



TANVIR A MASTAR
B.com, L.L.B (Advocate)

MASTER LAW FIRM

TITLE INVESTIGATION REPORT

Date :- 22nd SEPTEMBER, 2021

To,
WHOMSEVER,
IT MAY CONCERN,

Dear Sir,

With reference to Non Agriculture Land situated at Chaklasi Party Mouje Nadiad, Ta. Nadiad, Dist-Kheda, bearing Old Revenue Survey No. 480-4, T.P. No.5, Final Plot No.33+54/1, City Survey No. NA480-4 admeasuring area 4452 sq.meters I submit my legal investigation report as under.

01. Name of the owner

- (1) RASMILA D/O RAVAJIBHAI CHOTABHAI
- (2) PANKAJKUMAR RAMESHBHAI DESAI
- (3) TARLIKABEN WIDOW W/O MAHENDRABHAI RAVAJIBHAI DESAI
- (4) CHIRAG MAHENDRABHAI DESAI

02. Details of the documents scrutinized by me are as under.

- (1) Certified Copy Of V.F. No. 7 & 12 Since 1951
- (2) Certified Copy Of V.F. No. 6 Since 1951
- (3) Copy Of Non Agriculture Letter issued by Collector Shri Kheda District, Nadiad Order No. 755/16/13/001/2020 dtd 19/10/2020.
- (4) Public Notice issued Daily News Paper GUJARAT SAMACHAR Kheda District Avrutti dtd on 15/09/2021
- (5) Search receipt No. 2021136012670 issued by S R O Nadiad Dtd ON 16/09/2021



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03. Details of the property

to Non Agriculture Land situated at Chaklasi Party Mouje Nadiad, Ta. Nadiad , Dist-Kheda, bearing Old Revenue Survey No. 480-4, T.P. No.5, Final Plot No.33+54/1, City Survey No. NA480-4 admeasuring area 4452 sq.meters Which has boundaries are as follow

East : Situated land of T.P.5 & F. Plot No.32 .

West : Situated land of T.P. 5 & F. Plot No.33+54/3 & 33+54/4 .

North : Situated 7.50 meter public Road of T.P. 5.

South : Situated 9.00 meter public Road of T.P. 5.

04. Brief History of the property of a period of 30 years and how the owner has derived the title.

- (1) That Agriculture Land situated at Chaklasi Party Mouje Nadiad, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 480/4, ,admeasuring area 0-17-20 sq.meters & Revenue Survey No. 481/1, ,admeasuring area 0-29-34 sq.meters was originally belongs to **RAVAJIBHAI CHOTABHAI BIN MANGALBHAI**.
- (2) Thereafter **RAVAJIBHAI CHOTABHAI BIN MANGALBHAI** give this Property Agriculture Land situated at Chaklasi Party Mouje Nadiad, Ta. Nadiad , Dist-Kheda, bearing Revenue Survey No. 481/1, ,admeasuring area 0-29-34 sq.meters paiki 0-02-02 to **BHIKHABHAI VAGHAJIBHAI** as a **second right**. by mutation Entry No.575.
- (3) Thereafter **RAVAJIBHAI CHOTABHAI BIN MANGALBHAI** added his brother's name **DAHAYABHAI CHOTABHAI** in this Property



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Agriculture Land situated at Chaklasi Party Mouje Nadiad, Ta. Nadiad , Dist-Kheda, bearing Revenue Survey No. 480/4, ,admeasuring area 0-17-20 sq.meters & Revenue Survey No. 481/1, ,admeasuring area 0-27-32 sq.meters. by mutation Entry No.3108 dated on 08/04/1965.

- (4) Thereafter **RAVAJIBHAI CHOTABHAI BIN MANGALBHAI** was died & transfer the property Agriculture Land situated at Chaklasi Party Mouje Nadiad, Ta. Nadiad , Dist-Kheda, bearing Revenue Survey No. 480/4, ,admeasuring area 0-17-20 sq.meters & Revenue Survey No. 481/1, ,admeasuring area 0-27-32 sq.meters. to **(1)MAHENDRABHAI RAVAJIBHAI (2)RASHMILABEN D/O RAVAJIBHAI CHOTABHAI (3)DAHIBEN WIDOW W/O RAVAJIBHAI CHOTABHAI** by hierarchy rights by mutation Entry No.5598 dated on 20/04/1970.
- (5) Thereafter **DAHABHAI CHOTABHAI BIN MANGALBHAI** was died & transfer the property Agriculture Land situated at Chaklasi Party Mouje Nadiad, Ta. Nadiad , Dist-Kheda, bearing Revenue Survey No. 480/4, ,admeasuring area 0-17-20 sq.meters & Revenue Survey No. 481/1, ,admeasuring area 0-27-32 sq.meters. to **(1)RAMESHBHAI DAHYABHAI (2)BHAVANABEN D/O DAHYABHAI CHOTABHAI (3)PRABHABEN D/O DAHYABHAI CHOTABHAI** by hierarchy rights by mutation Entry No.6249 dated on 15/01/1972.
- (6) Thereafter **BHAVANABEN D/O DAHYABHAI CHOTABHAI & PRABHABEN D/O DAHYABHAI CHOTABHAI** was hakk kami in favour of **RAMESHBHAI DAHYABHAI** from this property Agriculture Land situated at Chaklasi Party Mouje Nadiad, Ta. Nadiad , Dist-Kheda, bearing Revenue Survey No. 480/4, ,admeasuring area 0-17-20 sq.meters & Revenue Survey No. 481/1, ,admeasuring area 0-27-32 sq.meters. by mutation Entry No.6250 dated on 15/01/1972.



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- (7) Thereafter **RAMESHBHAI DAHYABHAI** was died on 23/04/1984 & transfer the property Agriculture Land situated at Chaklasi Party Mouje Nadiad, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 480/4, admeasuring area 0-17-20 sq.meters & Revenue Survey No. 481/1, admeasuring area 0-27-32 sq.meters. to **(1)TARABEN WIDOW W/O RAMESHBHAI DAHYABHAI (2)PANKAJKUMAR RAMESHBHAI (3)ROHITABEN D/O RAMESHBHAI (4)ILABEN D/O RAMESHBHAI** by hierarchy rights by mutation Entry No.9578 dated on 01/04/1987.
- (8) Thereafter **(1)TARABEN WIDOW W/O RAMESHBHAI DAHYABHAI (2)ROHITABEN D/O RAMESHBHAI (3)ILABEN D/O RAMESHBHAI** was hakk kami in favour of **PANKAJKUMAR RAMESHBHAI** from this property Agriculture Land situated at Chaklasi Party Mouje Nadiad, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 480/4, admeasuring area 0-17-20 sq.meters & Revenue Survey No. 481/1, admeasuring area 0-27-32 sq.meters. by mutation Entry No.9579 dated on 01/04/1987.
- (9) Thereafter **DAHIBEN RAVAJIBHAI DESAI** was died on 01/06/1990 So her name was remove on the basis of her death certificate from this property Agriculture Land situated at Chaklasi Party Mouje Nadiad, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 480/4, admeasuring area 0-17-20 sq.meters & Revenue Survey No. 481/1, admeasuring area 0-27-32 sq.meters. by mutation Entry No.14324 dated on 02/11/1999.
- (10) Thereafter **MAHENDRABHAI RAVAJIBHAI DESAI** was died on 13/01/2011 & transfer the property Agriculture Land situated at Chaklasi Party Mouje Nadiad, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 480/4, admeasuring area 0-17-20 sq.meters & Revenue Survey No. 481/1, admeasuring area 0-27-32 sq.meters. to **(1)TARLIKABEN WIDOW W/O MAHENDRABHAI RAVAJIBHAI (2) DARSA MAHENDRABHAI (3) FALGUNI**



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MAHENDRABHAI (4)CHIRAG MAHENDRABHAI by hierarchy rights by mutation Entry No.18362 dated on 05/01/2012.

- (11) Thereafter **DARSA MAHENDRABHAI & FALGUNI MAHENDRABHAI** was hakk kami in favour of **TARLIKABEN WIDOW W/O MAHENDRABHAI RAVAJIBHAI & CHIRAG MAHENDRABHAI** from this property Agriculture Land situated at Chaklasi Party Mouje Nadiad, Ta. Nadiad , Dist-Kheda, bearing Revenue Survey No. 480/4, ,admeasuring area 0-17-20 sq.meters & Revenue Survey No. 481/1, ,admeasuring area 0-27-32 sq.meters. by mutation Entry No.18363 dated on 05/01/2012.
- (12) Thereafter the property Agriculture Land situated at Chaklasi Party Mouje Nadiad, Ta. Nadiad , Dist-Kheda, bearing Revenue Survey No. 480/4, ,admeasuring area 0-17-20 sq.meters & Revenue Survey No. 481/1, ,admeasuring area 0-27-32 sq.meters. was **consolidated & got a new Revenue Survey No.480-4 Admeasuring Area 0-44-52 sq.meters** by mutation Entry No.21415 dated on 11/08/2020.
- (13) Thereafter Applicant **PANKAJKUMAR RAMESHBHAI DESAI** applied for Non agriculture land of Agriculture Land situated at Chaklasi Party Mouje Nadiad, Ta. Nadiad , Dist-Kheda, bearing Revenue Survey No. 480-4, ,admeasuring area 0-44-52 sq.meters to Collector Saheb shri Kheda and application granted by order No. 755/16/13/001/2020 dtd 19/10/2020.
- (14) Thereafter the property Non Agriculture Land situated at Chaklasi Party Mouje Nadiad, Ta. Nadiad , Dist-Kheda, bearing Revenue Survey No. 480-4, , admeasuring area 0-44-52 sq.meters was **entered in city survey record so a new City Survey No. NA480-4 Admeasuring Area 4452 sq.meters.**



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(15) Thereafter (1)RASMILA D/O RAVAJIBHAI CHOTABHAI (2)PANKAJKUMAR RAMESHBHAI (3)TARLIKABEN WIDOW W/O MAHENDRABHAI RAVAJIBHAI DESAI (4)CHIRAG MAHENDRABHAI DESAI was willing to sale of Non agriculture Land situated at Chaklasi Party Mouje Nadiad, Ta. Nadiad , Dist-Kheda, bearing Revenue Survey No. 480-4, ,admeasuring area 0-44-52 sq.meters to SHASHWAT DEVELOPERS PARTNERS SHAH SHYAMLAL MULCHAND, BHUPENDRABHAI SHANKARBHAI VAGHELA & OTHERS by Register Sale Agreement No.3254 Dated on 09/05/2019.

(16) Thereafter (1)RASMILA D/O RAVAJIBHAI CHOTABHAI (2)PANKAJKUMAR RAMESHBHAI (3)TARLIKABEN WIDOW W/O MAHENDRABHAI RAVAJIBHAI DESAI (4)CHIRAG MAHENDRABHAI DESAI give a public notice to the GUJARAT NEWS PAPER KHEDA DISTRICT AAVRUTI dated on 15/09/2021 for this Non Agriculture Land situated at Chaklasi Party Mouje Nadiad, Ta. Nadiad , Dist-Kheda, bearing Old Revnue Survey No. 480-4, T.P. No.5, Final Plot No.33+54/1, City Survey No. NA480-4 admeasuring area 4452 sq.meters

5.1 The person who is present owners is

(1)RASMILA D/O RAVAJIBHAI CHOTABHAI
(2)PANKAJKUMAR RAMESHBHAI DESAI
(3)TARLIKABEN WIDOW W/O MAHENDRABHAI RAVAJIBHAI DESAI
(4)CHIRAG MAHENDRABHAI DESAI

5.2 Whether the party has absolute, clear and marketable title over the property proposed to be mortgaged and can create to valid equitable mortgage on the property ? - Yes

5.3 (a) What is the nature of the title of the owner - ownership

(b) Leasehold immovable property - No



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- 5.4 Whether there is any restriction / prohibition under personal laws of the owner/ mortgagor to hold the property under the title deeds through which he has derived title - **Yes**
- 5.5 Whether the latest title deed and the immediately previous title deed and the immediately previous title deeds are available in originals- **N.A.**
- 5.6 Whether the building tax/ land revenue has been paid up to date - **Not Seen**
- 5.7 Whether any dues recoverable as land revenue are outstanding - **No**
- 5.8 In case the facility is sought for construction purpose : Whether the land has been converted under the land revenue laws ? If not required to be converted give reasons - **Yes**
- 5.9 Whether the land is affected by any revenue and tenancy legislation? If so, how and to what extent and the remedy if any - **No**
- 5.10 Whether the permission under the urban land (Ceiling and Regulation Act 1976) is necessary or not ? - **No**
- 5.11 In there any other special enactments like land acquisition act and other state legislation /provisions of which are applicable to the property and affecting to title ? - **No**
- 5.12 (A) Is the property is free from encumbrances? - **Yes**
- (B) Please give details account creation charge/mortgage or redemptions for a minimum period of 15 years and also state the sub sting charge/mortgage if any, mentioned in the encumbrance certificate for the last 30 years in all other cases - **I have verified entries for the last 30 years**
- 5.13 Whether the proposed equitable mortgage by deposit of title deeds is possible ? If so, what are the documents to be deposited ? If deposit is not



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possible can there be a simple mortgage or by registered mortgage or by any other mode of mortgage? - **Yes**

5.14 Whether the property is freehold or leasehold or self occupied or tenanted ? - If tenanted whether the property freehold can taken as mortgage - **N.A.**

5.15 If owner is a company, partnership firm, trust, temple, wakf or other legal person, how the title is affected its memorandum and article and association, partnership deed, trust deed or rules or bylaws and what are the precautions to be taken under rules or by laws, and also how the right to create mortgage is affected by Hindu religious and endowments laws and/or wakf act, as the case may be ? - **N.A.**

5.16 If the property to be mortgaged is flat/ apartment is residential or commercial complex, how far independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat- owner (mortgage) : What are the documents of title available for creating mortgage ? - Documents/Records to be taken from builders/owners and their bankers. House in residential society record are taken from builder.

5.17 Plot owned by member of the society : Special requirement is to be taken - **NA**

5.18 Please state the names of the person who should join in the creation in the mortgage of the property by the deposit of title deed or authority who can sale this property? -

- (1)RASMILA D/O RAVAJIBHAI CHOTABHAI
- (2)PANKAJKUMAR RAMESHBHAI DESAI
- (3)TARLIKABEN WIDOW W/O MAHENDRABHAI RAVAJIBHAI DESAI
- (4)CHIRAG MAHENDRABHAI DESAI

06 Investigation under Income Tax Act 1961,
1 Under Sec.222 - **not applicable**



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- 2 Under Sec.230(a) - **not applicable**
- 3 Under Sec.281(1)- **not applicable**
- 4 Ch 20 A and Ch 20 C Under Sec.269(a, b) - **not applicable**
- 5 Finally please investigate any other proceeding under this act are pending ? - **No**

07 Search in respect of the company under the Company Register Act

1. Form no 13 Sec. 137, Sec. 391, Sec. 394 -**Not Applicable**

08 Investigation regarding Agricultural land :

- a. Whether land is surplus if so, give specific details
- b. Whether the land is under self - cultivation
- c. If land is owned in different khatas or is under joint share, give specific share in each khata
- d. If consolidation of holding/ acquisition proceedings etc. are in progress in the area whether he transferee or the land is possible, the state
- e. Whether any government norms etc has been raised against the land and if so, give the details of the charges or encumbrances specified

These are all not applicable

09

CERTIFICATE

I have scrutinized the documents relating to the property to be offered for sale and that the same documents are satisfied the requirement of creation sale and I further certify that;



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- 1 There are prior mortgage or charge to the extent of which are liable is clear - **Not applicable**
- 2 There are no claims from minors in their interest in the property to the extent of which - **Not applicable**
- 3 The undivided share of minors - **Not applicable**
- 4 The property is subject to any payment ? - **No**
- 5 Provision under Urban Ceiling & Regulation Act 1976 - **No**
- 6 Holding is in accordance with the provisions of Land Reforms Act - **Yes**

I certified that (1)RASMILA D/O RAVAJIBHAI CHOTABHAI (2)PANKAJKUMAR RAMESHBHAI (3)TARLIKABEN WIDOW W/O MAHENDRABHAI RAVAJIBHAI DESAI (4)CHIRAG MAHENDRABHAI DESAI has very clear and marketable title to the property shown above.

Date 22/09/2021
Nadiad



(Enrollment No: G/697/2009)

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.૪૮૦/૪ તથા ૪૮૧/૧ ટી.પી.નં.૫ ફા.પ્લોટ નં.૩૫+૫૪/૧ સી.સ.નં.ના૪૮૦-૪
ક્ષે.૪૪૫૨ ચો.મી.

Search in : નડીયાદ /NADIAD

પહોંચ નંબર ૨૦૨૧૧૩૬૦૧૨૬૭૦ અરજી નંબર ૫૦૩૮ અરજી વર્ષ ૨૦૨૧
તારીખ ૧૬ માહે સપ્ટેમ્બર સને ૨૦૨૧

રજુ કરનારનું નામ તનવીર એ માસ્ટર

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 1992 2021
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૪૧૦.૦૦

કુલ ચેકદરે રૂ. ૪૧૦.૦૦

અંકે રૂપિયા ચાર સો દસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

MAHENDRABHAI KARSANBHAI PATEL
સબ રજીસ્ટ્રાર
નડિયાદ

અંકે રૂ. : 410.00

20210916862985844

સબ રજીસ્ટ્રાર, નડિયાદ

Search in તનવીર એ માસ્ટર

અરજી નંબર : 5038

ગામ નું નામ : NADIAD

મિલકતનું વર્ણન રે.સ.નં.800/8 તથા 801/1 ટી.પી.નં.પ કા.પ્લોટ નં.344+48/1 સી.સ.નં.NA800-8 ક્ષે.844ર ચો.મી.

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) NADIAD મા -30 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ખરાપણા વિશે બાંચધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
NO DATA AVAILABLE								
શો.								



Sub-Registrar Office(SRO) NADIAD