

To,
M/s. Anjani Infra a partnership firm
Surat

July 14, 2021

Dear Sir,

TITLE REPORT

All that piece and parcel of property bearing Final Plot No.23 admeasuring 4021.00sq.mtrs of T.P. Scheme No.37, its Block No.1035 admeasuring 6184.00sq.mtrs, Its Revenue Survey No.1089 of Village-Variyav, Sub-District-Adajan, District- Surat project known as "Rivanta Varni" stands in the name of M/s. Anjani Infra a partnership firm and its partners.

and surrounded by

On or towards North by : Block No.1041.

On or towards South by : Block No.1033.

On or towards East by : Block No.1034.

On or towards west by : Road.

That as per records, all that piece and parcel of the land bearing Revenue Survey No.1089 of Village-Variyav, Sub-District-Adajan, District- Surat was originally of the ownership of Mahamad Suleman who died and after his death, name of Bai Asha d/o Mahamad Suleman Manjara was mutated in the records of rights. Entry to that effect was mutated in the record of rights on 11.12.1951 at entry No.607.

That as per records, Narottambhai Govindbhai was cultivating the said land as Tenant. Entry to that effect was mutated in the record of rights on 01.01.1954 at entry No.853. The said entry was certified.

That as per records, Narottambhai Govindbhai died on 15.07.1958 and after his death, Morar Narottambhai became the owner of the said land by succession. Entry to that effect was mutated in the record of rights on 16.08.1958 at entry No.1376. The said entry was certified.

That as per records, the said protected tenant purchased the said land under Tenancy Act and purchase prize was decided under Sec.32 G of the Tenancy Act. Entry to that effect was mutated in the record of rights on 16.08.1963 at entry No.2289. The said entry was certified.



That as per records, the said protected tenant paid purchase prize of the said land. Hence purchase certificate under Sec.32 M was issued. Entry to that effect was mutated in the record of rights on 18.02.1970 at entry No.2659. The said entry was certified.

That as per records, Morarbhai Narottambhai died on 07.06.1980 and after his death, Kashiben wd/o Morarbhai Narottambhai, Lallubhai Morarbhai, Rameshbhai Morarbhai, Jayantibhai Morarbhai and Ranjitbhai Morarbhai became the owner of the said land by succession. Entry to that effect was mutated in the record of rights on 14.09.1980 at entry No.3916. 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 scheme the said revenue survey Number was renumbered as Block Number 1035. Entry to that effect was mutated in the records of right on 09.09.1983 at entry No.4330.

That as per records, family partition took place between the said land owners and according the said partition, the said land comes to the share of Lallubhai Morarbhai. Entry to that effect was mutated in the record of rights on 13.08.1984 at entry No.4432. The said entry was certified.

That as per records, Lallubhai Morarbhai died on 09.02.2001 and after his death, Lalitaben wd/o Lallubhai Morarbhai, Bhupendrabhai Lallubhai and Praditbhai Lallubhai became the owners of the said land by succession. Entry to that effect was mutated in the record of rights on 10.01.2001 at entry No.11270. The said entry was certified on 12.02.2001.

That as per the record of rights, Village-Variyav entered in to city limit of Surat City by the notification of Gujarat Government. Entry to that effect was mutated in the record of rights on 22.12.2006 at entry Nos.12409 & 12410. The said entry was certified on 22.12.2006 & 27.12.2006 respectively.

Town Planning scheme was framed at Village : Variyav and the said land was included in Town Planning Scheme No.37(Variyav) final plot No.23 is allotted to the said land admeasuring 4021.00sq.mtrs.



That as per records, Family partition took place between the all Legal heirs of Morarbhai Narottambhai for the all ancestral land by registered partition deed. The said partition deed was registered in the office of the sub registrar, Surat on 18.10.2012 at Registration No.74 and according to the said partition, the said land comes to the share of Lalitaben wd/o Lallubhai Morarbhai, Bhupendrabhai Lallubhai and Praditbhai Lallubhai.

That as per records, the said land converted from new tenure to old tenure by the order of the Collector, Surat vide order No.Ganat/4/Reg. No.260/2018/Vashi.708 to 717/2019 dated. 12.09.2019. Entry to that effect was mutated in the record of rights on 18.09.2019 at entry No.16227. The said entry was certified on 08.11.2019.

That as per records, the said land was agriculture land and permission under Sec.63 of the Bombay Agriculture and Tenancy act was obtained from the Deputy Collector, City Prant vide Permission No.ADM/Te.Act.Sec.63/Vashi.1425/2019/Reg. No.37/2019, dated. 18.09.2019. Entry to that effect was mutated in the record of rights on 25.09.2019 at entry No.16240. The said entry was certified on 11.11.2019 and according the said permission, the said land owners sold the said land to M/s. Anjani Infra a partnership firm through its partners Kapilkumar Vitthalbhai Rank, Mukeshbhai Arjanbhai Moradiya and Prashant Babubhai Kakadiya by registered sale deed. The said sale deed was registered in the office of the sub registrar, Surat on 01.10.2019 at Registration No.514. Thus, M/s. Anjani Infra a partnership firm through its partners Kapilkumar Vitthalbhai Rank, Mukeshbhai Arjanbhai Moradiya and Prashant Babubhai Kakadiya became the owner of the said land. Entry to that effect was mutated in the record of rights on 05.10.2019 at entry No.16257 and the said entry was certified on 11.11.2019.

The said land converted from agriculture to non-agriculture purpose by the order of the Collector, Surat vide order No.125/22/16/036/2020, dated.15.01.2020. Entry to that effect was mutated in the record of rights on 15.01.2020 at entry No.16342 and the said entry was certified on 03.03.2020.

That, Surat Municipal Corporation has approved the plan and granted the permission for construction, vide permission No.TDO/DP No.047, dated.23.06.2021.

Thereafter, the said partnership firm constructed multi-storied building on the said land which whole project known as "Rivanta Varni".



That the said Partnership firm 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.

- Copy of sale deed was registered in the office of the sub registrar, Surat on 01.10.2019 at Registration No.514. Thus, M/s. Anjani Infra a partnership firm through its partners Kapilkumar Vitthalbhai Rank, Mukeshbhai Arjanbhai Moradiya and Prashant Babubhai Kakadiya
- Copy of Permission from the Deputy Collector, City Prant vide Permission No.ADM/Te.Act.Sec.63/Vashi.1425/2019/Reg. No.37/2019, dated. 18.09.2019.
- Copy of permission from Collector, Surat vide order No.Ganat/4/Reg. No.260/2018/Vashi.708 to 717/2019 dated. 12.09.2019
- Copy of partition deed was registered in the office of the sub registrar, Surat on 18.10.2012 at Registration No.74.
- Copy of village form No.7/12.
- Copy of entries.
- Copy of construction permission.
- Copy of ROF.


ajay r. mehta
advocate
&
notary

encl:-search Receipt
No.2021018042741
No.2021021034951
No.8022021070300
code:-27072021

