 adm 4958.00 sq.mtr, located & Situated in the Vicinity of village- Vadadala, Ta- Bharuch, Dis- Bharuch (Gujarat) to the SHREE ASSOCIATES PROPRIETOR MR. MEHTA PARSHWA SHITAL by way of registered sale Deed vide no- 10754 at SRO Bharuch on 30.10.2021 which was evident vide entry No-3551 on 12.11.2021.
- Likewise, SHREE ASSOCIATES PROPRIETOR MR. MEHTA PARSHWA SHITAL become the absolute owner of the said land The piece & parcel of multipurpose N.A land bearing revenue Survey No- 66 its old survey No- 264 having Khata no- 160 adm 4958.00 sq.mtr, located & Situated in the Vicinity of village- Vadadala, Ta- Bharuch, Dis- Bharuch (Gujarat).
- I had seen the construction permission vide No- 1396 issued by the BAUDA vide No- BAUDA/BANDHKAMPARVANGI/FN.NO-1437/C.V/VASHI/900 TO 903 on 31.03.2022.

We have gone through all the records and verified the documents submitted by SHREE ASSOCIATES PROPRIETOR MR. MEHTA PARSHWA SHITAL is the owner of the said land/property and carried out the search in /the office of the Sub-Registrar, Revenue record and found that there is No charge or lien on it and this property is clear and marketable.

Search Report:-202209300010144/3117

Dated 25.05.2022

SINGH ASSOCIATES

Y.S. Singh

K. B. SINGH/Y. S. SINGH/R. S. SINGH

