



TANVIR A MASTAR
B.com, L.L.B (Advocate)

MASTER LAW FIRM

TITLE INVESTIGATION REPORT

Date :- 24th AUGUST, 2020

To,

WHOMSEVER,
IT MAY CONCERN,

Dear Sir,

With reference to Non Agriculture land bearing survey no.712/1 , admeasuring 13456 sq.mtrs. (old Survey No.712/1 admeasuring 8296 sq.mtrs. & Survey no.712/2 admeasuring area 5160 sq.mtrs.) now included in city Survey Limit bearing City Survey no.4898 situate, lying and being at Mouje Kakarkhad Party , Ta. Nadiad City in the District Kheda I submit my legal investigation report as under.

01. Name and Address of the owner

SHREE LAXMINARAYAN BUILDCON
(PARTNERSHIP FIRM)
Add. Nadiad.

02. Details of the documents scrutinized by me are as under.

(1) Certified Copy Of V.F. No. 7 &12 since 1960 to 2016.



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- (2) Certified Copy Of V.F. No. 6
- (3) Copy Of Non Agriculture Letter issued by Collector Shri Kheda District, Nadiad Order No.JMN/NA/SR no.121/16-17/vashi/1317 to 1323/17 dtd 10/03/2017.
- (4) Certified copy of Property Card.
- (5) Certified Copy of Development Permission letter form no. D issued by Nadiad Area Development Authority , Rajachithi No. NADA/08-05-2020/1310017/01/000354 dtd on 09/06/2016.
- (6) Certified Copy of Partnership Deed of Shree Laxminarayan Buildcon, Nadiad.
- (7) Certified copy of Sale Deed no.5212 Registered dated on 08/08/2019 along with index-2.
- (8) Original Search receipt No. 2020136008813 issued by S R O Nadiad Dtd ON 24/08/2020

03. Details of the property

to Non Agriculture land bearing survey no.712/1 , admeasuring 13456 sq.mtrs. (old Survey No.712/1 admeasuring 8296 sq.mtrs. & Survey no.712/2 admeasuring area 5160 sq.mtrs.) now included in city Survey Limit bearing City Survey no.4898 situate, lying and being at Mouje Kakarkhad Party , Ta. Nadiad City in the District Kheda Which has boundaries are as follow



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East : Land of Kamleshbhai Ravjibhai Patel i.e. Survey No. 711.

West : T.P. Road.

North : Christian Patel Centre

South : Land of J.R. Patel

04. Brief History of the property of a period of 30 years and how the owner has derived the title.

- (1) That the agriculture land bearing Survey no. 712/1 and 712/2 was originally belongs to one **Mangalbhai Mathurbhai**.
- (2) That name of **Moibhai Marghabhai** was entered as protected tenant in the revenue record of land of survey no. 712/1 and 712/2 vide entry no. 1328 dated 05/06/1949.
- (3) That by the notification of Mumbai Government passed under the prevention of Fragmentation and Consolidation of Holdings Act and published on 03/11/1950. Accordingly the land of Survey No. 712/2 Acres 1-11 Gunthas was held as occupier of said land. Mutation entry to the said effect was made in the revenue records vide entry no. 1506 dated 17/11/1952.
- (4) Thereafter name of **Motibhai Marghabhai** was deleted as protected Tenant in the revenue record of land of survey no. 712/1 and 712/2 and name of **Magalbhai Mathurbhai** was



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entered in the revenue records as he had cultivated the lands on 01/08/1956 vide entry no.1731 dated 10/09/1957.

- (5) Thereafter mutation entry of Fragmentation under the prevention of fragmentation and consolidation of holdings Act was deleted from the revenue records of the survey no.712/2 from the column of second right. Mutation entry no.3755 dated 03/09/1971.
- (6) That **Mr.Mangal @ Govindbhai Mathurbhai Patel** had died intestate on 28/02/1974. Hence the name of his heirs **(1)Dahiben Mangalbhai, (2)Surendrabhai Mangalbhai, (3)Kantibhai Mangalbhai, (4)Rajnikant Mangalbhai, (5)Ramilaben Mangalbhai, (6)Hasuben Mangalbhai, (7)Shushilaben Mangalbhai and (8)Vimuben Mangalbhai** was entered in the revenue records by Mutation Entry No.4050 dated 24/03/1974.
- (7) That Said **(1)Dahiben Mangalbhai, (2)Ramilaben Mangalbhai, (3)Hasuben Mangalbhai, (4)Shushilaben Mangalbhai and (5)Vimuben Mangalbhai** released her rights from the said land in favour of other co-owners. Mutation entry to the said effect was made in the revenue records vide entry no.4051 dated 24/03/1974.
- (8) That **Surendrabhai Govindbhai @ Mangalbhai** preferred an application under Rule 11 of the Bombay Land Revenue



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Code,1972 for consolidate survey no.712/2 into survey no.712/1. That the LD. Mamlatdar (city) Nadiad vide order dated 22/08/2016 pleased to consolidate survey no.712/2 into survey no.712/1 and after amalgamation it was allotted survey no.712/1 admeasuring 13456 sq.mtrs.

- (9) Non-agricultural Permission for residential purpose is granted by District Collector, Kheda at Nadiad by his order bearing no. JMN-1/N.A./SR No. 121/16-17 Vashi/1317 to 1323/17 dated 10/03/2017. Mutation entry to the said effect was recorded in the revenue record by the Entry no.26629.
- (10) That Said **Surendrabhai Mangalbhai** for himself and as a power of attorney holder of **Kantibhai Mangalbhai and Rajnikant Mangalbhai** sold and conveyed said land bearing Survey no.712/1 admeasuring 8296 sq.mtrs. & survey no.712/2 admeasuring 5160 sq.mtrs. to (1)**Smt. Sumitraben Arvindbhai Patel**, (2)**Smt. Madhuriben Sunilkumar Patel**, (3)**Smt. Hetalben Dixitkumar Patel**, (4)**Smt. Bhautikaben Miteshkumar Patel**, (5)**Smt. Rupal Vishal Amin** (6)**Smt. Ritaben Raghubhai Amin** by registered sale deed dated 01/08/2017, registered before the sub registrar of Nadiad at Serial no.4609. Mutation Entry to the said effect is made in the revenue record of the said land by Entry no.26796 and said entry was certified by the concerned revenue authority.



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- (11) That thereafter **Smt. Sumitraben and others** had avail equitable mortgage deed and received an amount of rs.44,00,000/- from the Bank Of Baroda , Ashram Road Branch, Nadiad by registered Equitable Mortgage Deed dated 06/01/2018, registered before the Sub Registrar Of Nadiad at Serial No.162.
- (12) That as per **No Due Certificate** dated 05/08/2019 issued by the Bank Of Baroda, Ashram Road Branch, Nadiad charge of the said Bank was released from the Non-Agriculture land bearing Survey no.712/1 admeasuring 13456 sq.mtrs. That the Release deed to that effect was also executed by registered Release Deed dated 27/05/2020, registered before the Sub Registrar of Nadiad at serial no.2058.
- (13) That thereafter said Property was included in city survey Limit and now it is allotted as City Survey no.4898 with the City Survey Officer , Nadiad.
- (14) That said (1)**Smt. Sumitraben Arvindbhai Patel**, (2)**Smt. Madhuriben Sunilkumar Patel**, (3)**Smt. Hetalben Dixitkumar Patel**, (4)**Smt. Bhautikaben Miteshkumar Patel**, (5)**Smt. Rupal Vishal Amin** (6)**Smt. Ritaben Raghubhai Amin** sold and conveyed said landbearing survey no.712/1 admeasuring 8296 sq.mtrs. & survey no.712/2 admeasuring 5160 sq.mtrs. Total admeasuring 13456 sq.mtrs. to Shree Laxminarayan Buildcon by registered sale deed dated 06/08/2019, registered before the



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Sub Registrar of Nadiad at Serial no.5212. Mutation Entry to the said effect is made in the city survey record of the said land by entry no.511 and said entry was certified by the concerned revenue authority.

5.1 The person who is present owners is

**SHREE LAXMINARAYAN BUILDCON
(PARTNERSHIP FIRM)**

5.2 Whether the party has absolute, clear and marketable title over the property proposed to be mortgaged and can create to valid equitable mortgage on the property ? - **Yes**

5.3 (a) What is the nature of the title of the owner - **ownership**

(b) Leasehold immovable property - **No**

5.4 Whether there is any restriction / prohibition under personal laws of the owner/ mortgagor to hold the property under the title deeds through which he has derived title - **Yes**

5.5 Whether the latest title deed and the immediately previous title deed and the immediately previous title deeds are available in originals - **N.A.**

5.6 Whether the building tax/ land revenue has been paid up to date - **Not Seen**



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- 5.7 Whether any dues recoverable as land revenue are outstanding - **No**
- 5.8 In case the facility is sought for construction purpose : Whether the land has been converted under the land revenue laws ? If not required to be converted give reasons - **Yes**
- 5.9 Whether the land is affected by any revenue and tenancy legislation? If so, how and to what extent and the remedy if any - **No**
- 5.10 Whether the permission under the urban land (Ceiling and Regulation Act 1976) is necessary or not ? - **No**
- 5.11 In there any other special enactments like land acquisition act and other state legislation /provisions of which are applicable to the property and affecting to title ? - **No**
- 5.12 (A) Is the property is free from encumbrances? - **Yes**
- (B) Please give details account creation charge/mortgage or redemptions for a minimum period of 15 years and also state the sub sting charge/mortgage if any, mentioned in the encumbrance certificate for the last 30 years in all other cases - **I have verified entries for the last 30 years**
- 5.13 Whether the proposed equitable mortgage by deposit of title deeds is possible ? If so, what are the documents to be deposited ? If deposit is



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not possible can there be a simple mortgage or by registered mortgage or by any other mode of mortgage? - **Yes**

5.14 Whether the property is freehold or leasehold or self occupied or tenanted ? - If tenanted whether the property freehold can taken as mortgage - **N.A.**

5.15 If owner is a company, partnership firm, trust, temple, wakf or other legal person, how the title is affected its memorandum and article and association, partnership deed, trust deed or rules or bylaws and what are the precautions to be taken under rules or by laws, and also how the right to create mortgage is affected by Hindu religious and endowments laws and/or wakf act, as the case may be ? - **N.A.**

5.16 If the property to be mortgaged is flat/ apartment is residential or commercial complex, how far independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat- owner (mortgage) : What are the documents of title available for creating mortgage ? - Documents/Records to be taken from builders/owners and their bankers. House in residential society record are taken from builder.

5.17 Plot owned by member of the society : Special requirement is to be taken - **NA**



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- 5.18 Please state the names of the person who should join in the creation in the mortgage of the property by the deposit of title deed or authority who can sale this property? -

**SHREE LAXMINARAYAN BUILDCON
(PARTNERSHIP FIRM)**

- 06 Investigation under Income Tax Act 1961,
- 1 Under Sec.222 - **not applicable**
 - 2 Under Sec.230(a) - **not applicable**
 - 3 Under Sec.281(1)- **not applicable**
 - 4 Ch 20 A and Ch 20 C Under Sec.269(a, b) - **not applicable**
 - 5 Finally please investigate any other proceeding under this act are pending ? - **No**

- 07 Search in respect of the company under the Company Register Act

1. Form no 13 Sec. 137, Sec. 391, Sec. 394 -**Not Applicable**

- 08 Investigation regarding Agricultural land :

- a. Whether land is surplus if so, give specific details



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- b. Whether the land is under self - cultivation
- c. If land is owned in different khatas or is under joint share, give specific share in each khata
- d. If consolidation of holding/ acquisition proceedings etc. are in progress in the area whether he transferee or the land is possible, the state
- e. Whether any government norms etc has been raised against the land and if so, give the details of the charges or encumbrances specified

These are all not applicable

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CERTIFICATE

I have scrutinized the documents relating to the property to be offered for sale and that the same documents are satisfied the requirement of creation sale and I further certify that;

- 1. There are prior mortgage or charge to the extent of which are liable is clear - **Not applicable**
- 2. There are no claims from minors in their interest in the property to the extent of which - **Not applicable**



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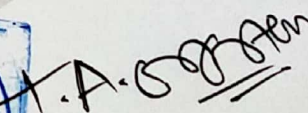
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- 3 The undivided share of minors - **Not applicable**
- 4 The property is subject to any payment ? - **No**
- 5 Provision under Urban Ceiling & Regulation Act 1976 - **No**
- 6 Holding is in accordance with the provisions of Land Reforms Act - **Yes**

I certified that **SHREE LAXMINARAYAN BUILDCON (PARTNERSHIP FIRM)** has very clear and marketable title to the property shown above.

Date 24/08/2020
Nadiad


TANVIR MASTER
ADVOCATE
ENROLMENT NO. G/697/2009

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અરજી પહોંચ

મિલકત નું વર્ણન : સર્વે નં- ૭૧૨/૧ ક્ષે ૧૩૪૫૬ ચો.મી (જુનો સર્વે નં- ૭૧૨/૧, ક્ષે ૮૨૯૬ અને સર્વે નં- ૭૧૨/૨ ક્ષે ૫૧૬૦ ચો.મી) સીટી સર્વે નં- ૪૮૯૮

Search in : નડીઆદ /NADIAD

પહોંચ નંબર ૨૦૨૦૧૩૬૦૦૮૮૧૩ અરજી નંબર ૪૬૪૧ અરજી વર્ષ ૨૦૨૦
તારીખ ૩૪ માટે ઓગસ્ટ મને ૩૦૨૦

રજુ કરનારનું નામ તનવીર બે માસ્ટર બેડલોકેટ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેશા

રજીસ્ટ્રેશન ફી

નકલ કરવા ની ફી સ્ટામ્પ / ફોલીઓ

મેરીની નકલ કરવા માટે ફી

ટપાલ ખર્ચ

નકલો બદલવા ચાર્જીઓ (કલમ ૬૪ થી ૬૭)

શોધ બજાર તપાસણી Year: 1991 2020

૬૬ કલમ-૨૫

કલમ-૩૪ (કલમ-૫૭)

નકલ ફી ફોલીઓ

ઈન્ટેક્સ-૨ ફી



૩૧૦.૦૦

કુલ એકદર રૂ. ૩૧૦.૦૦

અંકે રૂપિયા ત્રણ સો દસ પુરા

દસ્તાવેજ

ના દિવસે તેવાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં બાપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલસો.

ISHVARBHAI P. BHUBHAI CHAUDHARI
સબ રજીસ્ટ્રાર
નડિયાદ

અંકે રૂ. : 310.00
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