

PANKAJKUMAR P. PATEL

ADVOCATE

Shop No. 1, 2, Opp.Mamlatdar Office, Highway Road, Unjha,
Ta.Unjha, Dist.Mehsana - 384170 Ph.7984519939

To,

Shivansh Realty, Unjha A Partnership Firm,

acting Through its managing Partner,

Patel Nikul Dilipbhai and

Patel Chandrakant Somabhai

Having its office at -

Nirman Complex, First Floor,

Visnagar Road, Unjha,

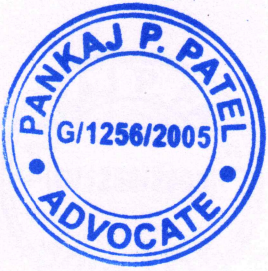
Ta.Unjha, Dist.Mehsana

Gujarat - 384170

REPORT ON TITLE

1. THE PROPERTY

All the piece and parcel of non-agricultural land bearing Final Plot No. 112 admeasuring 2233 Sq.mtrs. in TP Scheme No. 2 allotted in lieu of new Survey No. 6054 admeasuring 2497 Sq.mtrs. (Old Survey No. 1793) (as recoreded in Village form 7-12) situate, lying and being at Moje Unjha, Taluka Unjha, Registration District Mehsana, Sub-District Unjha hereinafter referred to as "Said Land".



2. EXECUTIVE SUMMARY OF TITLE

- (1) Originally owner of the said property was allotted Patel Bechardas Maljidas with promolgation entry, vide Entry No. 960.

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- (2) Thenafter Order of the Collector, Mehsana vide order No. LND/NA./2121 dated 10-7-62. vide Entry No. 3437.
- (3) Thenafter On request of the Entry No. 4201 is now Not available. because of the said entry Book is in record of High Court.
- (4) Thenafter Survey No. 1790 and 1793 both survey Nos are exchanged between them Survey No. 1793 is allotted to Patel Parsottambhai Jivram. vide Entry No. 5356.
- (5) Thenafter Survey No. 1793 in the name of Patel Parsottam Jivram etc., but Possession exchanged to other owner. The said No. is entered on possession owner. Vide Entry No. 5357.
- (6) Thenafter Patel Parsotam Jivram etc. are sold the property to Patel Balchandbhai Ambaram vide sale deed No.303 dated 06-09-1975 which sale deed is registered in Unjha Sub Registrar Office, Unjha. The said Entry No.5652.
- (7) Thenafter Order of Tribunal Mamlatdar, Sidhpur vide order No. Ganot case Unjha A.L.T.Tenancy Order No. 32 O 212/75 dated 30-11-1975. The Said Tenant Patel Ambaram Ranchhoddas is canceled. vide entry No. 5770/32.
- (8) Thenafter KJP Correction order vide No. KJP No. 151 dated 25-10-77 vide Entry No. 6286.



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- (9) Thenafter Order of Collector, Mehsana order No. LND.NAP.Vashi 4036 Dated 3-12-1978. Vide Entry No. 6548
- (10) Thenafter Order of Collector, Mehsana vide Order No. LND/NAP/SR/9/78 dated 11-4-78 granted N.A.Permission in respect of the land bearing said Survey No. Vide Entry No. 9297.
- (11) Thenafter Patel Chaturbhai Ishvarlal is expired on 26-6-1998. His legal heirs Patel Amrutbhai Chaturbhai is entered in the said account. vide Entry No. 20993.
- (12) Thenafter Patel Balchandbhai Ambaram is expired on 09-02-1993 and Patel Divaliben Balchanddas is expired on 11-10-1984 and Patel Prahladbhai Balchanddas is expired on 10-12-2004. Twice legal heirs Patel Manibhai Balchandbhai etc., are entered in the said account. vide Entry No. 21334.
- (13) Thenafter Patel Manilal Nathalal is expired on 5-10-96. and Patel Shantaben Manilal is expired on 1-10-2010. Both legal heirs Patel Savitaben Manibhai etc., are entered in the said account. vide Entry No. 21335.
- (14) Thenafter Patel Kantaben Balchandbhai etc., are wived his rights on bahelf of other owners., vide Entry No. 21764 . The said Entry is granted.



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- (15) Thenafter Patel Savitaben Manilal is wived his rights on bahelf of Patel Bharatbhai Manilal etc., vide Entry No. 21769 . The said Entry is canceled.
- (16) Thenafter Patel Savitaben Manilal is wived his rights on bahelf of Patel Bharatbhai Manilal etc., vide Entry No. 24757 . The said Entry is granted.
- (17) Thenafter Pramolagation Re-Survey Entry No.29636.
- (18) Thenafter Old Revenue Survey No. 1793 Admeasuring 2497 Sq.mtrs. is entered in the T.P. Scheme No. 2 allotted F.P. No. 112 admeasuring 2233 Sq.Mtrs.
- (19) Thenafter Order of Collector, Mehsana vide Order No.1870/04/03/139/2022 dated 03-08-2022 granted Revised N.A. Permission in respect of the land bearing said Survey No. The said Survey No. Lay out Plan and Development Plan is approved from Unjha Area Development Authority, Unjha. Development Permission No.1043 LD 22230061 dated 21-11-2022.
- (20) Thenafter That (1) Patel Manilal Balchanddas (having 5 % Share) (2) Patel Laxmanbhai Balchanddas (having 25 % Share) (3) Patel Amrutbhai Chaturbhai (having 20 % Share) (4) Patel Manibhai Balchanddas (having 15 % Share) (5) Patel Rameshbhai Balchanddas (having 5 % Share) (6) Patel Atulbhai



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Prahladbhai (having 5 % Share) (7) Patel Bharatbhai Manilal (having 8.34 % Share) (8) Patel Dilipbhai Manilal (having 8.33 % Share) (9) Patel Girishbhai Manilal (having 8.33 % Share) sold and conveyed land admeasuring 2497 Sq.mtrs. (as recorded in Village Form 7-12) now being a Final Plot No. 112 admeasuring 2233 Sq.Mtrs. in T.P. Scheme No. 2 allotted in lieu of Survey No. 6054 admeasuring 2497 Sq.mtrs. (Old Survey No. 1793) Moje Unjha in favour of **Shivansh Realty Unjha** A Partnership Firm, represented through its managing Partner, **Patel Nikul Dilipbhai and Patel Chandrakant Somabhai** vide registered Sale Deed bearing registration No. 3961 dated 29-12-2022 registered before the Sub-Registrar, Unjha, Vide Entry No. 33589 dated 12-1-2023. The said Entry is now pending.



3. PUBLIC NOTICE

It is hereby confirmed that public notices were issued by us in Sandesh News Paper on dated 18-01-2020 and no objection has been received in response to such public notices.

4. SEARCH AND INVESTIGATION

The Sub-Registrar and Revenue searches for the duration of the years 1993 to 2023 as on 25-01-2023 has been provided to us by the Pankaj P. Patel, Advocate and we have replied upon the same for issuing this Title Report.

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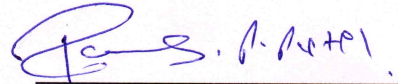
5. SCOPE OF THE REVIEW AND LIMITATION OF LIABILITY

1. This report is based on the findings made on the examination of the photocopies of documents furnished to us which are assumed to be genuine, complete and proper.
2. This title verification exercise has been carried out on the basis of documents and information provided to us. No Physical survey of the Land has been carried out by us.

6. CONCLUSION

Subject to our asumptions, qualification and issues/observation, as set out above; **Shivansh Realty, Unjha** A Partnership Firm, (acting Through its managing Partner, **Patel Nikul Dilipbhai and Patel Chandrakant Somabhai**)has clear and marketable title to the said Land.

Dated this 27 th day of January 2023



Pankaj P. Patel

Advocate

(Enrolment No.G/1256/2005)

