



MASTER LAW FIRM

PARIJAT RESIDENCY

TITLE INVESTIGATION REPORT

SEARCH REPORT NO. :-

2021136011962

APPLICANT

**SHREE SANTRAM CORPORATION ADMIN PARTNER
MAYUR KANUBHAI PATEL**

BANK NAME

WHOMSEVER IT MAY CONCERN

PROPERTY DETAILS

Non Agriculture Land situated at Kakarkhad Party Mouje Nadiad, Ta. Nadiad , Dist-Kheda, bearing Revnue Survey No. 3145/1-2, Khata No.911, T.P. No.1, Final Plot No.894, whose land entered in city survey, City Survey V V No.4, City Survey No.3149 admeasuring area 0-19-40 sq.meters

TANVIR A MASTAR, B.COM, L.L.B. ADVOCATE, MO. 9714726786, 7809623456

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Office Add., 408, Beverly Arcade, Near Woodland Hotel, Nadiad



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TITLE INVESTIGATION REPORT

Date :- 2nd SEPTEMBER, 2021

To,
WHOMSEVER,
IT MAY CONCERN,

Dear Sir,

With reference to Non Agriculture Land situated at Kakarkhad Party Mouje Nadiad, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3145/1-2, Khata No.911, T.P. No.1, Final Plot No.894, whose land entered in city survey, City Survey V V No.4, City Survey No.3149 admeasuring area 0-19-40 sq.meters I submit my legal investigation report as under.

01. Name and Address of the owner

SHREE SANTRAM CORPORATION ADMIN PARTNER
MAYUR KANUBHAI PATEL
Add. Nadiad.

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
- (3) Copy of Reg. Sale Deed No. 4549 Dtd.08/07/2019
- (4) Copy of Reg. Sale Deed No. 5812 Dtd.31/08/2021
- (5) Copy Of Non Agriculture Letter issued by Collector Shri Kheda District, Nadiad Order No. 52/16/13/003/2021 dtd 13/01/2021.
- (6) Search receipt No. 2021136011962 issued by S R O Nadiad Dtd ON 02/09/2021



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03. Details of the property

to Non Agriculture Land situated at Kakarkhad Party Mouje Nadiad, Ta. Nadiad , Dist-Kheda, bearing Revnue Survey No. 3145/1-2, Khata No.911, T.P. No.1, Final Plot No.894, whose land entered in city survey, City Survey V V No.4, City Survey No.3149 admeasuring area 0-19-40 sq.meters Which has boundaries are as follow

East : Situated 12.00 meter road of T.P.1 & F. Plot No.893 .

West : Situated T.P. 1 & F. Plot No.894 Paiki 720 sq.mtrs. Land.

North : Situated Gov. Sub-canal Thereafter nadiad-pij road. .

South : Situated Final Plot No.892 land .

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

- (1) That to Non Agriculture Land situated at Kakarkhad Party Mouje Nadiad, Ta. Nadiad , Dist-Kheda, bearing Revnue Survey No. 3145/1-2, Khata No.911, T.P. No.1, Final Plot No.894, admeasuring area 0-26-60 sq.meters was originally belongs to **MADHUBHAI SHANKARBHAI & AMBALAL GOKALBHAI PATEL**
- (2) Thereafter partition deed between **MADHUBHAI SHANKARBHAI & AMBALAL GOKALBHAI PATEL** for this Property Agriculture Land situated at Kakarkhad Party Mouje Nadiad, Ta. Nadiad , Dist-Kheda, bearing Revnue Survey No. 3145/1-2, Khata No.911, T.P. No.1, Final Plot No.894, admeasuring area 0-26-60 sq. meters and this property belongs to **AMBALAL GOKALBHAI PATEL**.
- (3) Thereafter **AMBALAL GOKALBHAI PATEL** was died on 15/03/1984 and transfer the property Agriculture Land situated at Kakarkhad





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Party Mouje Nadiad, Ta. Nadiad , Dist-Kheda, bearing Revnue Survey No. 3145/1-2, Khata No.911, T.P. No.1, Final Plot No.894, admeasuring area 0-26-60 sq. meters to the **RAJESHKUMAR AMBALAL, RAMANBHAI AMBALAL, RAMESHBHAI AMBALAL, PRAFULLABEN AMBALAL, URMILABEN AMBALAL** BY hierarchy Rights by Mutation Entry No.11150 dtd 05/02/1992.

- (4) Thereafter **URMILABEN AMBALAL** was died on 13/04/2015 and transfer the property Agriculture Land situated at Kakarkhad Party Mouje Nadiad, Ta. Nadiad , Dist-Kheda, bearing Revnue Survey No. 3145/1-2, Khata No.911, T.P. No.1, Final Plot No.894, admeasuring area 0-26-60 sq. meters to the **SUJANBHAI KIRITBHAI PATEL** BY hierarchy Rights by Mutation Entry No.25812 dtd 21/12/2015.
- (5) Thereafter **RAJESHKUMAR AMBALAL, RAMANBHAI AMBALAL, RAMESHBHAI AMBALAL, PRAFULLABEN AMBALAL, SUJANBHAI KIRITBHAI PATEL** was sold this property Agriculture Land situated at Kakarkhad Party Mouje Nadiad, Ta. Nadiad , Dist-Kheda, bearing Revnue Survey No. 3145/1-2, Khata No.911, T.P. No.1, Final Plot No.894, admeasuring area 0-26-60 sq. meters to the **PRAVINBHAI ODHAVJIBHAI MISTRY, PRITIBEN PRAVINBHAI MISTRY, VISHAL PRAVINBHAI MISTRY, DHARUV PRAVINBHAI MISTRY, VISHVESHKUMAR BHAGVAN URFE BHAGVATIPRASAD, BALAPRASAD BHAGVATIPRASAD PANDAYA URFE LALABHAI PRASADBHAI** BY Reg. Sale Deed No.2453 dtd 16/04/2016 by Mutation Entry No.26110 dtd 01/07/2016.
- (6) Thereafter **BALAPRASAD BHAGVATIPRASAD PANDAYA URFE LALABHAI PRASADBHAI** was died on 22/09/2016 and transfer the property Agriculture Land situated at Kakarkhad Party Mouje Nadiad, Ta. Nadiad , Dist-Kheda, bearing Revnue Survey No. 3145/1-2, Khata No.911, T.P. No.1, Final Plot No.894, admeasuring area 0-26-60 sq. meters to the **FALGUNIBEN WIDOW WIFE OF**





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**BALAPRASAD BHAGVATIPRASAD PANDAYA, HEMENDRABHAI
BALAPRASAD PANDAYA, HARENDRBHAI BALAPRASAD PANDAYA**
BY hierarchy Rights by Mutation Entry No.26513 dtd 07/03/2017.

- (7) Thereafter **PRAVINBHAI ODHAVJIBHAI MISTRY, PRITIBEN
PRAVINBHAI MISTRY, VISHAL PRAVINBHAI MISTRY, DHRUV
PRAVINBHAI MISTRY** was sold own part of this property Agriculture
Land situated at Kakarkhad Party Mouje Nadiad, Ta. Nadiad , Dist-
Kheda, bearing Revnue Survey No. 3145/1-2, Khata No.911, T.P.
No.1, Final Plot No.894, admeasuring area 0-26-60 paiki 0-19-40
sq. meters to the **PATEL JITENDRAKUMAR ARVINDBHAI** BY Reg.
Sale Deed No.4549 dtd 08/07/2019 by Mutation Entry No.27058
dtd 20/12/2019.
- (8) Thereafter order of Collector Saheb shri Kheda for Bonofied
Purchaser for Agriculture Land situated at Kakarkhad Party Mouje
Nadiad, Ta. Nadiad , Dist-Kheda, bearing Revnue Survey No.
3145/1-2, Khata No.911, T.P. No.1, Final Plot No.894, admeasuring
area 0-19-40 sq. meters by Applicant **PATEL JITENDRAKUMAR
ARVINDBHAI** and application granted by order No. SR
No.32/vashi/3261 to 3265 dtd 05/12/2020. by mutation entry
No.27138 dtd 18/12/2020.
- (9) Thereafter Applicant **PATEL JITENDRAKUMAR ARVINDBHAI**
applied for so convert New tenure to old tnure for Agriculture Land
situated at Kakarkhad Party Mouje Nadiad, Ta. Nadiad , Dist-Kheda,
bearing Revnue Survey No. 3145/1-2, Khata No.911, T.P. No.1, Final
Plot No.894, admeasuring area 0-19-40 sq. meters by paid a
premium amount of Rs.29,87,600/- to the Government and
Collector Saheb shri Kheda and application granted by order No.
41/16/13/003/2021 dtd 11/01/2021 by mutation entry no.27143
dtd 11/01/2021.





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- (10) Thereafter Applicant **PATEL JITENDRAKUMAR ARVINDBHAI** applied for Non agriculture tenure of Agriculture Land situated at Kakarkhad Party Mouje Nadiad, Ta. Nadiad , Dist-Kheda, bearing Revnue Survey No. 3145/1-2, Khata No.911, T.P. No.1, Final Plot No.894, admeasuring area 0-19-40 sq. meters to Collector Saheb shri Kheda and application granted by order No. 52/16/13/003/2021 dtd 13/01/2021.
- (11) Thereafter Non Agriculture Land situated at Kakarkhad Party Mouje Nadiad, Ta. Nadiad , Dist-Kheda, bearing Revnue Survey No. 3145/1-2, Khata No.911, T.P. No.1, Final Plot No.894, **this land entered in city survey record City Survey V V No.4, City Survey No.3149 admeasuring area 0-19-40 sq.meters**
- (12) Thereafter **PATEL JITENDRAKUMAR ARVINDBHAI** was sold this property Agriculture Land situated at Kakarkhad Party Mouje Nadiad, Ta. Nadiad , Dist-Kheda, bearing Old Revnue Survey No. 3145/1-2, Khata No.911, T.P. No.1, Final Plot No.894, City Survey V.V. No.4, City Survey No.3149, admeasuring area 0-26-60 paiki 0-19-40 sq. meters to the **SHREE SANTRAM CORPORATION ADMIN PARTNER MAYUR KANUBHAI PATEL** BY Reg. Sale Deed No.5812 dtd 31/08/2021

5.1 The person who is present owners is

**SHREE SANTRAM CORPORATION ADMIN PARTNER
MAYUR KANUBHAI PATEL**

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**





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- 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 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? -

**SHREE SANTRAM CORPORATION ADMIN PARTNER
MAYUR KANUBHAI PATEL**





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





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

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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;

- 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 **SHREE SANTRAM CORPORATION ADMIN PARTNER MAYUR KANUBHAI PATEL** has very clear and marketable title to the property shown above.

Date 02/09/2021
Nadiad



TANVIR MASTER
Advocate

(Enrollment No. G/697/2009)

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અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.૩૧૪૫/૧-૨ ટી.પી.નં.૧ ફા.પ્લોટ નં.૮૯૪ સી.સ.નં.૩૧૪૯ સી.સ.વ.વી.નં.૪
ક્ષે.૨૬૬૦ ચો.મી પેકી ૧૯૪૦ ચો.મી.

Search in : નડીયાદ /NADIAD

પહોંચ નંબર ૨૦૨૧૧૩૬૦૧૧૯૬૨ અરજી નંબર ૪૭૬૨ અરજી વર્ષ ૨૦૨૧
તારીખ ૩ 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 એકંદરે રૂ. ૪૧૦.૦૦

અંકે રૂપિયા ચાર સો દસ પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

MAHENDRABHAI KARSANBHAI PATEL
સબ રજીસ્ટ્રાર
નડિયાદ

અંકે રૂ. : 410.00

20210902481555653

સબ રજીસ્ટ્રાર, નડિયાદ

2007

2021

સુપરિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસૂલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બીજા અંગેનું પત્રક

Search in : તનવીર એ માસ્ટર ચરજી નંબર : 4762 ગામ નું નામ : NADIAD

મિલકતનું વર્ણન : રે.સ.નં.3984/1-2 ટી.પી.નં.9 ફા.પ્લોટ નં.૮૯૪ સી.સ.નં.398૯ સી.સ.વ.લી.નં.૪ શે.૨૬૬૦ ચો.મી પેકી ૧૯૪૦ 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 સમૂહીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાંધકારી આપતા નથી અને એમાની કોઈપણ માહિતી સંબંધમા નુકસાની માટેના કોઈપણ હકદાર 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 કુકમનામાં અથવા આદેશના સંબંધમાં પ્રતિબદ્ધીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામાં અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	ઝોનો
માલિકી દેસ્ખત/વિચારણા	જુનિયો રેવિન્યુ સર્વે નંબર- 3984/1-2 ટી.પી. નંબર- 9 ફા.પ્લોટ નંબર- ૮૯૪ સીટી સર્વે વા.વિ નં- ૪ સીટી સર્વે નં- 398૯ ક્ષેત્રફળ ૨૬૬૦ ચો.મી પેકી ૧૯૪૦ ચો.મી એન.એ પરવાનગી વાળી બિનખેતી ની ખુલ્લી જમીન.			પટેલ જીતેન્દ્રકુમાર અરવિંદભાઈ શ્રી	સંતરામ કોપોરેશનનાં વ.ક ભાગીદાર મથુર કનુભાઈ પટેલ	31-08-2021	5812	કલકત્તા પાટી
રૂ.10000000.00						31-08-2021		



સહી-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) NADIAD

પ્રિન્ટ તારીખ : 02/09/2021

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