



Office : B/36, Krishna Complex, Borsad Chokadi, Anand - 388001(Guj.)  
Phone : 02692 - 261001, (M) 94264 77001 Email: hkdesai1001@yahoo.com

**To,**  
**Partners of Vetrivel Infrastructure,**  
**C/o. Mr. Ashvinbhai Vadilal Shah,**  
**At. "Shatak Residency-Karamsad, Ta. & Dist. Anand.**

**- : TITLE OPINION REPORT : -**

**Property bearing Revenue Survey No. 95/1+2+3 total HEC. 0-97-13 ARE paikki Southern side Non Agriculture land land area 4856 sq.mtrs paikki area 1940.00 sq.mtrs of Tower - C & Tower - D on which residential scheme organized known as "Shatak Residency", (Phase-II) within limits of Village Karamsad, Ta. & Dist. Anand.**

**- : TITLE HOLDER : -**

**(1) Bhupendrabhai Manubhai Patel &  
(2) Viresh Manubhai Patel is owner of land  
& Partners of "Vetrivel Infrastructure" is Developers.**

**THAT PRESANT APPLICANT REQUESTED TO ME TO INVESTIGATE AND ISSUE A TITLE CUM OPINION REPORT REGARDING CLARITY AND MARKETIBILITY for Second Property bearing Revenue Survey No. 95/1+2+3 total HEC. 0-97-13 ARE paikki Southern side Non Agriculture land land area 4856 sq.mtrs on which residential scheme organized known as "Shatak Residency", within limits of Village Karamsad, Ta. & Dist. Anand.**

**- : BOUNDED AS UNDER : -**

|              |                              |
|--------------|------------------------------|
| <b>EAST</b>  | Land of R. S. No. 98 & 100.  |
| <b>WEST</b>  | Land of R. S. No. 94.        |
| <b>NORTH</b> | Land of R. S. No. 95 paikki. |
| <b>SOUTH</b> | Land of R. S. No. 96.        |





IN SUPPORT OF SAID REQUEST THE PRESANT APPLICANT HAS SUBMITTED DOCUMENTS AS TO MY SATISFACTION TO MEET WITH REQUIREMENT PERTAINING TO THE CLARITY AND MARKETIBILTY OF THE TITLE ATTECHED TO THE SAID PROPRTY INCLUDING RELEVANT DEEDS AND PAPERS OF SAID PROPERTY.

I HAVE GONE THROUGH THE VITAL DEEDS AND DOCUMENTS AND AFTER PERSUAL AND SCRUTINITY OF THE SAME I HERE BY SUBMIT MY LEGAL OPINION IN DETAIL AS UNDER :-

**HISTORICAL BACK GROUND OF PROPERTY :**

- (1) Originally property of Block/Survey No. 95/1+2+3 were purchased on 24/08/1979 by (1) Ravindrabhai Nathabhai Patel (2) Mahendrabbhai Nathabhai Patel (3) Kiritbhai Nathabhai Patel (4) Bhupendrabhai Manubhai Patel & (5) Vireshbhai Manubhai Patel.
- (2) Further it found that as per family partition name of Patel Vireshbhai Manaubhai & Patel Bhupendrabhai Manubhai were posted for land of southern part area 4856 sq.mtrs, same evident in revenue record vide entry No. 25732 dated 05/10/1995.
- (3) Further it found that a Deed of Partnership dated 26/02/2016 executed between (1) Aswinbhai Vadilal Shah (2) Bhavik Aswinbhai Shah (3) Riddish Vadilal Shah (4) Pannaben Ashwinbhai Shah (5) Meghaben Bhavikbhai Shah & (6) Dhara Riddhish Shah, for development of land, construction of houses, organization of scheme etc. in the name & style of "Vetrivel Infrastructure".
- (4) Further it found that a Development Agreement executed between (1) Bhupendrabhai Manubhai Patel (2) Viresh Manubhai Patel as a land owner through his POA holder Ashvinbhai Vadilal Shah with Partners of "Vetrivel Infrastructure" (1) Aswinbhai Vadilal Shah (2) Pannaben Ashwinbhai Shah (3) Bhavik Aswinbhai Shah (4) Riddish Vadilal Shah (5) Meghaben Bhavikbhai Shah & (6) Dhara Riddhish Shah for development over said land vide registered deed No. 13718 dated 29/11/2018 executed between (1) Bhupendrabhai Manubhai Patel (2) Viresh Manubhai Patel as owner & as Developers between (1) Aswinbhai Vadilal Shah (2) Pannaben Ashwinbhai Shah (3) Bhavik Aswinbhai Shah (4) Riddish Vadilal Shah (5) Meghaben Bhavikbhai Shah & (6) Dhara Riddhish Shah, for development of land, construction of houses, organization of scheme etc. in the name & style of "Shatak Residency- Phase - II - Karamsad".





- ❖ **Further it found that N.A. Permission for Residence purpose was issued by Collector of Anand vide No. LND/N.A/S.R/29/94-95 dated 19/01/1995.**
- ❖ **Further it found that Construction Permission with Plan for TOWER "C" & "D" up to 8<sup>th</sup> Floor are issued by AVKUDA vide order No. BP/AVKUDA/Re.Lay-Out/V.P/VASHI/ 342 dated 19/03/2020.**
- ❖ **Further as per Construction Permission with Plan issued by AVKUDA it founds that total 32 Units in TOWER "C" (4 flats over each floor) & 32 Units in TOWER "D" (4 flats over each floor) therefore total 64 units/ Flats over said site.**
- ❖ **I have published notice in Divya Bhaskar News paper's local edition dated 20/07/2018 for invitation of objection, charge, lien, litigation or dispute if any from public at large however no one is turn up with any dispute hence it presumed that said property is free from all encumbrances, charge, lien, litigation or dispute therefore title of property found clear & marketable.**
- ❖ **Further I have published notice in Divya Bhaskar News paper's local edition dated 20/07/2018 for invitation of objection, charge, lien, litigation or dispute if any from public at large however no one is turn up with any dispute hence it presumed that said property is free from all encumbrances, charge, lien, litigation or dispute therefore title of property found clear & marketable.**
- ❖ **Looking to above facts & record along with papers, deeds, copies etc. related to said property there is No registry of any charge, lien, litigation etc. over the property therefore it is presumed and opinioned that TOWER "C" & "D" constructed over Revised Lay-out Plan with construction permission issued by AVKUDA for land area 1940.00 sq.mtrs over said property is Clear, Marketable & free from encumbrances whereas in old building of TOWER "A" & "B" some units are already sold which was Flat No. 104 of "A" - Block, Flat No. 202 of "A" - Block, Flat No. 203 of "A" - Block, Flat No. 301 of "A" - Block, Flat No. 303 of "A" - Block, Flat No. 102 of "B" - Block, Flat No. 201 of "B" - Block, Flat No. 202 of "B" - Block, Flat No. 203 of "B" - Block, Flat No. 204 of "B" - Block, Flat No. 302 of "B" - Block, Flat No. 303 of "B" - Block, & Flat No. 304 of "B" - Block, are already sold by present owner.**





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**: DOCUMENTS REFERRED FOR REPORT :**

| NO | DETAILS OF DOCUMENTS.                                                                                                                                                                                                                                  | ORIGINAL/<br>TRUE COPY |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| 1. | Extract of Form No. 7/12 with Revenue record.                                                                                                                                                                                                          | Original               |
| 2. | Deed of Partnership dated 26/02/2016 of "Vetrivel Infrastructure".                                                                                                                                                                                     | Original               |
| 3. | Registered Development Agreement vide No. 13718 dated 29/11/2018 executed between (1) Bhupendrabhai Manubhai Patel (2) Viresh Manubhai Patel as a land owner through his POA holder Ashvinbhai Vadilal Shah with Partners of "Vetrivel Infrastructure" | Original               |
| 4. | N.A. Permission dated 19/01/1995.                                                                                                                                                                                                                      | Photocopy              |
| 5. | Construction Permission with Plan issued by AVKUDA by order No. BP/AVKUDA/Re.Lay-Out/V.P/VASHI/ 342 dated 19/03/2020.                                                                                                                                  | Photocopy              |
| 6. | Search Receipt No. 2020037007534. Dt. 21/03/2020.                                                                                                                                                                                                      | Original               |

**: FINAL OPINION :**

As per intimation given to me, and information given to us and believing the same to be true, correct and trustworthy and also believing the documents, papers, copies etc. furnished in the case file shown to us and also information given by owner believing to be true & genuine, I hereby submit the Title cum Opinion report for the Clear & Marketable title over the Property belonging by (1) Bhupendrabhai Manubhai Patel (2) Viresh Manubhai Patel as land owner & interest of developers of Partners of "Vetrivel Infrastructure" in the scheme namely "Shatak Residency- Karamsad" as described here above in my detailed report.

**DATE : 21/03/2020.****PLACE : ANAND****H.K.DESAI.****(ADVOCATE)**

# અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.95/1/2+3

Search in : કરમસદ /KARAMSAD

પહોંચ નંબર ૨૦૨૦૦૩૭૦૦૭૫૩૪

અરજી નંબર

૩૧૦૫

અરજી વર્ષ

૨૦૨૦

તારીખ ૨૧

માહે

માર્ચ

સને

૨૦૨૦

રજી કરનારનું નામ એચ કે દેસાઈ (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: 1990 2020

૪૨૦.૦૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭ ).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી .....

કુલ એકંદરે રૂ.

૪૨૦.૦૦

અંકે રૂપિયા ચાર સો વીસ 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