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**ADVOCATE**

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Ref.No.

Date : 28 MAR 2022

**TITLE REPORT**

**Subject :** Title report for all that piece and parcel of immovable property of Project / Open Plots in industrial society known as **"DIAMOND MINI PARK"** situated on non-agriculture land bearing Revenue Survey No. 246, Block No. 260, as per revenue record land adm. 25924 Sq. Mtrs., Draft T. P. Scheme No. 67 (Jiav-Sonari-Gabheni), Original Plot No. 399 and Final Plot No. 399, as per F. P. land admeasuring 16851 Sq. Mtrs. of **Village : Gabheni, Taluka : Majura, District : Surat.**

**Owner :** M/s. G. M. Enterprise, a partnership firm through its partners;  
(1) Mr. Vishnukant Binodkumar Paliwal  
(2) Mr. Manojkumar Hansraj Agrawal



Off.- B/5. 2nd Floor, Shreyas Apartment, Nr. Handloom House, Chowky Sheri, Nanpura, Surat - 395 001  
Res. 55, Shantikunj Co.Op. Housing Society Ltd., Opp. Raj Point, Palanpur Jakatnaka, Surat - 395 009

Respected Sir,

I have taken search in the office of Sub-Registrar, Surat and office of the City Survey, Surat and office of the Revenue Department, Surat for the last 30 years in respect of above mentioned property. My report for the title of the said property is as under :

That, the said land bearing Revenue Survey No. 246, land adm. Acer 6-16 Guntha of Village : Gabheni was originally belonged to Devabhai Ramjibhai.

Thereafter, family partition took place between family members of aforesaid land owner Devabhai Ramjibhai and according to the terms of the said partition, the said land bearing Revenue Survey No. 246, land adm. Acer 6-16 Guntha of Village : Gabheni came into the share of (1) Chhanabhai Ramjibhai and (2) Nathubhai Naranbhai son of Naranbhai Ramjibhai. The entry was mutated in the record of rights at Entry No. 303 on 14/06/1951. The said entry was certified on later.

Thereafter, one of the aforesaid land owners Chhanabhai Ramjibhai died on 07/10/1960. On his death, name of his legal heir Dahyabhai Chhanabhai was entered in the record of rights by succession. The succession entry was mutated in the record of rights at Entry No. 649 on 10/11/1968. The said entry was certified on later.

Thereafter, one of the aforesaid land owners Dahyabhai Chhanabhai died on 09/07/1996. On his death, names of his legal heirs (1) Bhaniben widow of Dahyabhai Chhanabhai, (2) Kantibhai Dahyabhai, (3) Arunbhai Dahyabhai, (4) Ishwarbhai Dahyabhai, (5) Pushpaben Dahyabhai and (6) Sushilaben Dahyabhai were entered in the record of rights by succession. The succession entry was mutated in the record of rights at Entry No. 2245 on 24/07/1996. The said entry was certified on later. Then, out of said land owners / legal heirs (1) Pushpaben Dahyabhai and (2) Sushilaben Dahyabhai released their all rights, interest in favour of co-owners, therefore name of them were deleted from the record of rights. The entry was mutated in the record of rights at Entry No. 2259 on 02/07/1997. The said entry was certified on later.

That, on promulgation of The Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947 New Block No. 260 had been allotted to said land bearing Old Revenue Survey No. 246 of Village : Gabheni.

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That, on promulgation of New City area of Surat City, whole area of village Gabheni was merged into Surat City of Taluka Surat City of District Surat. The entries were mutated in the record of rights at Entry No. 2570 and 2571 on 22/11/2006. The said entries were certified on 27/12/2006.

Thereafter, the aforesaid original land owner Devabhai Ramjibhai died on 16/12/1970 and his widow Deviben Devabhai also died, therefore names of them were deleted from the record of rights. The entry was mutated in the record of rights at Entry No. 2577 on 06/02/2007. The said entry was certified on 02/05/2007.

Thereafter, the said land owners (1) Bhaniben widow of Dahyabhai Chhanabhai, (2) Kantibhai Dahyabhai, (3) Arunbhai Dahyabhai, (4) Ishwarbhai Dahyabhai and (5) Nathubhai Naranbhai sold the said agriculture land bearing Revenue Survey No. 246, Block No. 260, total land adm. 25924 Sq. Mtrs. of Village : Gabheni to Sharmilaben Ramchandra Gupte by registered sale deed on 01/05/2007. The said Sale Deed was registered in the office of the Sub-Registrar, Surat-2 (Udhana) in Book No. 1 at Serial No. 9649 on 03/05/2007. The entry was mutated in the record of rights at Entry No. 2607 on 25/05/2007. The said entry was certified on 09/08/2007.

That, The Collector of Surat had granted permission for non-agriculture residential usage for the said land vide his order No. A/Bakhap/S.R.No.187/07-08 Vashi.5152 to 5161/2007, Dtd. 07/11/2007. The entry was mutated in the record of rights at Entry No. 2652 on 21/11/2007. The said entry was certified on 01/02/2008.

That, on promulgation of Draft Town Planning Scheme No. 67 (Jiav-Sonari-Gabheni), Original Plot No. 399 and Final Plot No. 399 had been allotted to the said land bearing Revenue Survey No. 246, Block No. 260, total land adm. 25924 Sq. Mtrs. of Village : Gabheni. That, as per the T. P. Scheme, area of Final Plot No. 399 was finalized to 16851 Sq. Mtrs.

Thereafter, (1) Sharmilaben Ramchandra Gupte, (2) Purvi Gaurangbhai Upadhyay and (3) Gaurang Pramodchandra Upadhyay jointly formed a partnership firm name and style known as **M/s. Pujan Associates**, a partnership firm and the said land owner Sharmilaben Ramchandra Gupte brought the said non-agriculture land bearing Revenue Survey No. 246, Block No. 260, as per revenue record land adm. 25924 Sq. Mtrs., Draft T. P. Scheme No. 67 (Jiav-Sonari-Gabheni), Original Plot No. 399 and Final Plot No. 399, as

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per F. P. land admeasuring 16851 Sq. Mtrs. of Village : Gabheni in the said partnership firm as capital. The entry was mutated in the record of rights at Entry No. 2772 on 05/08/2008. The said entry was cancelled on 15/12/2008. Hence being aggrieved with the said order, the said land owner Sharmilaben Ramchandra Gupte had filed R.T.S. Appeal No. 110/2009 before the Deputy Collector of Choryasi Prant, Surat and he passed order dtd. 03/10/2009 to certify the aforesaid entry No. 2773 and mutate name of M/s. Pujan Associates, a partnership firm in the said land revenue record. The entry was mutated in the record of rights at Entry No. 2812 on 06/10/2009. The said entry was certified on 19/12/2009.

Thereafter, one of the partners Sharmilaben Ramchandra Gupte retired from the said partnership firm. The Change in Constitution of Partnership Deed was executed by and between partners on 30/01/2011. Thus, M/s. Pujan Associates, a partnership firm and its partners (1) Purvi Gaurangbhai Upadhyay and (2) Gaurang Pramodchandra Upadhyay became owners, possessors of the said non-agriculture land bearing Block No. 260 of Gabheni.

Thereafter, the said land owners M/s. Pujan Associates, a partnership firm through its partners (1) Purvi Gaurangbhai Upadhyay and (2) Gaurang Pramodchandra Upadhyay sold the said non-agriculture land bearing Revenue Survey No. 246, Block No. 260, as per revenue record land adm. 25924 Sq. Mtrs., Draft T. P. Scheme No. 67 (Jiav-Sonari-Gabheni), Original Plot No. 399 and Final Plot No. 399, as per F. P. land admeasuring 16851 Sq. Mtrs. of Village : Gabheni to (1) Ilyas Taherbhai Railwaywala (50% Share), (2) Piyush Ranchhodbhai Patel (25% Share) and (3) Vimal Ranchhodbhai Patel (25% Share) by registered sale deed on 19/03/2015. The said Sale Deed was registered in the office of the Sub-Registrar, Surat-2 (Udhana) in Book No. 1 at Serial No. 3696 on 26/03/2015. The entry was mutated in the record of rights at Entry No. 3094 on 21/05/2015. The said entry was certified on 20/07/2015. Thus, (1) Ilyasbhai Taherbhai Railwaywala, (2) Piyush Ranchhodbhai Patel and (3) Vimal Ranchhodbhai Patel became owners, possessors and occupiers of the said land.

That, Surat Municipal Corporation had approved lay-out and development plans for the said land vide Rajachitthi No. T.D.O./SZ/D.P. No. 5, Dtd. 18/05/2011.

That, The Collector of Surat had granted revised permission for non-agriculture industrial usage for the said land vide his order No. 140/22/20/062/2021, Dtd. 10/02/2021.

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The entry was mutated in the record of rights at Entry No. 3371 on 10/02/2021. The said entry was certified on 22/03/2021.

Thereafter, one of the aforesaid land owners Ilyasbhai Taherbhai Railwaywala sold his 50% share i.e. 8425.50 Sq. Mtrs. paiki 2864.67 Sq. Mtrs. of the said whole non-agriculture land bearing Revenue Survey No. 246, Block No. 260, as per revenue record land adm. 25924 Sq. Mtrs., Draft T. P. Scheme No. 67 (Jiav-Sonari-Gabheni), Original Plot No. 399 and Final Plot No. 399, as per F. P. land admeasuring 16851 Sq. Mtrs. of Village : Gabheni to (1) Piyush Ranchhodbhai Patel and (2) Vimal Ranchhodbhai Patel by registered sale deed on 11/01/2019. The said Sale Deed was registered in the office of the Sub-Registrar, Surat-2 (Udhana) in Book No. 1 at Serial No. 486 on 11/01/2019. Thus, Ilyasbhai Taherbhai Railwaywala became owner, possessor of the said land whole land paiki as per F. P. remaining land adm. 5560.83 Sq. Mtrs. land.

Thereafter, one of the aforesaid land owners Ilyasbhai Taherbhai Railwaywala sold his undivided share remaining land **adm. 5560.83 Sq. Mtrs.** of the said whole non-agriculture land bearing Revenue Survey No. 246, Block No. 260, as per revenue record land adm. 25924 Sq. Mtrs., Draft T. P. Scheme No. 67 (Jiav-Sonari-Gabheni), Original Plot No. 399 and Final Plot No. 399, as per F. P. land admeasuring 16851 Sq. Mtrs. of Village : Gabheni to **M/s. G. M. Enterprise**, a partnership firm through its partners (1) Mr. Vishnukant Binodkumar Paliwal and (2) Mr. Manojkumar Hansraj Agrawal by registered sale deed on 31/05/2021. The said Sale Deed was registered in the office of the Sub-Registrar, Surat-2 (Udhana) in Book No. 1 at Serial No. 7109 on 11/06/2021. The entry was mutated in the record of rights at Entry No. 3444 on 07/08/2021. The said entry was certified on 05/10/2021.

Thereafter, out of the aforesaid land owners (1) Piyush Ranchhodbhai Patel and (3) Vimal Ranchhodbhai Patel sold their undivided share land **adm. 11290.17 Sq. Mtrs.** of the said whole non-agriculture land bearing Revenue Survey No. 246, Block No. 260, as per revenue record land adm. 25924 Sq. Mtrs., Draft T. P. Scheme No. 67 (Jiav-Sonari-Gabheni), Original Plot No. 399 and Final Plot No. 399, as per F. P. land admeasuring 16851 Sq. Mtrs. of Village : Gabheni to **M/s. G. M. Enterprise**, a partnership firm through its partners (1) Mr. Vishnukant Binodkumar Paliwal and (2) Mr. Manojkumar Hansraj Agrawal by registered sale deed on 09/04/2021. The said Sale Deed was registered in the office of the Sub-Registrar, Surat-2 (Udhana) in Book No. 1 at Serial No. 5529 on 20/04/2021. But in this sale deed, name of purchaser was written by mistake (1) Mr.



Vishnukant Binodkumar Paliwal and (2) Mr. Manojkumar Hansraj Agrawal instead of M/s. **G. M. Enterprise**, a partnership firm through its partners (1) Mr. Vishnukant Binodkumar Paliwal and (2) Mr. Manojkumar Hansraj Agrawal, therefore the Rectification Deed was registered in the office of the Sub-Registrar, Surat-2 (Udhana) in Book No. 1 at Serial No. 7939 on 16/06/2021 for correction in the name of purchaser. The entry was mutated in the record of rights at Entry No. 3444 on 07/08/2021. The said entry was certified on 05/10/2021.

Thus, M/s. **G. M. Enterprise**, a partnership firm through its partners (1) Mr. Vishnukant Binodkumar Paliwal and (2) Mr. Manojkumar Hansraj Agrawal became owners, possessors of the said whole non-agriculture land bearing Revenue Survey No. 246, Block No. 260, as per revenue record land adm. 25924 Sq. Mtrs., Draft T. P. Scheme No. 67 (Jiav-Sonari-Gabheni), Original Plot No. 399 and Final Plot No. 399, as per F. P. land admeasuring 16851 Sq. Mtrs. of Village : Gabheni.

Thereafter, as per above said permissions the said land owners M/s. **G. M. Enterprise**, a partnership firm organized various open plots in industrial society known as **"DIAMOND MINI PARK"** situated on non-agriculture land bearing Revenue Survey No. 246, Block No. 260, as per revenue record land adm. 25924 Sq. Mtrs., Draft T. P. Scheme No. 67 (Jiav-Sonari-Gabheni), Original Plot No. 399 and Final Plot No. 399, as per F. P. land admeasuring 16851 Sq. Mtrs. of Village : **Gabheni**, Taluka : Majura, District : Surat.

**The copies of the following documents, title deeds and relevant papers are submitted to me for scrutiny :**

- (1) Copy of Regd. Sale Deed Serial No. 7109, Dtd. 31/05/2021.
- (2) Copy of Regd. Sale Deed Serial No. 5529, Dtd. 09/04/2021.
- (3) Copy of Regd. Rectification Deed Serial No. 7939, Dtd. 16/06/2021.
- (4) Copy of Notarized partnership deed of M/s. **G. M. Enterprise**, a partnership firm Dtd. 11/08/2020.
- (5) Copy of registration certificate Form-G of M/s. **G. M. Enterprise**, a partnership firm.
- (6) Copies of N.A. Permission.
- (7) Copy of Development Permission.
- (8) Copy of Village Form No. 7-12.
- (9) Encumbrance Certificate.
- (10) Search Receipt No. 2022018022694 and 2022019014933



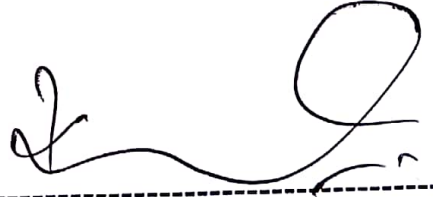
## LEGAL OPINION

On the basis of the documents produced before me and search and investigation of the land in question from the record of Revenue Record for the last 30 years for all that piece and parcel of immovable property of Project / Open Plots in industrial society known as **"DIAMOND MINI PARK"** situated on non-agriculture land bearing Revenue Survey No. 246, Block No. 260, as per revenue record land adm. 25924 Sq. Mtrs., Draft T. P. Scheme No. 67 (Jiav-Sonari-Gabheni), Original Plot No. 399 and Final Plot No. 399, as per F. P. land admeasuring 16851 Sq. Mtrs. of **Village : Gabheni**, Taluka : Majura, District : Surat. I found that the ownership of above said property of **M/s. G. M. Enterprise**, a partnership firm. I am of the opinion that the title of the said property is **"CLEAR AND MARKETABLE"** and free from reasonable doubt and without encumbrance.

Place : Surat

Date : 28/03/2022



  
KETAN S. CHAHWALA  
B.Com., LL.B  
ADVOCATE