

શ્રી સાઈનાથાપ નમઃ

VASANTKUMAR B. GHAYAL

B.A.LL.B. (Sp.)

Advocate

Near Parsi Dharmshala, MANDVI

Ta. Mandvi, Dist. Surat, 394160

Mobile :- 98250-64107



વસંતકુમાર બી. ઘાયલ

બી.એ.એલ.એલ.બી. (સ્પે.)

એડવોકેટ

ઢે. પારસી ધર્મશાળા પાસે, માંડવી

તા. માંડવી, જી. સુરત, ૩૯૪૧૬૦

મોબાઈલ : ૯૮૨૫૦-૬૪૧૦૭

Date: 15th September 2021

TITLE OPINION REPORT CERTIFYING NON ENCUMBRANCE

TO WHOM IT MAY BE CONSENT

Dear Sir,

Sub:- Title opinion report certifying non encumbrance of the property As per shown in Para No. 1 situated at **MANDVI, Ta. Mandvi, Dist. Surat** belongs to **Partners of Shree Siddha Shila Enterprise Partnership firm (1) Nalinkumar Dhansukhlal Shah (2) Rinamkumar Nalinkumar Shah (3) Prasham Nalinkumar Shah (4) Ketankumar Dhansukhlal Shah (5) Chintan Ketankumar Shah Residing At. Mandvi, Suthar Faliya, Near Punam Vadi, Ta. Mandvi, Dist. Surat.**

1. Description and area of the property.



District Surat, Sub district Mandvi, Taluka Mandvi, At Mandvi, Non Agriculture revenue survey / block no. 18. City Survey no. 3127/8 area 9937.24 sq.mt. near by Common Plot and road which city survey no. 3127/2 area 204.18 sq. mtr., city survey no. 3127/4 area 266.45 sq. mtr., city survey no. 3127/5 area 860.26 sq. mtr. total area of road and common plot 1330.89 sq. mtr. and total area of said property 11268.13 sq. mtr. and Mandvi Nagar Palika assessment register property no. 5288 open plot no. 2.

Four Side Boundaries

East :- Property of Ashirwad Villa
West :- Property of B.B.A. college
North :- Property of Sweet Park Society
South :- Public Road

2. List of documents which I have scrutinize and examine

1. Certified copy of City Survey no. 3127/8, area 9937.37 sq. mtr.
2. Certified copy of City Survey no. 3127/2, area 204.18 sq. mtr.
3. Certified copy of City Survey no. 3127/4, area 264.45 sq. mtr.
4. Certified copy of City Survey no. 3127/5, area 860.26 sq. mtr.
5. N.A. Permission from District Collector Surat order no. 1112/22/07/149/2019 dtd. 01-11-2019.
6. Original sale deed dtd. 04-05-2021 which was register in Mandvi Sub Registrar Office on dtd. 05-05-2021 by sr. no. 571 attached with necessary documents.
7. Original Partnership deed of Shree Siddha Shila Enterprise dtd. 04-08-2020 which was notarize before notary on dtd. 05-08-2020 by sr. no. 752/2020
8. Search and charge certificate receipt for 30 year 1991 to 2021 attached with title.

3. Tracing of chain of title in favor of co-owners

According to revenue record survey no. 13 of block no. 18 and originally block no. 18 was whole block number this block was agriculture land. Original owner of said land was Chhaganlal Kasturchand. He has sold said land on dtd. 26-11-1951 to Dhansukhlal Chhotalal and he became owner of said land. For that effect mutation entry in revenue record mutation entry no. 524 on Dtd:- 25-01-1952 was posted in revenue record which was legally certified after legal procedure by competent authority on dtd. 28-03-1952. After that their is a family partition between Dhansukhlal Chhotalal and his family members. According to that Dhansukhlal Chhotalal became owner by register sale deed dtd. 31-01-1998. For that effect mutation entry in revenue record mutation entry No. 712 Dtd:- 26-03-1960 was posted in revenue record which was legally certified after legal procedure by competent authority on dtd. 19-01-1961. According to mutation entry no. 749 dtd. 30-03-1960 wastage land apear 0, guntha 4 was allot to Dhansukhlal Chhotalal. This mutation entry was certified after legal procedure by competent authority on dtd. 19-01-1961. In revenue record mutation entry no.



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1569 was reconciliation of agriculture land of Mandvi Village. Owner Dhansukhlal Chhotlal has given a application to transfer this land from agriculture land to non agriculture land and this land transferred in non agriculture land by competent authority with condition and for that effect mutation entry in revenue record mutation entry no. 1583 dtd. 12-01-1982 and certified by competent authority after legal procedure on dtd. 13-04-1982. After that Dhansukhlal Chhotlal was died on dtd. 13-11-2006. His legal heirs are (1) Induben wf/of Dhansukhlal Shah (died) (2) Nalinbhai Dhansukhlal (3) Ketankumar Dhansukhlal (4) Kiranben Dhansukhlal. So above mention legal heirs no. 2 to 4 became a co-owners and possessors of said land in place of Dhansukhlal Chhotlal and name of Dhansukhlal Chhotlal was delete as a owner and possessor from said land and from revenue record. For that effect mutation entry in revenue record mutation entry no. 2346 on Dtd:- 15-04-2008 was posted in revenue record which was legally certified after legal procedure by competent authority on dtd. 09-07-2008. After that one co-owner Nalinbhai Dhansukhlal Shah has given a online application on dtd. 03-10-2019 to District Collector Surat to block no. 18 transfer from agriculture land to non agriculture land and according to order no. 1112/22/07/149/2019 dtd. 01-11-2019. This land was transfer from agriculture land to non agriculture land with condition mention in non agriculture permission. For that effect mutation entry in revenue record mutation entry no. 2676 on Dtd:- 01-11-2019 was posted in revenue record which was legally certified after legal procedure by competent authority on dtd. 09-01-2020. After that according to order of District Inspector Land Record letter no. KJPSR/43/2019-20 dtd. 26-02-2020 no. 13 mention in KJP format order of District Collector Surat Office order no. 112/22/07/149/2018 dtd. 01-11-2019 this block no. 18 was bifurcation in four plot and plot no. 1, 3, 4 was for commercial purpose and plot no. 2 was for education purpose. It is mention in mutation entry no. 2703 in last column of remark. For that effect mutation entry in revenue record mutation entry no. 2703 on Dtd:- 02-03-2020 was posted in revenue record which was legally certified after legal procedure by competent authority on dtd. 21-03-2020. After that owner Nalinbhai



Dhansukhbhai has given a application in Mandvi City Survey Office on dtd. 07-07-2020 for mention this N.A. permission details in City Survey record. For that effect mutation entry in Mandvi City Survey Office by sr. no. 4178 dtd. 07-07-2020 which was certified on dtd. 21-08-2020. After that co-owner Kiranben Dhansukhlal Shah had released her rights in said property by Deed of release of rights register dtd. 13-10-2020 by sr. no. 749 and according to that her name was delete and Ketankumar Dhansukhlal Shah and Nalinbhai Dhansukhlal Shah became co-owners of said property. For that effect in City Survey record mutation entry in Mandvi City Survey Office by sr. no. 4313 dtd. 19-10-2020 which was certified on dtd. 08-12-2020. After that co-owners of said properties (1) Ketankumar Dhansukhlal Shah (2) Nalinbhai Dhansukhlal Shah have sold said property to Partner of Shree Shiddha Shila Enterprise partnership firm (1) Nalinkumar Dhansukhlal Shah (2) Rinamkumar Nalinkumar Shah (3) Prasham Nalinkumar Shah (4) Ketankumar Dhansukhlal Shah (5) Chintan Ketankumar Shah by sale deed dtd. 04-05-2021 with particular mention in this sale deed. This sale deed was register in Mandvi Sub Registrar Office on dtd. 05-05-2021 by sr. no. 571 and according to that register sale deed they became co-owners of said properties. For that effect in City Survey record mutation entry in Mandvi City Survey Office by sr. no. 4627 dtd. 15-05-2021 which was certified on dtd. 28-06-2021.



Thus Partner of Shree Shiddha Shila Enterprise Partnership firm (1) Nalinkumar Dhansukhlal Shah (2) Rinamkumar Nalinkumar Shah (3) Prasham Nalinkumar Shah (4) Ketankumar Dhansukhlal Shah (5) Chintan Ketankumar Shah became co-owners and possessors of said properties as above mention facts and sale deed. Its are a self acquired properties of Co-owners of Partner of Shree Shiddha Shila Enterprise Partnership firm (1) Nalinkumar Dhansukhlal Shah (2) Rinamkumar Nalinkumar Shah (3) Prasham Nalinkumar Shah (4) Ketankumar Dhansukhlal Shah (5) Chintan Ketankumar Shah.

4. Whether there is any doubt / suspicion about the genuineness of the original documents. If yes, then specify.

No.

5. The Final certificate of the Advocate confirming that title of the property is examined by him and the name are clear and marketable.

Their are no charges on said properties.

I, Certify that title to the said properties in question are clear, Marketable, free from any charge or encumbrance and free from reasonable doubt and co-owners are in exclusive possession and co-owners of said properties.

So I do not found any encumbrance on said properties. In my opinion the title of the said properties in respect of said properties are clear & marketable according to above mentioned facts.

I have scrutinized and examine all mutation entries its are true and legal and certified by competent authority after legal procedure.



A handwritten signature in blue ink, appearing to be 'V.B. Ghayal'.

(V.B.GHAYAL)

VASANTKUMAR B. GHAYAL

B.A.LL.B. (Sp.)

Advocate

Near Parsi Dharmshala, MANDVI

Ta. Mandvi, Dist. Surat.

ENROLLMENT NO. G/58/1973