



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

MASTER LAW FIRM

TITLE INVESTIGATION REPORT

Date :- 02nd May, 2023

To,

WHOMSEVER,
IT MAY CONCERN,

Dear Sir,

With reference to Residential Non Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Old Revenue Survey No.3346/5, City Survey No.NA3346/5, admeasuring area 28125 sq. meters., I submit my legal investigation report as under.

01. Name and Address of the owner

SHREE RAMNARAYAN DEVELPOERS AD. PARTNER
ISHAN RAJENDRAKUMAR PATEL
Resi. Nadiad.

02. Details of the documents scrutinized by me are as under.

- (1) Certified Copy Of V.F.No. 7&12 & 6 of survey no. 3346/3.
- (2) Certified Copy Of V.F.No. 7&12 & 6 of survey no. 3346/4.
- (3) Certified Copy Of V.F. No. 7/12 & 6 of survey No.3346/5.
- (4) Certified Copy Of V.F. No. 7/12 & 6 of survey No.3348.
- (5) Copy of Reg. Sale Deed No. 948 Dtd. 01/02/2023.
- (6) Copy Of Non Agriculture Letter issued by Collector office Kheda, Nadiad Order No.CB/NA/KHEDA/KAKARKHAD PARTY/3346/5/1000815/2019 Dtd. on 25/01/2019.
- (7) Search reciept No. 202313600007537 issued by S R O Nadiad Dtd on 28/04/2023.





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03. Details of the property

Residential Non Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Old Revenue Survey No.3346/5, City Survey No.NA3346/5, admeasuring area 28125 sq. meters. Which has boundaries are as follow

East : After margin of this land Situated National Highway No.8.
West : After margin of this land Situated Block No.3346/2 & 3347.
North : After margin of this land Situated Seema Factory.
South : After margin of this land Situated Block No.3350 & 3374.

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

FOR REVENUE SURVEY NO. 3346/3 :-

- (1) That Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/3, admeasuring area 0-75-88 sq. meters. was originally belongs to **BHALABHAI JAVARBHAI.**
- (2) Thereafter Ganotiya Puja Bhathi name was entered for Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/3, admeasuring area 0-75-88 sq. meters. by Mutation Entry No.1328 Dated on 05/06/1949.
- (3) Thereafter tukada entry for Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/3, admeasuring area 0-75-88 sq. meters. by Mutation Entry No.1506 Dated on 17/11/1952.





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- (4) Thereafter **BHALABHAI JAVARBHAI** was entered name MINOR KRUSHNAKUMAR BABUBHAI GUARDIAN OF BABUBHAI BHALABHAI for Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/3, admeasuring area 0-75-88 sq. meters. by Mutation Entry No.1669 Dated on 08/06/1956.
- (5) - Thereafter sale this Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/3, admeasuring area 0-75-88 sq. meters. to GANOTIYA – **MANGALBHAI SHANABHAI** by selling prise of Rs.1200/- with payment in 10 installments by Mutation Entry No.2232 Dated On 14/09/1963.
- (6) Thereafter **MANGALBHAI SHANABHAI** was take a loan of Rs.3548.84/- from Gujarat State Co. Op. Bank Ltd. for Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/3, admeasuring area 0-75-88 sq. meters. by Mutation Entry No.4019 Dated On 05/10/1973.
- (7) Thereafter **MANGALBHAI SHANABHAI** was pay selling price of Rs.1200/- & published Sale Certificate for this Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/3, admeasuring area 0-75-88 sq. meters. by Mutation Entry No.5657 Dated On 14/11/1977.
- (8) Thereafter **MANGALBHAI SHANABHAI** was repay a loan of Rs.3548.84/- to Gujarat State Co. Op. Bank Ltd. for Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/3, admeasuring area 0-75-88 sq. meters. by Mutation Entry No.5698 Dated On 19/11/1977.
- (9) Thereafter **MANGALBHAI SHANABHAI** was died on 08/10/1993 and, hence his legal heirs (1)FATTABHAI MANGALBHAI (2)





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SURAJBEN D/O MANGALBHAI SHANABHAI names were entered in the Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/3, admeasuring area 0-75-88 sq. meters. by Mutation Entry No. 12527, Dated on 09/06/1994.

- (10) Thereafter **SURAJBEN D/O MANGALBHAI SHANABHAI** was hakk kami from the Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/3, admeasuring area 0-75-88 sq. meters. by Mutation Entry No. 12532, Dated on 09/06/1994.
- (11) Thereafter **SURAJBEN D/O MANGALBHAI SHANABHAI** was added her name to the Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/3, admeasuring area 0-75-88 sq. meters. But this entry was denied by Mutation Entry No. 13413, Dated on 04/03/1996.

FOR REVENUE SURVEY NO. 3346/4 :-

- (1) That Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/4, admeasuring area 0-77-90 sq. meters. was originally belongs to **BHALABHAI JAVARBHAI & MOTIBHAI KHUSHALBHAI**.
- (2) Thereafter **BHALABHAI JAVARBHAI** was entered name MINOR KRUSHNAKUMAR BABUBHAI GUARDIAN OF BABUBHAI BHALABHAI for Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/4, admeasuring area 0-77-90 sq. meters. by Mutation Entry No.1669 Dated on 08/06/1956.
- (3) Thereafter **MOTIBHAI KHUSHALBHAI** was entered name INDUBHAI MOTIBHAI & SAMJULAKSHMI W/O MOTIBHAI KHUSHALBHAI for Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey





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No. 3346/4, admeasuring area 0-77-90 sq. meters. by Mutation Entry No.1847 Dated on 30/07/1959.

- (4) Thereafter In mutation entry No.1847 name was added but 2 name left i.e. AAPABHAI MOTIBHAI & YASHWANTBHAI MOTIBHAI name was added for Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/4, admeasuring area 0-77-90 sq. meters. by Mutation Entry No.2107 Dated on 16/10/1962.
- (5) Thereafter sale this Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/4, admeasuring area 0-77-90 sq. meters. to GANOTIYA – MANGALBHAI SHANABHAI by selling prise of Rs.2500/- with payment in 10 installments by Mutation Entry No.2318 Dated On 01/12/1963.
- (6) Thereafter MANGALBHAI SHANABHAI was take a loan of Rs.3548.84/- from Gujarat State Co. Op. Bank Ltd. for Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/4, admeasuring area 0-77-90 sq. meters. by Mutation Entry No.4019 Dated On 05/10/1973.
- (7) Thereafter MANGALBHAI SHANABHAI was pay selling price of Rs.2500/- & published Sale Certificate for this Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/4, admeasuring area 0-77-90 sq. meters. by Mutation Entry No.5687 Dated On 14/11/1977.
- (8) Thereafter MANGALBHAI SHANABHAI was repay a loan of Rs.3548.84/- to Gujarat State Co. Op. Bank Ltd. for Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/4, admeasuring area 0-77-90 sq. meters. by Mutation Entry No.5698 Dated On 29/11/1977.





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- (9) Thereafter **MANGALBHAI SHANABHAI** was pay selling price of Rs.2500/- & published Sale Certificate so, remove his name from the second rights for this Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/4, admeasuring area 0-77-90 sq. meters. by Mutation Entry No.10467 Dated On 07/12/1990.
- (10) Thereafter **MANGALBHAI SHANABHAI** was died on 08/10/1993 and, hence his legal heirs (1)**FATTABHAI MANGALBHAI** (2) **SURAJBEN D/O MANGALBHAI SHANABHAI** names were entered in the Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/4, admeasuring area 0-77-90 sq. meters. by Mutation Entry No. 12527, Dated on 09/06/1994.
- (11) Thereafter **SURAJBEN D/O MANGALBHAI SHANABHAI** was hakk kami from the Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/4, admeasuring area 0-77-90 sq. meters. by Mutation Entry No. 12532, Dated on 08/06/1994.
- (12) Thereafter **SURAJBEN D/O MANGALBHAI SHANABHAI** was added her name to the Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/4, admeasuring area 0-77-90 sq. meters. But this entry was denied by Mutation Entry No. 13413, Dated on 04/03/1996.

FOR REVENUE SURVEY NO. 3346/5 :-

- (1) That Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/5, admeasuring area 0-77-90 sq. meters. was originally belongs to **BHALABHAI JAVARBHAI & MOTIBHAI KHUSHALBHAI**.
- (2) Thereafter **BHALABHAI JAVARBHAI** was entered name **MINOR KRUSHNAKUMAR BABUBHAI GUARDIAN OF BABUBHAI BHALABHAI**





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for Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/5, admeasuring area 0-77-90 sq. meters. by Mutation Entry No.1669 Dated on 08/06/1956.

- (3) Thereafter **MOTIBHAI KHUSHALBHAI** was entered name **INDUBHAI MOTIBHAI & SAMJULAKSHMI W/O MOTIBHAI KHUSHALBHAI** for Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/5, admeasuring area 0-77-90 sq. meters. by Mutation Entry No.1847 Dated on 30/07/1959.
- (4) Thereafter In mutation entry No.1847 name was added but 2 name left i.e. **AAPABHAI MOTIBHAI & YASHWANTBHAI MOTIBHAI** name was added for Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/5, admeasuring area 0-77-90 sq. meters. by Mutation Entry No.2107 Dated on 16/10/1962.
- (5) Thereafter sale this Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/5, admeasuring area 0-77-90 sq. meters. to **GANOTIYA – MANGALBHAI SHANABHAI** by selling prise of Rs.2500/- with payment in 10 installments by Mutation Entry No.2318 Dated On 01/12/1963.
- (6) Thereafter **MANGALBHAI SHANABHAI** was take a loan of Rs.3548.84/- from Gujarat State Co. Op. Bank Ltd. for Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/5, admeasuring area 0-77-90 sq. meters. by Mutation Entry No.4019 Dated On 05/10/1973.
- (7) Thereafter **MANGALBHAI SHANABHAI** was pay selling price of Rs.2500/- & published Sale Certificate for this Agriculture Land





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situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/5, admeasuring area 0-77-90 sq. meters. by Mutation Entry No.5687 Dated On 14/11/1977.

- (8) Thereafter **MANGALBHAI SHANABHAI** was repay a loan of Rs.3548.84/- to Gujarat State Co. Op. Bank Ltd. for Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/5, admeasuring area 0-77-90 sq. meters. by Mutation Entry No.5698 Dated On 29/11/1977.
- (9) Thereafter **MANGALBHAI SHANABHAI** was pay selling price of Rs.2500/- & published Sale Certificate so, remove his name from the second rights for this Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/5, admeasuring area 0-77-90 sq. meters. by Mutation Entry No.10467 Dated On 07/12/1990.
- (10) Thereafter **MANGALBHAI SHANABHAI** was died on 08/10/1993 and, hence his legal heirs (1)**FATTABHAI MANGALBHAI** (2) **SURAJBEN D/O MANGALBHAI SHANABHAI** names were entered in the Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/5, admeasuring area 0-77-90 sq. meters. by Mutation Entry No. 12527, Dated on 09/06/1994.
- (11) Thereafter **SURAJBEN D/O MANGALBHAI SHANABHAI** was hakk kami from the Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/5, admeasuring area 0-77-90 sq. meters. by Mutation Entry No. 12532, Dated on 08/06/1994.
- (12) Thereafter **SURAJBEN D/O MANGALBHAI SHANABHAI** was added her name to the Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/5, admeasuring area 0-77-90 sq. meters. But this entry was denied by Mutation Entry No. 13413, Dated on 04/03/1996.





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FOR REVENUE SURVEY NO. 3348 :-

- (1) That Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3348, admeasuring area 0-49-57 sq. meters. was originally belongs to **KANBI LALLUBHAI BECHARBHAI**.
- (2) Thereafter **GANOTIYA – MANGALBHAI SHANABHAI** name was entered for Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3348, admeasuring area 0-49-57 sq. meters. by Mutation Entry No.1328 Dated on 05/06/1949.
- (3) Thereafter **Tukda Entry** was passed for Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3348, admeasuring area 0-49-57 sq. meters. by Mutation Entry No.1506 Dated on 17/11/1952.
- (4) Thereafter Simple **GANOTIYA – MANGALBHAI SHANABHAI** name was entered for Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3348, admeasuring area 0-49-57 sq. meters. by Mutation Entry No.1731 Dated on 10/09/1957.
- (5) Thereafter **LALLUBHAI BECHARBHAI** was died & transfer the Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3348, admeasuring area 0-49-57 sq. meters. to **SHANABHAI LALLUBHAI** by hierarchy Rights by Mutation Entry No.1802 Dated on 01/11/1958.
- (6) Thereafter sale this Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3348, admeasuring area 0-49-57 sq. meters. to **GANOTIYA – MANGALBHAI SHANABHAI** by selling price of Rs.750/- with payment in 7 installments by Mutation Entry No.2241 Dated On 14/09/1963.





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- (7) Thereafter **MANGALBHAI SHANABHAI** was take a loan of Rs.3548.84/- from Gujarat State Co. Op. Bank Ltd. for Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3348, admeasuring area 0-49-57 sq. meters. by Mutation Entry No.4019 Dated On 05/10/1973.
- (8) Thereafter **MANGALBHAI SHANABHAI** was pay selling price of Rs.750/- & published Sale Certificate for this Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3348, admeasuring area 0-49-57 sq. meters. by Mutation Entry No.5061 Dated On 01/10/1975.
- (9) Thereafter **MANGALBHAI SHANABHAI** was repay a loan of Rs.3548.84/- to Gujarat State Co. Op. Bank Ltd. for Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3348, admeasuring area 0-49-57 sq. meters. by Mutation Entry No.5698 Dated On 29/11/1977.
- (10) Thereafter **MANGALBHAI SHANABHAI** was died on 08/10/1993 and, hence his legal heirs (1)**FATTABHAI MANGALBHAI** (2) **SURAJBEN D/O MANGALBHAI SHANABHAI** names were entered in the Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3348, admeasuring area 0-49-57 sq. meters. by Mutation Entry No. 12527, Dated on 09/06/1994.
- (11) Thereafter **SURAJBEN D/O MANGALBHAI SHANABHAI** was hakk kami from the Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3348, admeasuring area 0-49-57 sq. meters. by Mutation Entry No. 12532, Dated on 08/06/1994.
- (12) Thereafter **SURAJBEN D/O MANGALBHAI SHANABHAI** was added her name to the Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey





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No. 3348, admeasuring area 0-49-57 sq. meters. But this entry was denied by Mutation Entry No. 13413, Dated on 04/03/1996.

CONSOLIDATE SURVEY NO. 3346/3, 3346/4, 3346/5, 3348 :-

- (1) Thereafter FATABHAI MANGALBHAI sold this Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/3, admeasuring area 0-75-88 sq. meters., Revenue Survey No. 3346/4, admeasuring area 0-77-90 sq. meters., Revenue Survey No. 3346/5, admeasuring area 0-77-90 sq. meters., Revenue Survey No. 3348, admeasuring area 0-49-57 sq.meters. To the **JADAVBHAI RAJABHAI LATHIYA & MOHANBHAI MOTIBHAI PATEL** by Reg. Sale Deed No.6906 Dated on 22/11/2010 by Mutation Entry No.23374 dated on 25/11/2010.
- (2) Thereafter **JADAVBHAI RAJABHAI LATHIYA & MOHANBHAI MOTIBHAI PATEL** was convert new tenure land into old tenure land this Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3348, admeasuring area 0-49-57 sq. meters. by Mutation Entry No.25776 dated on 06/11/2015.
- (3) Thereafter **JADAVBHAI RAJABHAI LATHIYA & MOHANBHAI MOTIBHAI PATEL** was convert new tenure land into old tenure land this Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/3, admeasuring area 0-75-88 Paiki 0-38-00 sq. meters. by Mutation Entry No.25781 dated on 16/11/2015.
- (4) Thereafter **JADAVBHAI RAJABHAI LATHIYA & MOHANBHAI MOTIBHAI PATEL** was convert new tenure land into old tenure land this Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/5, admeasuring area 0-77-90 sq. meters. Paiki 0-57-90 sq.mtrs. by Mutation Entry No.25845 dated on 03/01/2016.





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- (5) Thereafter **JADAVBHAI RAJABHAI LATHIYA & MOHANBHAI MOTIBHAI PATEL** was convert new tenure land into old tenure land this Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/4, admeasuring area 0-77-90 sq. meters. Paiki 0-57-90 sq.mtrs. by Mutation Entry No.26197 dated on 20/08/2016.
- (6) Thereafter consolidated this Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/3, admeasuring area 0-75-88 sq. meters., Revenue Survey No. 3346/4, admeasuring area 0-77-90 sq. meters., Revenue Survey No. 3346/5, admeasuring area 0-77-90 sq. meters., Revenue Survey No. 3348, admeasuring area 0-49-57 sq.meters. And New Revenue Survey No.3346/5 Admeasuring Area 2-81-25 sq.mtrs. by Mutation Entry No.26762 dated on 19/07/2017.
- (7) Thereafter **JADAVBHAI RAJABHAI LATHIYA & MOHANBHAI MOTIBHAI PATEL** was convert new tenure land into old tenure land this Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/4, admeasuring area 0-77-90 sq. meters. Paiki 0-20-00 sq.mtrs. by Mutation Entry No.26765 dated on 20/07/2017.
- (8) Thereafter **JADAVBHAI RAJABHAI LATHIYA & MOHANBHAI MOTIBHAI PATEL** was convert new tenure land into old tenure land this Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/5, admeasuring area 0-77-90 sq. meters. Paiki 0-20-00 sq.mtrs. by Mutation Entry No.26766 dated on 20/07/2017.
- (9) Thereafter **JADAVBHAI RAJABHAI LATHIYA & MOHANBHAI MOTIBHAI PATEL** was convert new tenure land into old tenure land this Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/3,



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admeasuring area 0-75-88 sq. meters. Paiki 0-37-88 sq.mtrs. by Mutation Entry No.26767 dated on 20/07/2017.

- (10) Thereafter Plaintiff – Surajben D/O Mangalbhai Shanabhai Defendant – Fattabhai Mangalbhai Parmar And As per Senior Civil Judge Sir Court Divani Mudat No.43/2010 dated on 21/10/2011 this land does not sale to any one for Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/3, admeasuring area 0-75-88 sq. meters., Revenue Survey No. 3346/4, admeasuring area 0-77-90 sq. meters., Revenue Survey No. 3346/5, admeasuring area 0-77-90 sq. meters., Revenue Survey No. 3348, admeasuring area 0-49-57 sq.meters. by Mutation Entry No.27044 dated on 21/11/2019.
- (11) Thereafter Plaintiff – Surajben D/O Mangalbhai Shanabhai Defendant – Fattabhai Mangalbhai Parmar And As per Senior Civil Judge Sir Court Divani Mudat No.43/2010 And take a order plaintiff does not published any documents regarding this case so the case was dismiss for Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No. 3346/3, admeasuring area 0-75-88 sq. meters., Revenue Survey No. 3346/4, admeasuring area 0-77-90 sq. meters., Revenue Survey No. 3346/5, admeasuring area 0-77-90 sq. meters., Revenue Survey No. 3348, admeasuring area 0-49-57 sq.meters. by Mutation Entry No.27095 dated on 27/02/2020.
- (12) Thereafter Order by Collector officer Kheda District, Nadiad Order No.CB/NA/KHEDA/KAKARKHADPARTY/3346/5/1000815/2019 Dtd. on 25/01/2019 Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No.3346/5 Admeasuring Area 2-81-25 sq.mtrs. **was converted in to Non Agriculture land By Application of JADAVBHAI RAJABHAI LATHIYA.**





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- (13) Thereafter this Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Revenue Survey No.3346/5 Admeasuring Area 2-81-25 sq.mtrs. was added in city survey Record so, its City Survey No.NA3346/5 Admeasuring Area 28125 sq.mtrs.
- (14) Thereafter **MOHANBHAI MOTIBHAI PATEL** was died & transfer the Residential Non Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Old Revenue Survey No.3346/5, City Survey No.NA3346/5, admeasuring area 28125 sq. meters. to **PRASHANTKUMAR MOHANBHAI PATEL** by hierarchy Rights by Mutation Entry No.5264 Dated No.09/04/2022.
- (15) Thereafter **PRASHANTKUMAR MOHANBHAI PATEL & JADAVBHAI RAJABHAI LATHIYA** was sold the Residential Non Agriculture Land situated at Mouje Nadiad Kakarkhad Party, Ta. Nadiad, Dist-Kheda, bearing Old Revenue Survey No.3346/5, City Survey No.NA3346/5, admeasuring area 28125 sq. meters. to **SHREE RAM NARAYAN DEVELOPERS AD. PARTNER ISHAN RAJENDRAKUMAR PATEL** by Reg. Sale Deed No.948 Dated On 01/02/2023 by Mutation Entry No.69990 Dated No.09/03/2023.

5.1 The person who is present owners is **SHREE RAM NARAYAN DEVELOPERS**

AD. PARTNER ISHAN RAJENDRAKUMAR 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**





MASTER LAW FIRM

- 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 55 years in all other cases - **I have verified entries for the last 30 years.**





MASTER LAW FIRM

- 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 RAM NARAYAN DEVELOPERS AD. PARTNER ISHAN RAJENDRAKUMAR PATEL**
- 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**





MASTER LAW FIRM

- 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 khata 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

09 **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;





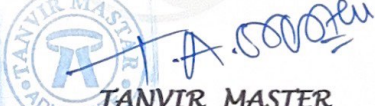
TANVIR A MASTAR
B.com, L.L.B (Advocate)

MASTER LAW FIRM

- 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 RAM NARAYAN DEVELOPERS AD. PARTNER ISHAN RAJENDRAKUMAR PATEL** has very clear and marketable title to the property shown above.

Date 02/05/2023
Nadiad


TANVIR MASTER
Advocate
(Enrollment No. G/697/2009)

Inspector General of Registration
Revenue Department, Government of Gujarat

અરજી પહોંચ

મિલકત નું વર્ણન : Nadiad Kakarkhad Party, Old R.S. No.3346/5, City Survey No.NA3346/5, Area -
28125 sq.mtrs.

Search in : નડીઆદ /NADIAD

પહોંચ નંબર ૨૦૨૩૧૩૬૦૦૦૭૫૩૭ અરજી નંબર ૧૭૬૨ અરજી વર્ષ ૨૦૨૩
તારીખ ૨૮ માહે એપ્રિલ સને ૨૦૨૩

રજુ કરનારનું નામ Tanvir Abdulkadar Mastar

ટ્રાન્ઝેક્સન નંબર 20230428165015549

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીઓ.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસફી.....વર્ષ : 1994 થી 2023
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીઓ.....
ઈન્ડેક્સ-૨ ફી.....
અન્ય ફી



પૈસા

૪૧૦.૦૦

કુલ એકંદરે રૂ. ૪૧૦.૦૦

અંકે રૂપીયા ચાર સો દસ પૂરા

Z. A. SHAIKH
સબ રજીસ્ટ્રાર
નડિયાદ

**ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)
મિલકત પરના બીજા અંગેનું પત્રક / Encumbrance Certificate (E.C)**

Search in : Tanvir Abdulkadar Mastar અરજી નંબર : 1762 ગામ નું નામ : NADIAD

Search Year : 2007 - 2023 મિલકતનું વર્ણન : Nadiad Kakarkhad Party, Old R.S. No.3346/5, City Survey No.NA3346/5, Area - 28125 sq.mtrs.

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) NADIAD મા -30 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પ્રમાણપત્ર પુરતો જ મર્યાદીત છે. આ શોધમાં તા. 28/04/2023 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોકસાઈ અથવા ખરાબણા વિશે બાંહેધરી આપતાં નથી અને ચોમાની કોઇપણ માહિતી સંબંધ માં નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ.

દસ્તાવેજનો પ્રકાર અને અવેજ (લાડા પટાના કિસ્તામાં આંકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર(જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આંકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પસંકારનું નામ અથવા દિવાની કોર્ટના કુકમનામાં અથવા આદેશના પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પસંકારનું નામ અથવા દિવાની કોર્ટના કુકમનામાં અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફરખત/વિચાણ રૂ.750000000.00	રેન-નું સર્વે નંબર- 3346/4 સીટી સર્વે નં- NA 3346/4 ક્ષેત્રફળ ૨૮૧૨૫.૦૦ ચોમી વાળી રેલિંગ્સ હેનુ સિવામના ઉપયોગવાળી ખુલ્લી જમીન.			પુશોતકુમાર મોહનલાઇ પટેલ જાદવલાઈ રાજાભાઈ લાઠીયા	શ્રી રામ નારાયણ ડેવલોપર્સના વ.ક.ભાગીદાર ઈશાન રાજેન્દ્રકુમાર પટેલ	01-02-2023	948	કાકરખાડ પાર્ટી
						01-02-2023		

ઇ-પેમેન્ટ થી ટ્રાન્ઝેક્શન નંબર 20230428165015549 Date 28/04/2023 થી મળેલ છે.

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) NADIAD

