



MASTER LAW FIRM

Title Investigation Report

16/04/2019

OWNER

RUHANI INFRACON Admin Partner
JAY BHARATBHAI PATEL

Concern Bank

Whom Ever It May Concern

Property Details

Non Agriculture Land situated at Bakrol, Ta. Anand , Dist-Anand,
bearing Revnue Survey No. 1011 admesuring area 9491 sq.
meters

TANVIR A. MASTAR

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B.com, L.L.B (Advocate)

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TITLE INVESTIGATION REPORT

Date :- 16th April, 2019

To,

WHOMSEVER,
IT MAY CONCERN,

Dear Sir,

With reference to Non Agriculture Land situated at Bakrol, Ta. Anand , Dist-Anand, bearing Revnue Survey No. 1011 admesuring area **9491 sq. meters**, I submit my legal investigation report as under.

01. Name and Address of the owner

RUHANI INFRACON Admin Partner
JAY BHARATBHAI PATEL
Add. Ahmedabad.

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

- (1) Certified Copy Of V.F. No. 7 &12 Since 1951
- (2) Certified Copy Of V.F. No. 6
- (3) Copy of Reg. Sale Deed No.3061 Dtd.5/03/2019
- (4) Copy Of Non Agriculture Letter issued by Collector Shri Anand District, Anand Order No. JMN - 1 / CB / NA /Anand/Bakrol/1011/999328/19 / vashi / 2375 to2379 dtd 05/12/2019.
- (5) Search receipt No. 2019 0 3700 9272 issued by S R O Anand Dtd ON 16/04/2019



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03. Details of the property

Non Agriculture Land situated at Bakrol, Ta. Anand , Dist-Anand, bearing Revnue Survey No. 1011 admesuring area 9491 sq. meters Which has boundaries are as follow

East : After margin of this land Situated Survey No. 1012 and 1013/paiki.

West : After margin of this land Situated Survey No. 1035/2 and lagu road.

North:After margin of this land Situated Survey No. 1035/1 and lagu road.

South : After margin of this land Situated Bakroal road and remaining land of this Survey No. 1011.

04. Brief History of the property of a period of 48 years and how the owner has derived the title.

(1) That to Agriculture Land situated at Bakrol, Ta. Anand , Dist-Anand, bearing Revnue Survey No. 1011 admesuring area 11129 sq. meters was originally belongs to Sirishchandra Chimanbhai

(2) Thereafter Sirishchandra Chimanbhai this Agriculture Land situated at Bakrol, Ta. Anand , Dist-Anand, bearing Revnue Survey No. 1011 admesuring area 11129 sq. meters sold to Babubhai Soambhai by Regd. Sale deed dtd on 03/05/1971 and there name was entered in revenue record by mutation entry No.5555 dtd on 14/07/1971

(3) Thereafter this Agriculture Land situated at Bakrol, Ta. Anand , Dist-Anand, bearing Revnue Survey No. 1011 admesuring area 11129 sq. meters Babubhai Soambhai are died and their legal heirs was entered by hierchy rights and there Name was Vimlaben Widow/O. Babubhai,Surendrabhai Babubhai Patel,Praffulaben Babubhai Patel,Pratimaben Babubhai Patel, Mukeshbhai Babubhai Patel.and there name was entered in revenue record by mutation entry 38013 dtd by 19/11/2012.



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- (4) Thereafter this Agriculture Land situated at Bakrol, Ta. Anand , Dist- Anand, bearing Revnue Survey No. 1011 admesuring area 11129 sq. meters Vimlaben Widow/O. Babubhai Somabhai was died dtd on 02/01/2017 and there name was delete in revenue record and that effect by mutation entry no.48000 dtd on 23/08/2018.
- (5) Thereafter Surendra babubhai patel & others P.O.A. applied for Non agriculture tenure of Agriculture Land situated at Bakrol, Ta. Anand , Dist-Anand, bearing Revnue Survey No. 1011 admesuring area 9429 sq. meters to Collector Saheb shri Anand and application granted by Order No. JMN – 1 / CB / NA /Anand/Bakrol/1011/999328/19 / vashi / 2375 to2379 dtd 05/12/2019 and that effect in revenue record by mutation entry no.48900 and thereafter this land purchase by **Roohani Infracon Ad. Partner Jay Bharatbhai Patel** and their name was entered in revenue record by mutation entry no.

5.1 The person who is present owners is

**ROOHANI INFRACON Admin Partner
JAY BHARATBHAI PATEL**

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**





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



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- 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**
- 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? -

**ROOHANI INFRACON Admin Partner
JAY BHARATBHAI PATEL**

- 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**



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- 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
- 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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09

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**
- 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 **ROOHANI INFRACON Admin Partner JAY BHARATBHAI PATEL** has very clear and marketable title to the property shown above.

Date 16/04/2019
Nadiad



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અરજી પહોંચ

મિલકત નું વર્ણન : સ.નં.1011

Search in : બાકરોલ /BAKROL

પહોંચ નંબર ૨૦૧૯૦૩૭૦૦૯૨૭૨ અરજી નંબર ૩૮૯૨ અરજી વર્ષ ૨૦૧૯
તારીખ ૧૬ માહે એપ્રિલ સને ૨૦૧૯

રજુ કરનારનું નામ તનવીર એ માસ્ટર (એડવોકેટ)

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 1971 2019
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી

૩૫૫.૦૦

કુલ એકંદરે રૂ. ૩૫૫.૦૦

અંકે રૂપિયા ત્રણ સો પંચાવન પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.



K D Rathva
સબ રજીસ્ટ્રાર
આણંદ