

Ref No. :

DATE :

23.6.2020

∴ Title Report :-

Subject :- Title report regarding land bearing subdivision no. B admeasuring 7487 sq. mtrs. as per village form no. 7+12 and 5016.50 sq. mtrs. as per F. P. on Eastern portion of R. S. No. 68, Block No. 116 of Bhimrad, Tal.: Majura, Dist. Surat and comprised in T. P. Scheme No. 43 (Bhimrad), F. P. no. 16.

The following documents regarding the said land was produced before me :

1. Copy of Village form no. 7+12.
2. Copy of sale deed bearing reg. no. 8005, dated 9.8.2019.
3. Copy of N. A. order.

On the perusal of the said documents, I have to state as under:

- A. The said land was of the ownership of Parbhubhai Morarbhai and Muljibhai Valabhai.
- B. By virtue of family arrangement among Muljibhai Valabhai and his sons, his share in the said land was given to Thakorbbhai Muljibhai as is evident by M. E. No. 529, dated 15.2.1976.
- C. Parbhubhai Morarbhai had died on 15.7.1947 and his legal heirs : 1. Dayalbhai Parbhubhai, 2. Bhanabhai Parbhubhai and 3. Narsinhbhai Parbhubhai had become the owners of his share in the said land.



Dayalbhai Parbhubhai had died on 7.10.1952 and his legal heirs : 1. Thakorbbhai Dayalbhai and 2. Bhakiben Dayalbhai had become the owners of his share in the said land.

Bhanabhai Parbhubhai had died on 14.5.1954 and his legal heirs : 1. Deviben Bhanabhai, 2. Maniben Bhanabhai, 3. Moghiben Bhanabhai, 4. Naniben Bhanabhai and 5. Gopalbhai Bhanabhai had become the owners of his share in the said land.

Narsinhbhai Parbhubhai had died on 18.7.1970 and his legal heir : Gabubhai Narsinhbhai had become the owner of his share in the said land.

The above succession was confirmed by all the legal heirs as is evident by M. E. No. 622, dated 10.5.1982.

- D. Gabubhai Narsinhbhai had died on 28.7.1996 and his legal heirs : 1. Liliben widow of Gabubhai Narsinhbhai, 2. Urmilaben daughter of Gabubhai, 3. Nikharjbhai Gabubhai, 4. Dineshbhai Gabubhai, 5. Mukeshbhai Gabubhai and 6. Sunilbhai Gabubhai had become the owners of his share in the said land as is evident by M. E. No. 684, dated 20.8.1996.

- E. Sunilbhai Gabubhai had died on 23.1.2006 and his legal heirs:
1. Urvashiben widow of Sunilbhai Gabubhai, 2. Marginaben Sunilbhai and 3. Herishbhai Sunilbhai had become the owners of his share in the said land as is evident by M. E. No. 871, dated 13.3.2006.



- F. Addl. Mamlatdar Krushipanch (Ganot), Tal.: Choryasi, Dist. Surat had issued certificate in Tenancy Case No. Ganot/Bhimrad/32(M)/Vashi 1037/12 Application no. 58 of 2012 on 19.3.2013 u/s. 32(M) and declared the aforesaid persons as owners of the said land as is evident by M. E. no. 1359, dated 6.4.2013, which was duly certified on 31.5.2013.

- G. Collector, Surat by his order no. Ganat-4/Reg. No. 217/13/Vashi. 960/15/ULD. No. 17902, dated 30.5.2015 had granted permission for conversion of the said land from new tenure to old tenure for non-agricultural residential purpose as is evident by M. E. No. 1479, dated 5.6.2015, which was duly certified on 4.8.2015.
- H. Collector, Surat by his order no. A/JMN/Tatkal/S.R. No. 18/2016/L.D. No. 25728/Vashi/3188 to 3202/16, dated 27.4.2016 had granted non-agricultural permission for the said land as is evident by M. E. No. 1541, dated 4.6.2016, which was duly certified on 15.8.2016.
- I. Out of the land owners aforesaid, Nikhanjbhai Gabubhai had released his share in the said land in favour of 1. Dineshbhai Gabubhai, 2. Mukeshbhai Gabubhai, 3. Urmilaben daughter of Gabubhai and wife of Shantilal Narsinhbhai, 4. Urmilaben widow of Sunilbhai Gabubhai, 5. Marginaben Sunilbhai, 6. Herishkumar Sunilbhai and 7. Liliben widow of Gabubhai Narsinhbhai by regd. release deed no. 5112, dated 18.6.2018 as is evident by M. E. No. 1683, dated 1.9.2018, which was duly certified.
- J. Liliben widow of Gabubhai Narsinhbhai had died on 14.12.2018 and before her death, she had executed her last will on 21.2.2017 and by virtue of the said will, her share in the said land was bequeathed to 1. Mukeshbhai Gabubhai Patel, 2. Dineshbhai Gabubhai Patel, 3. Urvashiben widow of Sunilbhai Gabubhai, 4. Margina Sunilbhai Patel and 5. Herish Sunilbhai Patel as is evident by M. E. No. 1740, dated 24.7.2019.
- K. The land owners aforesaid had sold Eastern portion admeasuring 7487 sq. mtrs. as per village form no. 7+12 and



5016.50 sq. mtrs. as per F. F. i.e. subdivision no. B to Martand Infrastructure -a partnership firm by regd. sale deed no. 8005, dated 9.8.2019 as is evident by M. E. no. 1760, dated 15.10.2019, which was duly certified on 1.1.2020.

L. S. M. C. had sanctioned revised plans by rajachithi no. T.D.O./DP/No. 183, dated 21.3.2020.

M. Martand Infrastructure - a partnership firm has organised Martand Hills and constructed apartments on the said land.

Thus, Martand Infrastructure - a partnership firm is the present owner of the said land and the title of the land is legal, clear and marketable and this title report is given on perusal of search receipt no. 2020319006636, 2020019014235 and 2020018022379, dated 23.6.2020 and encumbrance certificate.

Manish Gandhi



(Manish J. Gandhi)
Advocate

Manish Gandhi

6/40/1993
MANISH J. GANDHI
Advocate
B/504-505, Nrupati Plaza,
Nanpura, SURAT.

અરજી પહોંચ

પ્રિન્ટનું નંબર : રે સ નં 68, બ્લોક નં 116

સેલેક્શન કો : લીમસીડ / Bhimnagar

પરિચ નંબર : 20200310005535 અરજી નંબર : 1010
તારીખ : 30 માર્ચ 2020 સને : 2020

રજીસ્ટ્રારનું નામ : ખતિય જ ગુપ્ત

નીચે પગલે ફી પહોંચી

રૂ. પેશ



રજીસ્ટ્રાર ફી

નકલ કરવા ની ફી આઈડી / ફોટો

ફોટોની નકલ કરવા માટે ફી

રવાલ ખર્ચ

નકલો અથવા વારીઓ (કલમ 58 થી 59)

સીલ અટક તપાસણી Year 2012 2020

દડા કમીસન

કલમ-38 (કલમ-40)

નકલ ફી ફોટો

ઈન્ડેક્સ ફી

200.00

કુલ બેકર રૂ. 200.00

અંકે રૂપિયા બે સો મુલ્ય પુરા

દસ્તાવેજ

ના ફિલ્લે નોંધાર થશે અને

તે રજીસ્ટર દખલથી એકલવાય

અવશે

ફોટોની અપલવાય

નકલ

દસ્તાવેજ રજીસ્ટર દખલથી નોંધેલા સરનામે એકલશે.

YOGESH VALJIBHAI AHIR
સબ રજીસ્ટ્રાર
સુરત - 5 360003

અંકે રૂ. : 200.00

20200622771932805

સબ રજીસ્ટ્રાર, સુરત - 5 અલગી

અરજી પહોંચ

મિલકત નું વર્ણન : બ્લોક નં. 116

Search in :

ભીમરાડ / BHIMRAD

પહોંચ નંબર

2020010018234

તારીખ

23

અરજી નંબર

માટે

દિ. ૪/૭/૨૦

જુન

અરજી તથા

સબ

2020

3030

સ્વ કરનારનું નામ મનિષ જી આણી

નીચે પ્રમાણે ફી પહોંચી

રૂ. પદ

રજીસ્ટ્રેશન ફી

નકલ કરવા ની ફી ચાર્જ / ફોલીઓ

રોજની નકલ કરવા માટે ફી

ટપાલ ખર્ચ

નકલો અથવા ચાર્જીઓ (કલમ 58 થી 59)

શીઘ્ર અગર તપાસણી Year: 2000 2011

દંડ કલમ-24

કલમ-38 (કલમ-43)

નકલ ફી ફોલીઓ

ઈન્ડેક્સ-2 ફી

130.00



અંકે રૂપીયા એક સો ત્રીસ પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

કુલ એકદે રૂ.

130.00

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે

કોર્ટનીમ્બ આપવામાં

(Signature)

G J Sonagra
સબ રજીસ્ટ્રાર
SURAT

અંકે રૂ. : 130.00

20200622179975727

(Signature)

સબ રજીસ્ટ્રાર, SURAT

અરજી પહોંચ

પહોંચ નંબર ૨૦૨૦૦૧૮૦૨૨૩૭૮ અરજી નંબર ૧૬૨૩૮ ૨૦૨૦
તારીખ ૩૩ માટે ૩૦૨૦

રજુ કરનારનું નામ મનિષ જે.આર્.પી (લીમિટેડ સ. નં ૬૮)
નીચે પૂછાશે ફી પહેરવી

રૂ. પૈસા



100.00

કુલ એકદરે રૂ. 100.00

અંકે રૂપીયા એક સો શૂન્ય પૂરા

દસ્તાવેજ ના દિવસે તૈયાર થશે અને આવશે
કચેરીમાં આપવામાં

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલદાની નીચેના સરનામે મોકલશે

Makwana
સબ રજીસ્ટ્રાર
સુરત - 1 City

અંકે રૂ. : 100.00

20200622312679557

સબ રજીસ્ટ્રાર, સુરત - 1 City