

**Rajendra V. Sharma**Advocate  
Gujarat High Court**રાજેન્દ્ર વી. શર્મા**એડવોકેટ  
ગુજરાત હાઇ કોર્ટ

Office : "Vrindavan Complex"

2nd Floor, Nr. B-Division Police Station,  
Civil Hospital Circle, Himatnagar.

Resi. : 4-A, Divya Society, Mahavirnagar,

Khed-Tasiya Road, Himatnagar.

Pin : 383001. Dist. S.K. (N. Guj.)

ઓફીસ :

બીજો માળ, "વૃંદાવન કોમ્પ્લેક્સ", બી-ડીવીઝન પોલીસ  
સ્ટેશન નજીક, સીવીલ હોસ્પિટલ સર્કલ પાસે, હિંમતનગર.

રહેઠાણ :

૪-એ, દિવ્ય સોસાયટી, મહાવીરનગર, ખેડ-તસીયા રોડ,  
હિંમતનગર-૩૮૩૦૦૧. જી. સાબરકાંઠા (કે.ગુ.)

Ref. No. :

**TO WHOM SO EVER MAY BE CONCERN** Date :**TITLE CLEARANCE CERTIFICATE**Ref:- **Title Search Report****PART-I GENERAL DETAILS : -****1. Name of the Applicant/Co-Aplicants/Borrower/s:-**

M/s DNC Buildcon LLP through its Partners i.e. Mayank Dahyabhai Patel,  
Jitendrakumar Nathabhai Patel and Sanjaykumar Chhotabhai Patel,  
Add.3432, Vishal Complex, Near Sindhi Samaj Wadi, B/h. State Bank of India,  
Khedtasiya Road, Mahavirnagar, Ta.Himatnagar, Dist.Sabarkantha.

**2. Nature of Property :-**

N.A. residential cum Commercial N.A. Plots.

**3. PART-II :- Description of the property along with the Schedule**

All Those pieces and parcels of the immovable property i.e. N.A. residential  
cum Commercial Plot No.A admeasuring about 697-45 Sq.Mtrs. bearing City Survey  
no.2333/A/1 and Plot No.B admeasuring about 697-45 Sq.Mtrs. bearing City Survey  
no.2333/B/2 of Survey No.12 Paikee 1 (New S.No.228) Total Land Admeasuring  
about 1396-90 Sq.Mts. (8217-02 Sq.Mtrs. Prop. Hollow Plinth + G.F. + F.F. + S.F. +  
T.F. + F.F. + Stair Cabin) bearing HNP No.11/3163, 11/3163/1, 11/3163/2,  
11/3163/3 & 11/3164/4 Situated at Motipura, Himatnagar, Ta.Himatnagar,  
Dist.Sabarkantha, Within the limits of Himatnagar Nagarpalika and City Survey Area,  
Ta.Himatnagar, Dist.Sabarkantha, detailed and bounded as under:-

| Town/Taluka   | Survey No.                                           | Plot No. | Sq.Mtrs. | Sq.Fit. |
|---------------|------------------------------------------------------|----------|----------|---------|
| Motipura      | 12 Paikee 1 (New<br>S.No.228)                        | A        | 697-45   | 7507-00 |
| Ta.Himatnagar |                                                      | B        | 697-45   | 7507-00 |
| HNP No.       | 11/3163, 11/3163/1, 11/3163/2, 11/3163/3 & 11/3164/4 |          |          |         |

**Plot No.A**

On the East:- Canal.

On the West:- Leaving Road then Avishkar Hospital.

On the North:- Plot No.B.

On the South: By-Pass Road.

**Plot No.B**

On the East:- Canal.

On the West:- Leaving Road then Avishkar Hospital.

On the North:- State Highway Road.

On the South: Plot No.B.

**PART-III: - List of Documents scrutinized /perused (If Original or Xerox Are scrutinized)**

1. Certified copy of Sale Deed executed by Ambalal Devabhai Prajapati, Jivanbhai Devabhai Prajapati, Ishwarbhai Devabhai Prajapati, Bhagvanbhai Devabhai Prajapati, Govindbhai Devabhai Prajapati and Pritambhai Devabhai Prajapati in favour of Vishnukumar Dahyabhai Patel, Jyotsnaben Mithalal Patel and Mohanbhai Lilabhai Patel with regards to property bearing Agri. Land Survey No.12 Paikie Southern side from eastern side admeasuring about 1 Acr. 20 Guntha situated at Motipura, Ta.Himatnagar, Dist.Sabarkantha by regd. Sale deed and regd. At Sub registrar office, Himatnagar With Sr.No.1999, Dt.30/06/1980 in the Book No.I.
2. Photocopy of Sale deed executed by Ambalal Devabhai Prajapati, Jivanbhai Devabhai Prajapati, Ishwarbhai Devabhai Prajapati, Bhagvanbhai Devabhai Prajapati, Govindbhai Devabhai Prajapati and Pritambhai Devabhai Prajapati in favour of Dahyabhai Mohanbhai Patel, Nathabhai Mohanbhai Patel and Chhotabhai Mohanbhai Patel with regards to property bearing Agri. Land Survey No.12 Paikie admeasuring about 0H.46R.06A. situated at Motipura, Ta.Himatnagar,

*Rajendra V. Sharma*

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સ્ટેશન નજીક, સીવિલ હોસ્પિટલ સર્કલ પાસે, હિંમતનગર.

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હિંમતનગર-૩૮૩૦૦૧. જી. સાબરકાંઠા (ગુ.)

Ref. No. Dist.Sabarkantha by regd. Sale deed and regd. At Sub registrar office, Himatnagar  
Date: With Sr.No.704, Dt.18/03/1995 in the Book No.I.

3. Photocopy of Village Form No.VII -XII with regards to property bearing Agri. Land Survey No.12 Paikie admeasuring about 0H.46R.06A. situated at Motipura, Ta.Himatnagar, Dist.Sabarkantha.
4. Photocopy of N.A. Permission for residential cum Commercial purpose with respect to the property bearing land of Survey No:12 Paikie 1 (New S.No.228) total land admeasuring about 4606-00 Sq.Mtrs. Situated at Motipura, Himatnagar, Ta.Himatnagar, within the limits of Himatnagar Nagarpalika and city survey area, Ta.Himatnagar standing in the names of Dahyabhai Mohanbhai Patel, Nathabhai Mohanbhai Patel and Chhotabhai Mohanbhai Patel, vide order No.LND/NA/S.R./1/2001, dt.30/03/2002, issued by Dy. Collector, Himatnagar, Sabarkantha with Approved lay out plan.
5. Photocopy of Raja Chithhi permission for Construction house as per town Development Committee Resolution No.80 (98), dt.03/01/2019 with respect to the property bearing N.A. Plot No.A admeasuring about 697-45 Sq.Mtrs. bearing City Survey no.2333/A/1 and Plot No.B admeasuring about 697-45 Sq.Mtrs. bearing City Survey no.2333/B/2 of Survey No.12 Paikie 1 (New S.No.228) total and admeasuring about 1396-90 Sq.Mtrs., (8217-02 Sq.Mtrs. Prop. Hollow Plinth + G.F. + F.F. + S.F. + T.F. + F.F. + Stair Cabin) bearing HNP No.11/3163, 11/3163/1, 11/3163/2, 11/3163/3 & 11/3164/4 Situated at Motipura, Himatnagar, Ta.Himatnagar within the limits of Himatnagar Nagarpalika and city survey area, Ta.Himatnagar, Dist.Sabarkantha standing in the names of Dahyabhai Mohanbhai Patel, Nathabhai Mohanbhai Patel and Chhotabhai Mohanbhai Patel, issued by Chief Officer, Himatnagar Nagarpalika, Ta.Himatnagar dt.03/01/2019 along with approved Construction Plan.
6. GST Registration Certificate standing in the name of DNC Buildcon LLP.
7. Photocopy of LLP agreement executed between Jitendrakumar Nathabhai Patel,

Patel, Damini Jitendrakumar Patel, Viralkumar Jitendrakumar Patel, Hasmukhbhai Dahyabhai Patel, Mayankkumar Dahyabhai Patel, Miteshkumar Chhotalal Patel and Tejaskumar Chhotalal Patel for the firm name M/s DNC Buildcon LLP Notarize before S.K.Makwana with Sr.No.16/2020, Dt.02/01/2020 at Himatnagar.

8. Photocopy of sale deed executed by Jitendrakumar Nathabhai Patel, Mayank Dahyabhai Patel, Sanjaykumar Chhotabhai Patel all are power of attorney of Dahyabhai Mohanbhai Patel, Nathabhai Mohanbhai Patel and Chhotabhai Mohanbhai Patel in favour of M/s DNC Buildcon LLP through its Partners i.e. Mayank Dahyabhai Patel, Jitendrakumar Nathabhai Patel and Sanjaykumar Chhotabhai Patel with regards to the property bearing the property bearing N.A. Plot No.A admeasuring about 697-45 Sq.Mtrs. bearing City Survey no.2333/A/1 of Survey No.12 Paikhe 1 (New S.No.228) Situated at Motipura, Himatnagar, Ta.Himatnagar within the limits of Himatnagar Nagarpalika and city survey area, Ta.Himatnagar, Dist.Sabarkantha by a registered sale-deed and registered in the office of Sub-Registrar, Himatnagar in Book No.I at Sr.No.1094; dt.07/02/2020.
9. Photocopy of sale deed executed by Jitendrakumar Nathabhai Patel, Mayank Dahyabhai Patel, Sanjaykumar Chhotabhai Patel all are power of attorney of Dahyabhai Mohanbhai Patel, Nathabhai Mohanbhai Patel and Chhotabhai Mohanbhai Patel in favour of M/s DNC Buildcon LLP through its Partners i.e. Mayank Dahyabhai Patel, Jitendrakumar Nathabhai Patel and Sanjaykumar Chhotabhai Patel with regards to the property bearing the property bearing N.A. Plot No.B admeasuring about 697-45 Sq.Mtrs. bearing City Survey no.2333/B/2 of Survey No.12 Paikhe 1 (New S.No.228) Situated at Motipura, Himatnagar, Ta.Himatnagar within the limits of Himatnagar Nagarpalika and city survey area, Ta.Himatnagar, Dist.Sabarkantha by a registered sale-deed and registered in the office of Sub-Registrar, Himatnagar in Book No.I at Sr.No.1499, dt.20/02/2020.
10. Photocopy of Property register card bearing city survey No.2333/A/1 and 2333/B/2 issued by City Survey Supt. Sabarkantha on Dt.09/10/2020.

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11. Ref. No. : Photocopy of Tax Paid receipt for the year of 2020-21 with regards to property bearing N.A. residential cum Commercial Plot No.A admeasuring about 697-45 Sq.Mtrs. bearing City Survey no.2333/A/1 and Plot No.B admeasuring about 697-45 Sq.Mtrs. bearing City Survey no.2333/B/2 of Survey No.12 Paikie 1 (New S.No.228) Total Land Admeasuring about 1396-90 Sq.Mtrs. (8217-02 Sq.Mtrs. Prop. Hollow Plinth + G.F. + F.F. + S.F. + T.F. + F.F. + Stair Cabin) bearing HNP No.11/3163, 11/3163/1, 11/3163/2, 11/3163/3 & 11/3164/4 Situated at Motipura, Himatnagar, Ta.Himatnagar, Dist.Sabarkantha, Within the limits of Himatnagar Nagarpalika and City Survey Area, Ta.Himatnagar, Dist.Sabarkantha issued by Himatnagar Nagarpalika on Dt.21/10/2020.
12. Photocopy of Assessment register for the year of 2020-21 with regards to property bearing N.A. residential cum Commercial Plot No.A admeasuring about 697-45 Sq.Mtrs. bearing City Survey no.2333/A/1 and Plot No.B admeasuring about 697-45 Sq.Mtrs. bearing City Survey no.2333/B/2 of Survey No.12 Paikie 1 (New S.No.228) Total Land Admeasuring about 1396-90 Sq.Mtrs. (8217-02 Sq.Mtrs. Prop. Hollow Plinth + G.F. + F.F. + S.F. + T.F. + F.F. + Stair Cabin) bearing HNP No.11/3163, 11/3163/1, 11/3163/2, 11/3163/3 & 11/3164/4 Situated at Motipura, Himatnagar, Ta.Himatnagar, Dist.Sabarkantha, Within the limits of Himatnagar Nagarpalika and City Survey Area, Ta.Himatnagar, Dist.Sabarkantha issued by Himatnagar Nagarpalika on Dt.24/11/2020.
13. Photocopy of Village Form No.VII -XII and Entry Form No.VI with regards to property bearing Agri. Land Survey No.12 Paikie admeasuring about 6070-00 Sq.Mtrs. situated at Motipura, Ta.Himatnagar, Dist.Sabarkantha, Dt.06/11/2020.
14. Search fee paid receipt vide No.5750, dt.10/12/2020 for the period of last 30 years from the office of Sub-Registrar, Himatnagar.

**PART-IV:- Flow of Title of Property/Devolution of Title:-**

On Perusal of above referred documents, my detailed title investigation along

As per Instruction, I have investigated the Title of the above referred property and have caused to be taken searches of available Revenue/Nagarpalika and registration record for last 30 years produced before me and from that and information given to me by applicant and believing the same to be true, correct and Trustworthy and also believing the documents/copies. Papers to be true and genuine and also based upon the information given by owner that no transfer/agreement was made in respect of the said property, whatsoever, as on today. I hereby give my report on title as under:

It is well established that as per the provisions of Bombay land revenue Code and rule made there under, the Talati on behalf of the Govt. maintains the records for all land at village level and these records are maintained through different forms like assessment register. All these revenue records clearly shows the entire history of the land i.e. Name of owner-Occupant, nature of land mode of cultivation charges-  
lien, created thereon and also changes in the ownership right concerned.

At the outset, it may be noted that immovable property in question held by present applicants is situated within the local limits of Nava Nagarpalika, Ta.Himatnagar and Revenue area of village Motipura, Ta.Himatnagar, particularly in property bearing N.A. Plot No.A admeasuring about 697-45 Sq.Mtrs. bearing City Survey no.2333/A/1 and Plot No.B admeasuring about 697-45 Sq.Mtrs. bearing City Survey no.2333/B/2 of Survey No.12 Paikie 1 (New S.No.228) total land admeasuring about 1396-90 Sq.Mtrs. (8217-02 Sq.Mtrs. Prop. Hollow Plinth + G.F. + F.F. + S.F. + T.F. + F.F. + Stair Cabin) bearing HNP No.11/3163, 11/3163/1, 11/3163/2, 11/3163/3 & 11/3164/4 Situated at Motipura, Himatnagar, Ta.Himatnagar within the limits of Himatnagar Nagarpalika and city survey area, Ta.Himatnagar, Dist.Sabarkantha

From the scrutiny of the records being maintained by Revenue authority, Himatnagar and from the searches of the records being maintained by Sub-registrar, Himatnagar and from certain documents like village Form Nos.II, VII-XII, Assessment register and tax receipts produced before me. I have found that'-

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**Ref. No. :** Looking to the documents it clearly transpires that originally property bearing Agri. land of Survey No.12 (New S.No.228) Admeasuring about 8 Acr. 22 Guntha., Situated at Motipura, Himatnagar, Ta.Himatnagar within the limits of Himatnagar Nagarpalika and city survey area, Ta.Himatnagar, belonged to Patel Devabhai Punjabhai Prajapati, by the way of possessory rights entry for the same bearing no.27, Dt.08/04/194 posted in revenue record.

Thereafter Devabhai Punjabhai Prajapati has waived his rights from said agri land in favour of his legal heirs son i.e. Govindbhai Devabhai Prajapati and Pritambhai Devabhai Prajapati as supported vide entry no.208, Dt.07/04/1972 posted in revenue record.

Thereafter Ambalal Devabhai Prajapati, Jivanbhai Devabhai Prajapati, Ishwarbhai Devabhai Prajapati and Bhagvanbhai Devabhai Patel have been entered in said agri land with Govindbhai Devabhai Prajapati and Pritambhai Devabhai Prajapati as supported vide entry no.333, Dt.27/09/1979 posted in revenue record.

Thereafter Sale Deed executed by Ambalal Devabhai Prajapati, Jivanbhai Devabhai Prajapati, Ishwarbhai Devabhai Prajapati, Bhagvanbhai Devabhai Prajapati, Govindbhai Devabhai Prajapati and Pritambhai Devabhai Prajapati in favour of Vishnukumar Dahyabhai Patel, Jyotsnaben Mithalal Patel and Mohanbhai Lilabhai Patel with regards to property bearing Agri. Land Survey No.12 Paikce Southern side from eastern side admeasuring about 1 Acr. 20 Guntha situated at Motipura, Ta.Himatnagar, Dist.Sabarkantha by regd. Sale deed and regd. At Sub registrar office, Himatnagar With Sr.No.1999, Dt.30/06/1980 in the Book No.I as supported vide entry no.369, Dt.12/12/1980 posted in revenue record but due to case no.93/91, of Himatnagar mamalatdar office, and Krushi Panch Office has stated that this sale transaction has been null and void hence on Dt.13/03/1995 Survey No.12 Paikce Southern side from eastern side admeasuring about 6070-00 Sq.Mtrs. Paikce 1464-00 Sq.Mtrs. has been come under the ownership of Shree Sarkar.

Thereafter Ambalal Devabhai Prajapati, Jivanbhai Devabhai Prajapati,

Devabhai Prajapati and Pritambhai Devabhai Prajapati has obtain N.A. Permission for Deaf and dumb children school building with regards to Land Survey No.12 Paikee admeasuring about 12141-00 Sq.Mtrs. situated at Motipura, Ta.Himatnagar, Dist.Sabarkantha by order No.TP/NA/Vashi/66/83, Dt.28/08/1983 issued by taluka Development officer, Himatnagar as supported vide entry no.437, Dt.05/11/1983 posted in revenue record.

Thereafter Ambalal Devabhai Prajapati, Jivanbhai Devabhai Prajapati, Ishwarbhai Devabhai Prajapati, Bhagvanbhai Devabhai Prajapati, Govindbhai Devabhai Prajapati and Pritambhai Devabhai Prajapati has obtain N.A. Permission for Residential building with regards to Land Survey No.12 Paikee admeasuring about 10653-00 Sq.Mtrs. situated at Motipura, Ta.Himatnagar, Dist.Sabarkantha by order No.NA/SR/2/89, Dt.15/11/1989 issued by Collector, Sabarkantha, Himatnagar as supported vide entry no.585, Dt.18/11/1989 posted in revenue record.

Thereafter Mohanbhai Lilabhai Patel was expired on Dt.20/12/1990 hence his legal heirs i.e. Ambaben Mohanbhai Patel, Hiraben Mohanbhai Patel, Urmilaben Mohanbhai Patel, Dahyabhai Mohanbhai Patel, Nathabhai Mohanbhai Patel and Chhotabhai Mohanbhai Patel have been entered in said agri land as supported vide entry no.654, Dt.01/12/1991 posted in revenue record.

Thereafter Ambaben Mohanbhai Patel, Hiraben Mohanbhai Patel, Urmilaben Mohanbhai Patel have waived their rights from said agri land in favour of Dahyabhai Mohanbhai Patel, Nathabhai Mohanbhai Patel and Chhotabhai Mohanbhai Patel as supported vide entry no.655, Dt.01/12/1991 posted in revenue record.

Thereafter Sale deed executed by Ambalal Devabhai Prajapati, Jivanbhai Devabhai Prajapati, Ishwarbhai Devabhai Prajapati, Govindbhai Devabhai Prajapati and Pritambhai Devabhai Prajapati in favour of Dahyabhai Mohanbhai Patel, Nathabhai Mohanbhai Patel and Chhotabhai Mohanbhai Patel with regards to property bearing Agri. Land Survey No.12 Paikee admeasuring about 0H.46R.06A. situated at Motipura, Ta.Himatnagar,

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Ref. No. : Dist. Sabarkantha by regd. Sale deed and regd. At Sub registrar office,  
Himatnagar With Sr.No.704, Dt.18/03/1995 in the Book No.I as supported  
vide entry no.773, Dt.10/04/1995 posted in revenue record.

Thereafter Sale Deed executed by Ambalal Devabhai Prajapati, Jivanbhai Devabhai Prajapati, Ishwarbhai Devabhai Prajapati, Bhagvanbhai Devabhai Prajapati, Govindbhai Devabhai Prajapati and Pritambhai Devabhai Prajapati in favour of Amichandbhai Hirabhai Patel, Shambhubhai Devabhai Patel and Hirabhai bhaichandbhai Patel with regards to property bearing Agri. Land Survey No.12 Paikee admeasuring about 2426-00 Sq.Mtrs. situated at Motipura, Ta.Himatnagar, Dist.Sabarkantha by regd. Sale deed and regd. At Sub registrar office, Himatnagar With Sr.No.560, Dt.21/04/1997 in the Book No.I as supported vide entry no.862, Dt.11/04/1997 posted in revenue record.

Thereafter Amichandbhai Hirabhai Patel, Shambhubhai Devabhai Patel and Hirabhai bhaichandbhai Patel has obtain N.A. Permission for Residential building with regards to Land Survey No.12 Paikee admeasuring about 2426-00 Sq.Mtrs. situated at Motipura, Ta.Himatnagar, Dist.Sabarkantha by order No.LND/NA/SR/9/98-99, Dt.28/04/1999 issued by Collector, Sabarkantha, Himatnagar as supported vide entry no.986, Dt.16/08/1999 posted in revenue record.

Thereafter N.A. Permission for residential cum Commercial purpose with respect to the property bearing land of Survey No.12 Paikee 1 (New S.No.228) total land admeasuring about 4606-00 Sq.Mtrs. Situated at Motipura, Himatnagar, Ta.Himatnagar, within the limits of Himatnagar Nagarpalika and city survey area, Ta.Himatnagar standing in the names of Dahyabhai Mohanbhai Patel, Nathabhai Mohanbhai Patel and Chhotabhai Mohanbhai Patel, vide order No.LND/NA/S.R./1/2001, dt.30/03/2002, issued by Dy. Collector, Himatnagar, Sabarkantha with Approved lay out plan and plotted two N.A. Plots Plot No.A and B.

Thereafter Raja Chithhi permission for Construction house as per town

property bearing N.A. Plot No.A admeasuring about 697-45 Sq.Mtrs. bearing City Survey no.2333/A/1 and Plot No.B admeasuring about 697-45 Sq.Mtrs. bearing City Survey no.2333/B/2 of Survey No.12 Paikie 1 (New S.No.228) total and admeasuring about 1396-90 Sq.Mtrs., (8217-02 Sq.Mtrs. Prop. Hollow Plinth + G.F. + F.F. + S.F. + T.F. + F.F. + Stair Cabin) bearing HNP No.11/3163, 11/3163/1, 11/3163/2, 11/3163/3 & 11/3164/4 Situated at Motipura, Himatnagar, Ta.Himatnagar within the limits of Himatnagar Nagarpalika and city survey area, Ta.Himatnagar, Dist.Sabarkantha standing in the names of Dahyabhai Mohanbhai Patel, Nathabhai Mohanbhai Patel and Chhotabhai Mohanbhai Patel, issued by Chief Officer, Himatnagar Nagarpalika, Ta.Himatnagar dt.03/01/2019 along with approved Construction Plan.

Thereafter M/s DNC Buildcon LLP has been formed by LLP agreement executed between Jitendrakumar Nathabhai Patel, Mayank Dahyabhai Patel, Sanjaykumar Chhotabhai Patel, Vinodkumar Dahyabhai Patel, Damini Jitendrakumar Patel, Viralkumar Jitendrakumar Patel, Hasmukhbhai Dahyabhai Patel, Mayankkumar Dahyabhai Patel, Miteshkumar Chhotalal Patel and Tejaskumar Chhotalal Patel for the firm name M/s DNC Buildcon LLP Notarize before S.K.Makwana with Sr.No.16/2020, Dt.02/01/2020 at Himatnagar.

Thereafter sale deed executed by Jitendrakumar Nathabhai Patel, Mayank Dahyabhai Patel, Sanjaykumar Chhotabhai Patel all are power of attorney of Dahyabhai Mohanbhai Patel, Nathabhai Mohanbhai Patel and Chhotabhai Mohanbhai Patel in favour of M/s DNC Buildcon LLP through its Partners i.e. Mayank Dahyabhai Patel, Jitendrakumar Nathabhai Patel and Sanjaykumar Chhotabhai Patel with regards to the property bearing the property bearing N.A. Plot No.A admeasuring about 697-45 Sq.Mtrs. bearing City Survey no.2333/A/1 of Survey No.12 Paikie 1 (New S.No.228) Situated at Motipura, Himatnagar, Ta.Himatnagar within the limits of Himatnagar Nagarpalika and city survey area, Ta.Himatnagar, Dist.Sabarkantha by a registered sale-deed and registered in the office of Sub-Registrar, Himatnagar in Book No.I at Sr.No.1094, dt.07/02/2020 as

Rajendra V. Sharima

Advocate  
Gujarat High Court

રાજેન્દ્ર વી. શર્મા

એડવોકેટ  
ગુજરાત હાઇ કોર્ટ

Office : "Vrindavan Complex"  
2nd Floor, Nr. B-Divition Police Station,  
Civil Hospital Circle, Himatnagar.  
Resi. : 4-A, Divya Society, Mahavirnagar,  
Khed-Tasiya Road, Himatnagar.  
Pin : 383001. Dist. S.K. (N. Guj.)

ઓફીસ :  
બીજો માળ, "વૃંદાવન કોમ્પ્લેક્સ", બી-ડીવીઝન પોલીસ  
સ્ટેશન નજીક, સીવિલ હોસ્પિટલ સર્કલ પાસે, હિંમતનગર.  
રહેઠાણ :  
૪-એ, દિવ્ય સોસાયટી, મહાવીરનગર, ખેડ-તાસીયા રોડ,  
હિંમતનગર-૩૮૩૦૦૧. જી.સાબરકાંઠા (ગુ.)

Ref. No. : supported city survey entry no.929, Dt.01/09/2020 posted in city survey record. Date :

Thereafter sale deed executed by Jitendrakumar Nathabhai Patel, Mayank Dahyabhai Patel, Sanjaykumar Chhotabhai Patel all are power of attorney of Dahyabhai Mohanbhai Patel, Nathabhai Mohanbhai Patel and Chhotabhai Mohanbhai Patel in favour of M/s DNC Buildcon LLP through its Partners i.e. Mayank Dahyabhai Patel, Jitendrakumar Nathabhai Patel and Sanjaykumar Chhotabhai Patel with regards to the property bearing the property bearing N.A. Plot No.B admeasuring about 697-45 Sq.Mtrs. bearing City Survey no.2333/B/2 of Survey No.12 Paikie 1 (New S.No.228) Situated at Motipura, Himatnagar, Ta.Himatnagar within the limits of Himatnagar Nagarpalika and city survey area, Ta.Himatnagar, Dist.Sabarkantha by a registered sale-deed and registered in the office of Sub-Registrar, Himatnagar in Book No.I at Sr.No.1499, dt.20/02/2020 as supported city survey entry no.928, Dt.01/09/2020 posted in city survey record.

Moreover, tax has been paid for the year 2020-21 and entered in assessment registered with regards to property bearing N.A. residential cum Commercial Plot No.A admeasuring about 697-45 Sq.Mtrs. bearing City Survey no.2333/A/1 and Plot No.B admeasuring about 697-45 Sq.Mtrs. bearing City Survey no.2333/B/2 of Survey No.12 Paikie 1 (New S.No.228) Total Land Admeasuring about 1396-90 Sq.Mtrs. (8217-02 Sq.Mtrs. Prop. Hollow Plinth + G.F. + F.F. + S.F. + T.F. + F.F. + Stair Cabin) bearing HNP No.11/3163, 11/3163/1, 11/3163/2, 11/3163/3 & 11/3164/4 Situated at Motipura, Himatnagar, Ta.Himatnagar, Dist.Sabarkantha, Within the limits of Himatnagar Nagarpalika and City Survey Area, Ta.Himatnagar, Dist.Sabarkantha issued by Himatnagar Nagarpalika on Dt.21/10/2020.

Further under the instruction I have taken the searches from the record of the Sub-Registrar, Himatnagar for the relevant property. As per recent method implemented by the Government, Physical search from the Index-II register is not possible and the Govt. official itself carried out the searches through computer & gives the receipt and during my searches I could find nothing adverse affecting the

On such searches and verification of documents, I am of the opinion that the title of the land under reference are clear, marketable and without beyond any reasonable doubts. I accordingly certify the rights and titles as clear and Marketable.

Thus at present the immovable property in question stands in the names of **M/s DNC Buildcon LLP through its Partners i.e. Mayank Dahyabhai Patel, Jitendrakumar Nathabhai Patel and Sanjaykumar Chhotabhai Patel** as sole owners-occupants into the concerned Himatnagar Nagarpalika records and from the searches of the records concerned and in view of what is stated herein above, I hereby certified that the title of **M/s DNC Buildcon LLP through its Partners i.e. Mayank Dahyabhai Patel, Jitendrakumar Nathabhai Patel and Sanjaykumar Chhotabhai Patel** over said immovable property in question, more fully described in the schedule hereunder up to the stage of their ownership is Clear, Marketable and free from any form any charge, lien encumbrances and free from any reasonable doubt whatsoever as on today.

During my searches, I could not find anything adverse affecting the title of **M/s DNC Buildcon LLP through its Partners i.e. Mayank Dahyabhai Patel, Jitendrakumar Nathabhai Patel and Sanjaykumar Chhotabhai Patel, Add.3432, Vishal Complex, Near Sindhi Samaj Wadi, B/h. State Bank of India, Khedtasiya Road, Mahavirnagar, Ta.Himatnagar, Dist.Sabarkantha**, i.e. present applicant over his immovable property in question. Thus at present the immovable property in question stands in the name of **M/s DNC Buildcon LLP through its Partners i.e. Mayank Dahyabhai Patel, Jitendrakumar Nathabhai Patel and Sanjaykumar Chhotabhai Patel, Add.3432, Vishal Complex, Near Sindhi Samaj Wadi, B/h. State Bank of India, Khedtasiya Road, Mahavirnagar, Ta.Himatnagar, Dist.Sabarkantha**, as sole owner-occupant into the concerned Nagarpalika Area and Nagarpalika Area Survey records and from the searches of the records concerned and in view of what is stated herein above, I hereby certified that the title of **M/s DNC Buildcon LLP through its Partners i.e. Mayank Dahyabhai Patel, Jitendrakumar Nathabhai Patel and Sanjaykumar Chhotabhai Patel, Add.3432,**

Rajendra V. Sharma

Advocate  
Gujarat High Court

રાજેન્દ્ર વી. શર્મા

એડવોકેટ  
ગુજરાત હાઇ કોર્ટ

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Civil Hospital Circle, Himatnagar.  
Resi. : 4-A, Divya Society, Mahavirnagar,  
Khed-Tasiya Road, Himatnagar.  
Pin : 383001. Dist. S.K. (N. Guj.)

ઓફીસ :  
બીજો માળ, "વૃંદાવન કોમ્પ્લેક્સ", બી-ડીવીઝન પોલીસ  
સ્ટેશન નજીક, સીવીલ હોસ્પિટલ સર્કલ પાસે, હિંમતનગર.  
રહેઠાણ :  
૪-એ, દિવ્ય સોસાયટી, મહાવીરનગર, ખેડ-તસીયા રોડ,  
હિંમતનગર-૩૮૩૦૦૧. જી. સાબરકાંઠા (ઉ.ગુ.)

Ref. No. : Vishal Complex, Near Sindhi Samaj Wadi, B/h. State Bank of India, Khedtasiya

Road, Mahavirnagar, Ta.Himatnagar, Dist.Sabarkantha, over said immovable property in question, more fully described in the schedule hereunder up to the stage of his ownership is Clear, Marketable and free from any form any charge, lien encumbrances and free from any reasonable doubt whatsoever as on today. The chain of title is complete.

The firm will be entitled to exercise all or any of its right u/s.3(4) of the Securitization & Reconstruction of Finance Assets & Enforcement of Security Interest Act,2002 in respect of the secured assets. The Firm is not aware anut any Prohibitory order passed by any court. against Bank for proceeding under **Securitization & Reconstruction of Finance Assets & Enforcement of Security Interest Act, 2002.** Thus the security interest was created in the said property in favour of the Applicant and the said property is a secured asset within the delimitation of section 2() (zf) of the said act and the loan/moneys advanced to the said Borrower is the secured debt with the definition of section 2()(zc)of the said act and the applicant is a secured creditor within the definition of section 2() (zd)of the said act.

The aforesaid report/opinion is reference of revenue records and sub-registry records relevant for purpose to study the devolution of title and to ascertain and charged of encumbrances and does not certain entire revenue of sub registry records. It is to be noted that the search of complete registration records is not available due to tearing of pages of Books available for inspection. We have also pursued the copies of papers, documents, statements, etc. produced/submitted by you and relied on the fact mentioned therein believing the same to be true and trustworthy.

We have been informed by you that the said property has not been given in security and neither you nor your predecessor in title, your heirs, assigns, executors, administrators, successors etc. have crated any charge or encumbrances of any nature whatsoever thereon, nor the said property is subject matter of any pending

operation against the said property adversely affect the title, nor any portion thereof is under acquisition or requisition under any law and there are no other facts or particulars which can adversely affect your title in view of aforementioned facts circumstances and perusal of the deeds, documents, papers, writing and records etc. submitted /furnished by the owners of the captioned property and believing the same to be true, genuine and obtained from original sources. It appears that the titles of the captioned property shall be clear, marketable and free from all encumbrances.

**Note:** Please note that the registration record of the year 1990 to 2006 of Sub-Registrar office is destroyed/torn out, hence it cannot be inspected and its search is not available. That the computerized record is not well prepared/maintained by state govt. agency and hence may be erroneous, resulting in to our error.

The above documents are required before disbursement of the loan for creating valid Mortgage.

**PART-VII :- Post Disbursal( If any):-**

The following original documents are required to be deposited after disbursement of the loan for creating valid mortgage:- N.A.

**PART-VII I:- Additional Comments /Observation( If any):-**

This certificate is issued on the basis of available registration record. Please obtain Valuation report from Govt. Approved Valuer/Engineer regarding work of construction over said property.

Thus at present the immovable property in question stands in the names of M/s DNC Buildcon LLP through its Partners i.e. Mayank Dahyabhai Patel, Jitendrakumar Nathabhai Patel and Sanjaykumar Chhotabhai Patel as sole owners-occupants into the concerned Himatnagar Nagarpalika records and from the searches of the records concerned and in view of what is stated herein above, I

Rajendra V. Sharma

Advocate  
Gujarat High Court

રાજેન્દ્ર વી. શર્મા

એડવોકેટ  
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ઓફીસ :

બીજો માળ, "વૃંદાવન કોમ્પ્લેક્સ", બી-ડીવીઝન પોલીસ  
સ્ટેશન નજીક, સીવિલ હોસ્પિટલ સર્કલ પાસે, હિંમતનગર.

રહેઠાણ :

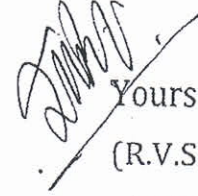
૪-એ, દિવ્ય સોસાયટી, મહાવીરનગર, ખેડ-તસીયા રોડ,  
હિંમતનગર-૩૮૩૦૦૧. જી. સાબરકાંઠા (ગુજ.)

Ref. No. : hereby certified that the title of M/s DNC Buildcon LLP through its Partners i.e.

Mayank Dahyabhai Patel, Jitendrakumar Nathabhai Patel and Sanjaykumar Chhotabhai Patel over said immovable property in question, more fully described in the schedule hereunder up to the stage of their ownership is Clear, Marketable and free from any form any charge, lien encumbrances and free from any reasonable doubt whatsoever as on today.

Place:- Himatnagar

Date:- 6/12/2020



Yours faithfully

(R.V.SHARMA)

ADVOCATE.