

**Sanjay S. Pradhan**

B.Com. LL.B.

**ADVOCATE & NOTARY**



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Date: 06.07.2021

## **TITLE INVESTIGATION REPORT:-**

### **TO WHOM IT MAY CONCERN**

All pieces and parcels of immovable property situated at **KHODIYARNAGAR**, Chhapra, Tal: & Dist: Navsari having Block/Survey No. 126 paiki 1 N.A. land admeasuring 7589.00sq.mtrs paiki N.A. land admeasuring 1556.00sq.mtrs, undivided share of common plot and road admeasuring 448.00sq.mtrs and total admeasuring 2004.00sq.mtrs [As per revenue records: Block /Survey No. 126 /paiki 1 /paiki 6] and proposed building construction there upon known as **SHIVALIK LUXURIA-WING-A & B** [Including Basement Parking + Ground floor + eight floor] having boundaries namely:-

East : Chhapra Main Road.  
West : Property of Adjoining Survey No. 121.  
North : Property of Adjoining Survey No. 126/1.  
South : Property of Adjoining Survey No. 120.

• Present owner of **PRADIPKUMAR MANOHARLAL JAIN**

Search taken for 30 years in respect of the above said property. In witness whereof Search Receipt said is appended herewith.

I have caused necessary search in the Sub Registrar Office, at Navsari, for the period from 1991 to 2021 and all other relevant documents in respect of the afore-said property. My Report is as follows:



List of documents perused and penetrating for arriving at the time:-

1. True copy of registered sale deed no. 3490 dated 02.06.2015.
2. Certified copy of village form no. 7/12 of Block /Survey No. 126 /paiki 1 /paiki 6.
3. Certified copy of village form no. 8/A of Block /Survey No. 126 /paiki 1 /paiki 6.
4. Certified copy of village form no. 6 of Block /Survey No. 126 /paiki 1 /paiki 6.
5. True copy of construction permission dated 09.04.2021 along with approved plan.

S.S. Pradhan

(SANJAY S. PRADHAN)

Advocate & Notary



Brief history of the property and how the owner / mortgagor has derived title:-

### TITLE TRANSFER PEDIGREE

1. Looking to the above stated facts and records produces before me and after taking search for the last 30 years at the Sub-Registrar Navsari, it is very clear that originally above referred said properties land i.e. Block /Survey No. 127 paiki & 126 paiki was in the name **RAVJIBHAI KALABHAI PATEL**, prior to 1980.
2. Then after in the year 1989, **RAVJIBHAI KALABHAI PATEL** applied in the office of Mamlatdar, Navsari for consolidation of above block survey numbers i.e. Block /Survey No. 127 paiki & 126 paiki and Mamlatdar of Navsari passed necessary resolution and issued necessary order no. L.N.D. /Consolidate /Vashi 4355 /89 dated 12.08.1989 and issued consolidated survey number i.e. Block No. 126 paiki. It is clearly shown in village form no. 6 vide entry no. 1851 dated 07.02.1989 which was certified on dated 28.04.1989.
3. Earlier the above referred said land was an agricultural land. In the year 1991, **RAVJIBHAI KALABHAI PATEL** applied in the Office of D.D.O., Valsad for converting the said land into non-agricultural land for residential purpose and D.D.O., Valsad issued necessary order by Order No. D.P. /N.A. /Reg. No. 316 /90-91 dated 30.10.1991. It is clearly shown in village form no. 6 vide entry no. 2308 dated 16.11.1991 which was certified on dated 27.01.1991. Then after, he has plotted the said land into different plots allotted plot numbers.
4. Then after in the year 1998, on account of death of **RAVJIBHAI KALABHAI PATEL** on dated 31.12.1998, after due all legal procedure, his legal heirs namely (1) SOMIBEN w/o RAVJIBHAI KALABHAI PATEL, expired on dated 18.05.1998 (2) CHHIMABHAI RAVJIBHAI PATEL, expired on dated 28.07.1995 (3) NANUBHAI RAVJIBHAI PATEL (4) DAHIBEN RAVJIBHAI PATEL w/o NATHUBHAI PATEL (5) BHANIBEN RAVJIBHAI PATEL, wd/o ZINABHAI, expired before 25 years (6) NANIBEN RAVJIBHAI PATEL w/o CHHIMABHAI PATEL (7) SHANTIBEN wd/o CHHIMABHAI PATEL (8) BHANUBEN CHHIMABHAI PATEL, expired in 1997 (9) ROHITBHAI CHHIMABHAI PATEL (10) HARSHADBHAI CHHIMABHAI PATEL (11) JASHUBEN CHHIMABHAI PATEL w/o DARSHANBHAI PATEL (12) NAYNABEN CHHIMABHAI PATEL w/o BHARATBHAI PARBHUBHAI PATEL (13) SANJAY CHHIMABHAI PATEL (14) SUMITRABEN alias SUREKHABEN CHHIMABHAI PATEL, w/o SURESHBHAI PATEL (15) VIRALKUMAR alias BIRENDRA BHARATBHAI PATEL (16)



RAKHIBEN BHARATBHAI PATEL (17) NATUBHAI ZINABHAI PATEL & (18) GIRISHBHAI ZINABHAI PATEL paiki (1) NANUBHAI RAVJIBHAI PATEL (2) DAHIBEN RAVJIBHAI PATEL w/o NATHUBHAI PATEL (3) NANIBEN RAVJIBHAI PATEL w/o CHHIMABHAI PATEL (4) SHANTIBEN wd/o CHHIMABHAI PATEL (5) ROHITBHAI CHHIMABHAI PATEL (6) HARSHADBHAI CHHIMABHAI PATEL (7) JASHUBEN CHHIMABHAI PATEL, w/o DARSHANBHAI PATEL (8) NAYNABEN CHHIMABHAI PATEL w/o BHARATBHAI PARBHUBHAI PATEL (9) SANJAY CHHIMABHAI PATEL (10) SUMITRABEN alias SUREKHABEN CHHIMABHAI PATEL, w/o SURESHBHAI PATEL (11) VIRALKUMAR alias BIRENDRA BHARATBHAI PATEL (12) RAKHIBEN BHARATBHAI PATEL (13) NATUBHAI ZINABHAI PATEL & (14) GIRISHBHAI ZINABHAI PATEL were brought on records. Thus, they became absolute lawful owner of the above referred said N.A. lands. It is clearly shown in village form no. 6 vide entry no. 4693 dated 10.04.2006 which was certified on dated 03.06.2006.

5. Then after in the year 2010, on account of death of SHANTIBEN wd/o CHHIMABHAI PATEL on dated 17.11.2010, after due all legal procedure, her legal heirs namely (1) BHANUBEN CHHIMABHAI PATEL, w/o BHARATBHAI, expired on dated 20.06.1997 (2) JASHUBEN CHHIMABHAI PATEL, w/o DARSHANBHAI PATEL (3) ROHITBHAI CHHIMABHAI PATEL (4) NAYNABEN CHHIMABHAI PATEL, w/o BHARATBHAI PARBHUBHAI PATEL (5) HARSHADBHAI CHHIMABHAI PATEL (6) SUMITRABEN alias SUREKHABEN CHHIMABHAI PATEL, w/o SURESHBHAI PATEL (7) SANJAYBHAI CHHIMABHAI PATEL (8) VIRALKUMAR alias BIRENDRA BHARATBHAI PATEL & (9) RAKHIBEN BHARATBHAI PATEL paiki (1) JASHUBEN CHHIMABHAI PATEL, w/o DARSHANBHAI PATEL (2) ROHITBHAI CHHIMABHAI PATEL (3) NAYNABEN CHHIMABHAI PATEL, w/o BHARATBHAI PARBHUBHAI PATEL (4) HARSHADBHAI CHHIMABHAI PATEL (5) SUMITRABEN alias SUREKHABEN CHHIMABHAI PATEL, w/o SURESHBHAI PATEL (6) SANJAYBHAI CHHIMABHAI PATEL (7) VIRALKUMAR alias BIRENDRA BHARATBHAI PATEL & (8) RAKHIBEN BHARATBHAI PATEL were brought on records. Thus, they became absolute lawful owner of the above referred said N.A. lands. It is clearly shown in village form no. 6 vide entry no. 8374 dated 08.09.2014 which was certified on dated 20.12.2014.

6. Then after in the year 2015, (1) NANUBHAI RAVJIBHAI PATEL (2) DAHIBEN RAVJIBHAI PATEL w/o NATHUBHAI PATEL (3) NANIBEN RAVJIBHAI PATEL w/o CHHIMABHAI PATEL (4) ROHITBHAI CHHIMABHAI PATEL (5) HARSHADBHAI CHHIMABHAI PATEL (6) JASHUBEN CHHIMABHAI PATEL, w/o DARSHANBHAI PATEL (7) NAYNABEN CHHIMABHAI PATEL, w/o BHARATBHAI PARBHUBHAI PATEL (8) SANJAY CHHIMABHAI PATEL, self



and POA holder of no. 4, 5, 6, 10 & 11 (9) SUMITRABEN alias SUREKHABEN CHHIMABHAI PATEL, w/o SURESHBHAI PATEL (10) VIRALKUMAR alias BIRENDRA BHARATBHAI PATEL (11) RAKHIBEN BHARATBHAI PATEL (12) NATUBHAI ZINABHAI PATEL & (13) GIRISHBHAI ZINABHAI PATEL sold above referred said land admeasuring 2004.00sq.mtrs to PRADIPKUMAR MANOHARLAL JAIN by registered sale deed no. 3490 dated 02.06.2015. Thus, he became absolute lawful owner of the above referred said land admeasuring 2004.00sq.mtrs. It is clearly shown in village form no. 6 vide entry no. 8703 dated 06.06.2015 which was certified on dated 31.07.2015.

7. Then after in the year 2020, PRADIPKUMAR MANOHARLAL JAIN applied in the office of NUDA for construction permission and NUDA passed necessary resolution no. 1 dated 01.10.2020 and issued construction permission for A wing including basement [parking] + ground floor [shop + parking] + first floor [shop + residential] + second floor to seventh floor [residential] + eighth floor [residential] and B wing including basement [parking] + ground floor [parking] + first floor to eighth floor [residential] vide sr. no. 896 dated 09.04.2021. Then after, he has started the construction over said land which is known as SHIVALIK LUXURIA-WING-A & B.

The mutation entries referred above in this report though having been passed years back was or were never challenged in any Court of Law and therefore, the presumption that no dispute in any manner as to title, possession or any other rights ever raised. Under the circumstances, there was no rival or any other contender as to right, title interest, possession or otherwise in respect of subject land.

The transactions as evidenced in revenue records, registered sale deeds etc. were entered into and executed by the competent lawful owners having had the valid legal rights, titles and interests in all respects at the relevant time. The said transactions have not been challenged in any court of law, hence it can be presume that there is no dispute regarding right, title, interest whatsoever.

That no litigation is pending in respect of the said property.

I am of the opinion that the title of the above referred said property is good, clear and marketable and free from all sorts of encumbrances, charges, liabilities, liens, lispendens and attachment of any kind whatsoever and the said property is absolutely clear, free and marketable.



That the said land is not hit by any restrictions of Urban Land (Ceiling & Regulation) Act 1976 which are infact repealed. And that the same is not under claim of C.M.D.A. and C.I.T. and it is fit for equitable mortgage. The receipt for the relevant search is enclosed hereto.

**Opinion:** I have gone through all facts and records submitted before me and after taking search at the office of the Sub-Registrar, Navsari for the last 30 years, I am of the opinion that above referred said property is clear, saleable, and marketable and does not bear encumbrances of any nature or kind beyond reasonable doubts & is free from charges or encumbrances and has clear and marketable title.

S.S. Pradhan

(SANJAY S. PRADHAN)

Advocate & Notary



Encl: Search Receipt with encumbrance certificate