

JAYANTIBHAI L. GANDHI

ADVOCATE

:: TITLE REPORT ::

: DESCRIPTION OF THE PROPERTY : PART - I :

All that piece and parcel of non agriculture land
admeasuring 1353.94 Sq.Mtrs. bearing C.S.No. 45
(Old R.S.No.28/2), situated within Abrama Zone (Old Revenue
Village Abrama) ^{Valsad} Ta. Dist. Valsad.

: ANALYSIS OF FLOW OF TITLE : PART - II :

The property hereinabove referred i.e. R.S.No.28/2
of Village Abrama was owned by Ramanlal Mohanbhai Desai,
in the year 1959 and thereafter.

Ramanlal Mohanlal Desai had obtained Non Agriculture
permission in respect of the said property and accordingly
mutation entry no.2189 was carried out in the year 1980.
Ramanlal Mohanlal Desai had conveyed the said property to
Bhikhubhai Hargovanbhai Lethwala by registered deed of sale
on 16-10-80 and accordingly name of Bhikhubhai Hargovanbhai
Lethwala was mutated vide mutation entry no.2190 dated
21-11-80.

Bhikhubhai Hargovanbhai Lethwala had sold the said
property to Laxmichand Mavji Chheda by registered deed of
sale dated 12-1-89 and accordingly mutation entry no.5645
dtd. 31-3-97 was carried out. The Revenue Village Abrama

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was surveyed by Government accordingly revenue record was ceased and City Survey Abstract was prepared accordingly the said R.S.No.28/2 was given C.S.No.45 and Shri Laxmichand Mavji Chheda was shown as an owner and occupier in the year 2007. Laxmichand Mavji Chheda sold the said property to Amit Vinodrai Bhodia by registered deed of sale no.4914 dtd. 22-11-2010. Amit Vinodrai Bhodia subsequently sold the said property to M/s.Krishna Corporation a partnership firm by deed of sale dated 24 1411-2011, registered at Sr.No.3032 in the Office of Sub Registrar, Valsad, accordingly M/s. Krishna Corporation a partnership firm became the owner of the said property.

M/s.Krishna Corporation a partnership firm obtained Non Agriculture used permission (Revised) from Collector, Valsad vide It's Order No.CB/N.A./Reg.-22/2014-15/Vashi-5115/23/14 dated 29-30-12-14.

I have taken search of Index-II in the Office of Sub Registrar, Valsad, in the premises above I am of the following opinion.

Jayanti Gandhi

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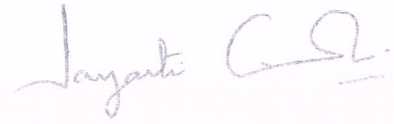
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: OPINION :

The property hereinabove referred and described in Part-I of this report i.e. land bearing C.S.No.45 of Abrama,Valsad, Ta.Dist.Valsad is free from encumbrances and having clear and marketable title.

Date : 10-4-2019.



(J. L. GANDHI)
ADVOCATE.