

Ref No. :

DATE :

25.11.2019

~: Title Report ~:

Subject :- Title report regarding Rudra Palace situated on land bearing sub plot no. 3 admeasuring 1784.64 sq. Mtrs. of R. S. no. 330/1 and 331, block no. 476 of Dindoli, Tal.: Udhna, Dist. Surat and comprised in T. P. Scheme no. 40 (Limbayat-Dindoli), Draft F. P. No. 58/B and F. P. no. 108 as per T. R.

The title of the subject property is as under:

- W
- A. The land bearing R. S. No. 331 was of the ownership of Vallabhbhai Haribhai. He had sold the said land to Zeenabhai Bhaidasbhai as is evident by M. E. No. 497, dated 7.12.1943.
- B. The land bearing R. S. No. 330 was of the ownership of Sapuji Savluram. He had sold the said land to Zeenabhai Bhaidas as is evident by M. E. No. 560, dated 18.9.1946.
- C. On the death of Zeenabhai Bhaidasbhai on 23.5.1962 bachelor and intestate, 1. Bhanumatiben widow of Dayaljibhai Bhaidasbhai, 2. Sudhirkumar Dayalji and 3. Bharatkumar Dayalji had become the owner of the said land as is evident by M. E. No. 962, dated 14.6.1962.
- D. The land owners aforesaid had sold the said land to Ranchhodbhai Becharbhai and Parbhubhai Becharbhai

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by regd. Sale deed, dated 20.5.1965 as is evident by M. E. No. 1079, dated 11.10.1965.

- E. On the death of Ranchhodbhai Becharbhai on 13.1.1975, his legal heirs : 1. Rameshbhai Ranchhodbhai and 2. Maheshbhai Ranchhodbhai had become the owners of his share in the said land as is evident by M. E. No. 3590, dated 29.8.1975.
- F. By virtue of family arrangement among the land owners aforesaid, the said lands were given to the share of Rameshbhai Ranchhodbhai and Maheshbhai Ranchhodbhai as is evident by M. E. No. 3604, dated 12.9.1975.
- G. The names of 1. Ashaben wife of Maheshbhai Ranchhodbhai, 2. Hardik Maheshbhai and 3. Vivek Maheshbhai were also entered in rev. Records with Maheshbhai Ranchhodbhai as is evident by M. E. No. 2577, dated 10.10.2016, which was duly certified on 8.12.2016.
- H. The names of 1. Seetaben wife of Rameshbhai Ranchhodbhai, 2. Hirenkumar Rameshbhai, 3. Jignasaben Rameshbhai, 4. Nishaben Rameshbhai and 5. Avadhikaben Rameshbhai were also entered in rev. Records with Rameshbhai Ranchhodbhai as is evident by M. E. No. 2611, dated 18.2.2017, which was duly certified on 12.4.2017.

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- I. Collector, Surat by his order no. A/BAKHAPA/S. R. No. 879/2016/ID No. 31441/Vashi. 425 to 433/17, dated 3.3.2017 had granted non-agricultural permission for the said land as is evident by M. E. No. 2656, dated 26.8.2017, which was duly certified on 16.10.2017.
- J. On the implementation of T. P. Scheme no. 40 (Limbayat-Dindoli), the land bearing block no. 476 was allotted F. P. no. 58(A) and 58(B). Thereafter, as per proposal of draft T. P. Scheme, the land bearing Block No. 476 was allotted O. P. no. 58 and area was fixed at 25192 sq. Mtrs. and against the said O. P., the said land was allotted F. P. No. 108 and 109 and area were fixed at 12917 sq. Mtrs. and 4721 sq. Mtrs. respectively.
- K. The land owners had applied subdivision in land bearing F. P. no. 108 and S. M. C. by its order no. T.D.O./D.P./No. 188, dated 21.7.2017 had granted permission for subdivision in land bearing F. P. No. 108 and by virtue of the said order, the said land was subdivided in 3 parts i.e. sub plot no. 1 admeasuring 6836.74 sq. Mtrs., sub plot no. 2 admeasuring 4295.62 sq. Mtrs. and sub plot no. 3 admeasuring 1784.64 sq. Mtrs.
- L. The land owners aforesaid had sold sub plot no. 3 to M/s. S. R. Infra -a partnership firm by regd. Sale deed no. 5042, dated 18.4.2019 as is evident by M. E. No. 2859, dated 2.5.2019, which was duly certified on 2.7.2019.

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- M. Collector, Surat by his order no. 1012/22/19/031/2019, dated 15.10.2019 had granted non-agricultural permission for the said land as is evident by M. E. No. 2918, dated 15.10.2019
- N. M/s. S. R. Infra -a partnership firm has organised Rudra Palace and constructed apartments on the said land.
- O. Thus, M/s. S. R. Infra -a partnership firm is the present owner of the said land and the title of the said land clear and legal and free from all encumbrance

This title report is given on the perusal of search taken in sub-registrar office bearing search receipt bearing no. 2019018074981 and 2019019046370 and encumbrance certificate, dated 25.11.2019 and on perusal of the following documents produced before me:

1. Copy of village form no. 7+12.
2. Copy of N. A. Order.
3. Copy of sale deed bearing reg. no. 5042, dated 18.4.2019.



(Hiren H. Patel)

Advocate

FOR SR INFRA



PARTNER