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Date: 20/04/2019

To,
ABC Developers ,
F-50, Someshwar Shopping Mall,
Near Modhera Cross Road, Mehsana ,
Ta. & Dist. Mehsana.

Sub: Title Search Report cum opinion

As per your instruction I have issued my title report as under,

DETAILS OF THE PROPERTY:

All that right, title and interest of property bearing N.A. New R. S. No. 1025, Old R.S. No. 891 admeasuring 6981.00 sq.mtr. situated at Mouje Nagalpur Taluka & Dist. Mehsana.

DETAILS OF DOCUMENTS EXAMINED :-

1. Copy of N.A. permission granted by Hon'ble Collector Mehsana vide order no. LND/NAP/REVI./SR/24/2017-18 dtd. 03/12/18.
2. Copy of construction permission issued by Mehsana Vistar Vikas Satta Mandal vide permission no. 319.
3. Copy of Village from no. 7 & 12.
4. Copies of hand writing & Computerized Village from no. 6 being hakkpatrak.
5. Copy of Partnership deed.
6. Copy Notarized Development Contract executed between Manilal Keshavlal Patel etc. and ABC Developers a Partnership Firm's Partners dtd. 20/04/19.



CHAIN OF TITLE / HISTORY :

- (1) Originally said agriculture lands Old R.S. No. 891 at Nagalpur was belonged of Patel Karshan Amichand.
- (2) Then after death of Patel Karshan Amichand his legal heir Patel Shambhu Karshan name was entered as a owner of said agriculture land on revenue record. It is evident from entry no. 412.
- (3) Then after death of Patel Shambhu Karshan his legal heirs (1) Patel Magandas Shambhudas, (2) Patel Chhagandas Shambhudas, (3) Patel Somabhai Shambhudas names were entered as a co - owners of said agriculture land on revenue record. It is evident from entry no. 827.
- (4) Then after Patel Magandas Shambhudas etc. sold and conveyed said agriculture land to (1) Patel Mohanbhai Amichand, (2) Patel Keshavlal Amichand vide registered sale deed. It is evident from entry no. 1892 dtd. 10/08/77.
- (5) Then after Patel Mohanbhai Amichand, (2) Patel Keshavlal Amichand applied for N.A. permission. It was granted by T.D.O. Mehsna vide order no. T.A.P./V.P./N.A./SR/VASHI/60/88.
- (6) Then after death of Patel Keshavlal Amichand his legal heirs (1) Patel Manilal Keshavlal, (2) Patel Shardaben Keshavlal, (3) Patel Dahyalal Keshavlal, (4) Patel Bhailal Keshavlal, (5) Patel Bhagvatiben Keshavlal names were entered as a co - owners of said agriculture land on revenue record. It is evident from entry no. 7615.
- (7) Then after (1) Patel Shardaben Keshavlal, (2) Patel Bhagvatiben Keshavlal has Waived and release them right and interest from said agriculture land in favour of another co-owners. There for them names were deleted from revenue record. It is evident from entry no. 13372 dtd. 02/05/2003.
- (8) Then after death of Patel Dahyalal Keshavlal on dtd. 13/07/2010 his legal heirs (1) Patel Kamuben Dahyalal, (2) Patel Vijaykumar Dahyalal, (3) Patel Nileshkumar Dahyalal, (4) Patel Ashaben Dahyalal, (5) Patel Nimishaben Dahyalal names were entered as a co - owners of said agriculture land on revenue record. It is evident from entry no. 23185 dtd. 19/07/2011.



- (9) Then after as per Re-Survey wide promulgation entry said survey number Old R.S. No. 891 given new R.S. No. 1025. It is evident from entry no. 34206 on dtd. 11/02/2018.
- (10) Then after Manilal Keshavlal Patel etc. applied for revised N.A. permission. It was granted by Hon'ble Collector Mehsana vide order no. LND/NAP/RIVA./SR/24/2017-18 on dtd. 03/12/2018. Then after this land converted for residential & Commercial purpose as per approved lay out Plan.
- (11) Then after construction permission issued by Mehsana Vistar Vikas Satta Mandal vide permission no. 319.
- (12) Then after (1) Patel Kamuben Wd/o. Dahyalal Keshavlal, (2) Patel Vijaykumar Dahyalal, (3) Patel Nileshkumar Dahyalal, (4) Patel Ashaben Dahyalal, (5) Patel Nimishaben Dahyalal have waived and release them right and interest from said agriculture land in favour of another co-owners. There for them names were deleted from revenue record. It is evident from entry no. 35430 dtd. 28/12/2018.
- (13) Then after as per proceeding of Re - survey measurement of said N.A. land was in correct. There fore said measurement was rectified by Superintendent land records cum consolidation officer Mehsana vide order no. VHT/RE-SURVEY/NAGALPUR/MEHSANA/N.A./S.R.-3241/18 dtd. 04/08/18. It is evident from entry no. 34858 dtd. 06/08/18.
- (14) Thus remain co - owners Manilal Keshavlal Patel , Bhailal Keshavlal Patel & Mohanlal Amichandbhai Patel are become absolute owners of said N.A. land New R. S. No. 1025, Old R.S. No. 891 admeasuring 6981.00 sq.mtr. situated at Mouje Nagalpur Taluka & Dist. Mehsana.
- (15) Then after Manilal Keshavlal Patel, Bhailal Keshavlal Patel & Mohanlal Amichandbhai Patel has executed development contract with ABC Developers a Partnership firm's Partners. Which is duly registered Public Notary Mr. Rajesh S. Raval on dtd. 20/04/2019.

