

To,
M/s.Shree Somnath Developers a partnership firm
Deladva, Surat.

February 10, 2020

Dear Sir,

TITLE REPORT

All that piece and parcel of land bearing New Block No.32/Sub Plot No.2 (Sub Division No.2) admeasuring 2974.50sq.mtrs towards Southern side of east-west side out of remaining land admeasuring 5949.00sq.mtrs of land bearing Block No.32 (Rev.S.No.20) admeasuring 9915.00sq.mtrs and out of the said land, land admeasuring 3966.00sq.mtrs deducted in road alignment and other deduction of village Deladva, Sub District Choryasi, District Surat project known as **"Hari Residency"** stands in the name of M/s.Shree Somnath Developers a partnership firm. and surrounded by

On or towards North by : Adjoining Block No.32/Sub Plot No.1,

On or towards South by : Boundary of Gamtal,

On or towards East by : Public Road,

On or towards west by : Land bearing Block No.13.

That as per records all that piece and parcel of land bearing Rev.S.No.20 of village Deladva, Sub District Choryasi, District Surat was originally belonged to Raghunathji Paragji, who died on 22.06.1931 leaving behind his legal heirs viz., Dayalji Raghunathji and Nanubhai Raghunathji and their names were mutated in the revenue records by succession. Entry to that effect was mutated in the record of rights on 11.07.1931 at entry No.124 and the said entry was certified. Thus, Dayalji Raghunathji and Nanubhai Raghunathji became owners of the said land.

That as per records Chhaganlal Naranji was cultivating the said land as tenant. Entry to that effect was mutated in the record of rights at entry No.460 and Bhikhubhai Manibhai also cultivating the said land as tenant. Entry to that effect was mutated in the record of rights on 21.01.1961 at entry No.681 and the said entry was certified.

That as per record land owner Dayalji Raghunathji died on 13.08.1960 leaving behind his legal heirs viz., Lalitaben wd/o Dayalji Raghunathji and Kalpanaben Dayalji and their names were mutated in the revenue records by succession. Entry to that effect was mutated in the record of rights on 21.01.1961 at entry No.684 and the said entry was certified. Thus,



Nanubhai Raghunathji, Lalitaben wd/o Dayalji Raghunathji and Kalpanaben Dayalji became owners of the said land.

That tenant Chhaganlal Naranji died on 09.01.1963 and after his death, his legal heir viz., Sunderlal Chhaganlal became possessor of the land of deceased's share. Entry to that effect was mutated in the record of rights on 19.03.1963 at entry No.754 and the said entry was certified.

Under the above facts, Sunderlal Chhaganlal and Bhikhubhai Manibhai were cultivating the said land as tenants.

That as per records Sunderlal Chhaganlal and Bhikhubhai Manibhai had purchased the said land from the land owner after deciding purchase price under Sec.32-G of the Tenancy Act, by the order of the Mamlatdar and Krishipanch, vide order No.Tenancy Case No.3324 dated 13.09.1963. Entry to that effect was mutated in the record of rights on 06.03.1964 at entry No.791 and the said entry was certified.

That as per records Sunderlal Chhaganlal and Bhikhubhai Manibhai paid the purchase price to the land owners, therefore, the Mamlatdar and Krishipanch has issued the certificate under Sec.32-M of the Tenancy Act, vide order No.Tenancy Case No.3325 dated 07.05.1971. Thus, Sunderlal Chhaganlal and Bhikhubhai Manibhai became owners of the said land. Entry to that effect was mutated in the record of rights on 09.12.1971 at entry No.1019 and the said entry was certified.

As per The Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947, consolidation scheme for the village was come into force by the competent Authority. By this consolidation, land bearing Rev.S.No.20 was renumbered as Block Number 32. Entry to that effect was mutated in the records of right on 01.08.1971 at entry No.1293 and the said entry was certified.

That as per records said land was running in the name of Sunderlal Chhaganlal and Bhikhubhai Manibhai and out of the said owners, family partition had taken place between Bhikhubhai Manibhai and his family members regarding the said land and other ancestral land after obtaining permission from the Deputy Collector, Choryasi Prant, Surat, vide order No.NSHJ/JMN/Partition/Vashi-2162 dated 08.09.1992 and according to partition, share of



Bhikhubhai Manibhai over the said land came to the share of Vasantbhai Manibhai. Entry to that effect was mutated in the record of rights on 10.09.1993 at entry No.2037 and the said entry was certified on 30.11.1993. Thus, Sunderlal Chhaganlal and Vasantbhai Manibhai became owners of the said land.

That as per record Vasantbhai Manibhai jointly mutated the name of his legal heirs viz., Vasuben wife of Vasantbhai Manibhai and Prakashbhai Vasantbhai in his share in the revenue records as co-owners. Entry to that effect was mutated in the record of rights on 05.02.2002 at entry No.2485 and the said entry was certified.

That as per record Sunderlal Chhaganlal jointly mutated the name of his legal heirs viz., Kanchanben wife of Sunderlal Chhaganlal and Kishorchandra Sunderlal in his share in the revenue records as co-owners. Entry to that effect was mutated in the record of rights on 05.02.2002 at entry No.2486 and the said entry was certified.

That as per records Sunderbhai Chhaganbhai died on 02.01.2009 leaving behind his legal heirs viz., Kanchanben wd/o Sunderbhai Chhaganbhai, Kishorchandra Sunderlal, Girishkumar Sunderlal and Manjulaben Sunderlal and their names were mutated in the deceased share by succession. Entry to that effect was mutated in the record of rights on 05.03.2009 at entry No.2827 and the said entry was certified on 03.08.2009.

That village Deladva included in the residential zone of SUDA and SUDA has issued the zoning certificate, vide No.SUDA/TEK/Zoning certificate/32751 dated 25.01.2012.

The said land converted from new tenure to old tenure for non-agriculture purpose by the order of the Collector, Surat, vide order No.Tenancy-4/Reg.No.126/12/Vashi-166/14 dated 01.06.2014. Entry to that effect was mutated in the record of rights on 24.06.2014 at entry No.3317 and the said entry was certified on 04.08.2014.

That as per records Vasantbhai Manibhai died on 08.11.2014 leaving behind his legal heirs viz., Vasuben wd/o Vasantbhai Manibhai and Prakashbhai Vasantbhai and their names were mutated in the deceased share by succession. Entry to that effect was mutated in the record of rights on 29.11.2014 at entry No.3364 and the said entry was certified on 22.01.2015.



That as per records the District Collector, Surat has granted the permission for extension of non-agriculture permission, vide his order No.Tenancy/2/Vashi-217/2015 dated 03.03.2015.

Under the above facts, Kanchanben wd/o Sunderbhai Chhaganbhai, Kishorchandra Sunderlal, Girishkumar Sunderlal, Manjulaben Sunderlal, Vasuben wd/o Vasantbhai Manibhai and Prakashbhai Vasantbhai became co-owners of the land bearing Block No.32 (Rev.S.No.20) admeasuring 9915.00sq.mtrs of village Deladva, Sub District Choryasi, District Surat.

Thereafter, Kanchanben wd/o Sunderbhai Chhaganbhai, Kishorchandra Sunderlal, Girishkumar Sunderlal and Manjulaben Sunderlal sold their undivided half share admeasuring 4957.50sq.mtrs of land bearing Block No.32 (Rev.S.No.20) to Bipinbhai Devchandbhai Gondalia, Kalpeshbhai Devchandbhai Gondalia, Devchandbhai Jivrajbhai Gondalia, Kantaben Devchandbhai Gondalia, Snehalbhai Chunilal Patel, Jagrutiben Chunilal Patel, Hitesh Nanubhai Goyani and Harnishbhai Shamjibhai Thakrani by registered sale deed. The said sale deed was registered in the office of Sub Registrar, Surat, on 19.03.2015 at registration No.285. That, Vasuben Vasantbhai Patel also confirms the said sale deed by registered confirmation Deed. The said deed is registered in the office of the sub registrar, Surat on 19.03.2015 at Registration No.288. That, Geetaben Kishorbhai Patel, Kunjlataben Vijaybhai Patel, Sharmilaben Hiranbhai Patel, Binduben Dipakbhai Patel, Kirtikumar Kishorbhai Patel, Karunaben Girishbhai Patel and Tejashkumar Girishbhai Patel confirmed the said sale deed by registered confirmation deed. The said deed is registered in the office of the sub registrar, Surat on 19.03.2015 at Registration No.289. Thus, Bipinbhai Devchandbhai Gondalia, Kalpeshbhai Devchandbhai Gondalia, Devchandbhai Jivrajbhai Gondalia, Kantaben Devchandbhai Gondalia, Snehalbhai Chunilal Patel, Jagrutiben Chunilal Patel, Hitesh Nanubhai Goyani and Harnishbhai Shamjibhai Thakrani became owners of the said land. Entry to that effect was mutated in the record of rights on 09.02.2017 at entry No.3674 and the said entry was certified on 05.07.2017.

The land bearing Block No.32 (Rev.S.No.20) admeasuring 9915.00sq.mtrs of village Deladva, Sub District Choryasi, District Surat converted from agriculture to non-agriculture for residential-cum-commercial purpose by the order of the Collector, Surat, vide order No.A/BKHP/S.R.No.1004/17/I.D.No.31359/ Vashi-10825 to 10839/2017 dated 15.11.2017. Entry to that effect was mutated in the record of rights on 27.12.2017 at entry No.3752 and the said entry was certified on 20.02.2018.



That as per record SUDA has granted the permission for making sub-division of the said land, vide order No.SUDA/U-4/VPA-DEL/0241/16-17/1647 dated 15.02.2018 and according to permission, below mentioned Sub Division No.1 and 2 allotted to the said land.

Block No.	Total area of land in sq.mtrs	Road alignment and other deduction in sq.mtrs	Remaining total land in sq.mtrs	Sub Division	Area of Sub Division
32	9915.00	3966.00	5949.00	1	2974.50
				2	2974.50

Under the above facts, land admeasuring 3966.00sq.mtrs deducted in road alignment and other deduction from the land admeasuring 9915.00sq.mtrs, therefore, sub-division was made in remaining land admeasuring 5949.00sq.mtrs and partition has taken place between the said land owners on the basis of partition agreement, which is registered in the office of Sub Registrar, Surat, on 28.03.2018 at registration No.2197 and according to partition, below mentioned persons became owner of their share respectively. Entry to that effect was mutated in the record of rights on 24.09.2018 at entry No.3825 and the said entry was certified on 03.12.2018.

Sub Division No.	Direction	Area of sub-division in sq.mtrs	Name of the owner
1	Towards northern side of eastern side to western side land	2974.50	Bipinbhai Devchandbhai Gondalia, Kalpeshbhai Devchandbhai Gondalia, Devchandbhai Jivrajbhai Gondalia, Kantaben Devchandbhai Gondalia, Snehalbhai Chunilal Patel, Jagrutiben Chunilal Patel, Hitesh Nanubhai Goyani and Harnishbhai Shamjibhai Thakrani
2	Towards southern side of eastern side to western side land	2974.50	Vasuben wd/o Vasantbhai Manibhai and Prakashbhai Vasantbhai

That as per record on the basis of partition, the District Inspector, Land Records has ordered to change the record of rights of the said land, vide letter No.K.J.P./S.R./21/18-19 dated 16.07.2018 and according to the said order, following block number given to the said land respectively. Entry to that effect was mutated in the record of rights on 24.07.2018 at entry No.3811 and the said entry was certified on 17.09.2018.

Block No.	Area in sq.mtrs as per Sub Division	Name of owners
32/Sub Plot No.1	2974.50	Bipinbhai Devchandbhai Gondalia,



		Kalpeshbhai Devchandbhai Gondalia, Devchandbhai Jivrajbhai Gondalia, Kantaben Devchandbhai Gondalia, Snehalbhai Chunilal Patel, Jagrutiben Chunilal Patel, Hitesh Nanubhai Goyani and Harnishbhai Shamjibhai Thakrani
32/Sub Plot No.2	2974.50	Vasuben wd/o Vasantbhai Manibhai and Prakashbhai Vasantbhai
32/3	2659.82	Road alignment and other deductions
32/4	1306.18	

Thereafter the said land owner availed the permission of the construction on the said land from Surat Urban Development Authority, vide permission No.DEL/0286/15-16, Outward No.1649 dated 15.02.2018 and thereafter said permission was revised, vide permission No. DEL/0286/15-16/6087 dated 13.05.2019.

Under the above facts, Vasuben wd/o Vasantbhai Manibhai and Prakashbhai Vasantbhai became owner of the land bearing New Block No.32/Sub Plot No.2 admeasuring 2974.50sq.mtrs of village Deladva, Sub District Choryasi, District Surat and they decided to sell the said land to M/s.Shree Somnath Developers a partnership firm on 15.05.2019 and thereafter, they entered into an agreement of sale with possession of the said land with M/s.Shree Somnath Developers a partnership firm on 20.05.2019. The said agreement of sale with possession is registered in the office of Sub Registrar, Surat, on 20.05.2019 at registration No.2500. Thereafter, on the basis of registered agreement of sale with possession, Vasuben wd/o Vasantbhai Manibhai and Prakashbhai Vasantbhai executed the sale deed in favour of M/s.Shree Somnath Developers a partnership firm. The said sale deed is registered in the office of Sub Registrar, Surat, on 21.12.2019 at registration No.6304. Thus, M/s.Shree Somnath Developers a partnership firm and its partners viz., Mansukhbhai Kalubhai Talaviya, Batukbhai Jerambhai Doberia, Pravinbhai Badhabhai Timbadiya and Prafulbhai Kalubhai Talaviya became owner of the said land.

That M/s.Shree Somnath Developers a partnership firm is registered under the Indian Partnership Act vide registration No: GUJ/SR204418, dated.30.07.2018 and as per the certificate of registrar of firm Mansukhbhai Kalubhai Talaviya, Batukbhai Jerambhai Doberia, Pravinbhai Badhabhai Timbadiya and Prafulbhai Kalubhai Talaviya are the partners of the said firm.

Thereafter, the said partnership firm constructed multi-storied building on the said land which is known as "Hari Residency".

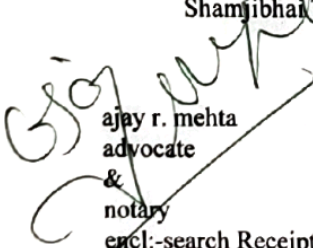


That the said firm through its partners submitted affidavit regarding title of the property, as per the said affidavit, declared that the said firm is absolute owner of the said property and title of the said property is clear and marketable and not suit/litigation is pending regarding the said property.

On search and investigation of the land in question from the record of Sub-Registrar, for last 30 years available records, and as per non encumbrances issued by the sub registrar, no charge lien and encumbrances are found on the record of rights. Title of the said land is clear and marketable.

I have scrutinized the following documents, which are submitted by the bank.

01. Original sale deed registered in the office of Sub Registrar, Surat, on 21.12.2019 at registration No.6304 executed in favour of M/s.Shree Somnath Developers a partnership firm alongwith registration receipt.
02. Original agreement of sale registered in the office of Sub Registrar, Surat, on 20.05.2019 at registration No.2500 executed in favour of M/s.Shree Somnath Developers a partnership firm.
03. Copy of village form No.7/12 and form No.6.
04. Copy of NA order.
05. Copy of construction permission alongwith revise construction permission.
06. Copy of plan.
07. Copy of zoning certificate.
08. Copy of partnership deed.
09. Copy of sale deed dated 19.03.2015 at registration No.285 executed in favour of Bipinbhai Devchandbhai Gondalia, Kalpeshbhai Devchandbhai Gondalia, Devchandbhai Jivrajbhai Gondalia, Kantaben Devchandbhai Gondalia, Snehalbhai Chunilal Patel, Jagrutiben Chunilal Patel, Hitesh Nanubhai Goyani and Harnishbhai Shamjibhai Thakrani.


ajay r. mehta
advocate
&
notary

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