



KETAN R. VEKARIYA

(Advocate)

ENROL NO.: G/1679/2009

226, Apple Square, Yogi Chowk, Varachha, Surat-395006. Mo.9924928175.



Date: 20/06/2022

"TITLE REPORT"

Description of the Property

All the piece and parcel of the Proposed Project Known As **Raj Heritage** situated On the Land Bearing R.S.No. 136, Block No. 135, Area admeasuring 0-91-05 sq.mtrs, T.P.S.No. 61 (Parvat-Godadra), Original Plot No. 126, Final Plot No. 126, Admeasuring 6374 sq.mtrs Land Of **Moje Village: Godadara**, Sub-District & Taluka: Udhna, District : Surat,

Name of The Owner/s	:	S.M.Developers a Partnership Firm Partners (1) Manubhai Mathurbhai Jinjala (2) Sanjay Manubhai Ahir (3) Sandipbhai Manubhai Jinjala (4) Maganbhai Mathurbhai Jinjala
List Of Documents Produced		

Sr. No.	Date of Documents	Name of The Document	Whether Original /Photocopy
1	03/02/2022	Registered Sale Deed No. 1841 On Date: 03/02/2022 along with its Registration Receipt and Index II.	Photocopy

Narration on Flow of Title:

That the said Land District Surat, Sub-District Udhna, Moje Village: Godadra bearing Revenue Survey No. 136, Block No. 135 Said land Owner Was Motisinh Gumansinh, Bahadursinh Gumansinh. Thereafter Thus land Owner Created a Family Sharing In Thus land And Thus Land In Motisinh Gumansinh Name entire in Thus land. The Mutation of this effect was recorded in the Revenue Record of Right, Village Form No.6 vide entry No. 398 on dated 19/11/1962 and the same entry was certified.

Thereafter Thus land Owner Motisinh Gumansinh Sold thus land to (1) Gangaram Nagindas And (2) Babubhai Nagindas Through to sale deed. The Mutation of this effect was recorded in the Revenue Record of Right, Village Form No.6 vide



entry No. 518 on dated 11/08/1970 and the same entry was certified On date: 04/04/1949.

Thereafter Thus land Owner Paiki Babubhai Nagindas Expired On date: 11/02/1979 and Thus legal heirs (1) Somiben Babubhai (2) Madhuben Babubhai (3) Dasharathbhai Babubhai (4) Natvarbhai Babubhai (5) Ushaben Babubhai (6) Satishchandra Babubhai Paiki (1) Dasharathbhai Babubhai (2) Natvarbhai Babubhai (3) Satishchandra Babubhai Name entire in thus land. The Mutation of this effect was recorded in the Revenue Record of Right, Village Form No.6 vide entry No. 706 on dated 15/03/1979 and the same entry was certified On date: 26/09/1979.

Thereafter Thus land Owner Paiki Gangaram Nagindas Expired On date: 16/08/1980 and Thus legal heirs Ravinchandra Gangaram, Rameshchandra Gangaram Name entire in thus land. The Mutation of this effect was recorded in the Revenue Record of Right, Village Form No.6 vide entry No. 788 on dated 23/02/1981 and the same entry was certified On date: 28/07/1981.

Then village by the government a merger settlement was introduced according Deputy settlement Officer Surat Subject to R.s.No- 136 to Give New Block No- 135 allotted. The Mutation of this effect was recorded in the Revenue Record of Right, Village Form No.6 vide entry No. 853 on dated 20/12/1983 and the same entry was certified On date: 19/02/1984.

Thereafter Thus land Owner (1) Dasharathbhai Babubhai (2) Natvarbhai Babubhai (3) Satishchandra Babubhai (4) Ravinchandra Gangaram (5) Rameshchandra Gangaram Sold thus land to Tejabhai Mahadevbhai and Babubhai Mahadevbhai Through to sale deed. This sale deed registered in the office of sub registrar, Surat vide registration No. 1031 on dated 19/01/1990. The Mutation of this effect was recorded in the Revenue Record of Right, Village Form No.6 vide entry No. 1117 on dated 30/03/1990 and the same entry was certified On date: 18/03/1991.

Thereafter Thus land Owner Tejabhai Mahadevbhai and Babubhai Mahadevbhai Sold to (1) Maheshbhai Maganbhai (2) Maganbhai Mathurbhai (3) **Parvatiben** Wife of Maganbhai Mathurbhai Through to sale deed. This sale deed **registered in the office of** sub registrar, Surat vide registration No. 6650 on dated **28/03/2012**. The Mutation of this effect was recorded in the Revenue Record of Right, Village Form No.6 vide entry No. 3199 on dated 13/04/2012 and the same entry **was certified On date: 19/07/2012**.



Thus Land In NA Permission By Collector Sir Surat Vide Order No. A/BKP/SR.NO. 706/2017, id no. 118226/vashi 4394 TO 4403/2017 TO On date: 02/11/2017 to Permission Approved. The Mutation of this effect was recorded in the Revenue Record of Right, Village Form No.6 vide entry No. 4540 on dated 22/12/2017 and the same entry was certified On date: 15/02/2018.

Thereafter Thus R.S.No. 136, Block No. 135, Area admeasuring 9105 sq.mtrs Land In T.P.S.No. 61 (Parvat-Godadara) Original Plot No. 126, Final Plot No. 126, Area admeasuring 6374 sq.mtrs land Owner (1) Maheshbhai Maganbhai (2) Maganbhai Mathurbhai (3) Parvatiben Wife of Maganbhai Mathurbhai Sold Thus land To S.M. Developers a Partnership Firm Partners (1) Manubhai Mathurbhai Jinjala (2) Sanjay Manubhai Ahir (3) Sandipbhai Manubhai Jinjala (4) Maganbhai Mathurbhai Jinjala Through to sale deed. This sale deed registered in the office of sub registrar, Surat vide registration No. 1841 on dated 03/02/2022. The Mutation of this effect was recorded in the Revenue Record of Right, Village Form No.6 vide entry No. 4718 on dated 07/02/2022 and the same entry was certified On date: 18/04/2022.

Thus S.M. Developers a Partnership Firm Created On date: 11/02/2020 and Thus Partnership Firm Partners Was (1) Manubhai Mathurbhai Jinjala (2) Sanjay Manubhai Ahir (3) Sandipbhai Manubhai Jinjala (4) Maganbhai Mathurbhai Jinjala.

Thereafter Surat Municipal Corporation gave construction Permission for this land vide Permission No. T.D.O./D.P./No. 132 on dated 03/11/2021.

Thereafter S.M. Developers a Partnership Firm Partners (1) Manubhai Mathurbhai Jinjala (2) Sanjay Manubhai Ahir (3) Sandipbhai Manubhai Jinjala (4) Maganbhai Mathurbhai Jinjala decided to organized Project Known as **Raj Heritage** on this land.

The titles of S.M. Developers a Partnership Firm Partners (1) Manubhai Mathurbhai Jinjala (2) Sanjay Manubhai Ahir (3) Sandipbhai Manubhai Jinjala (4) Maganbhai Mathurbhai Jinjala is clear and marketable and without any encumbrance and charge.

Documents To Be Collected For Creation Of Equitable Mortgage			
Sr. No.	Date Of Documents	Name Of The Documents	Whether Original/ Photocopy
1	Latest	Village Form No. 7/12	Original
2	03/02/2022	Registered Sale Deed No. 1841 On Date:	Photocopy



	03/02/2022 along with its Registration Receipt and Index II.	
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Legal Opinion:

On The Basis Of Document Produced Before Me And The Available Search With Encumbrance Certificate Taken. In The Office of Sub-Registrar Surat for 30 Year Receipt No. 202201800043967 (Athwa), Dated 20/06/2022 and 13 Year Receipt No. 202202000024656 (Navagam), Dated 20/06/2022 and 9 Year Receipt No. 202201900027911 (Udhna), Dated 20/06/2022. I Am Of The Opinion That The Title Of The Said NON AGRICULTURAL Property Is CLEAR AND MARKETABLE.

Remarks, if any: - No One.

Thanking you,
Yours truly,

Ketan Vekariya
Advocate

