



TO WHOME SO EVER IT MAY CONCERN

- : TITLE HOLDER :-

- (1) **Ishvarbhai Manibhai**
(2) **Subhashbhai Manibhai**
(3) **Ashish Nareshbhai.**

I hereby declare that I have experience of more than 10 years in land related matters, In which Land Title Search Report, Issuing of "No Encumbrances" Certificate, on the land including Right, Title, Interest or name of party in or over the land and my experience of 17 years in land related matters accordance to GUJRERA Rules.

The content of above are true and correct and nothing material has been concealed by me there from.

DATE : 01/03/2019.
PLACE : ANAND

H.K.DESAI
(ADVOCATE)



TANMAY DEVELOPERS
S.M. L. K.
PARTNER



To,
Ishvarbhai Manibhai Patel.
At : C/o, Honda Show Room, Petlad,
Khambhat – Dharmaj Road Road, Petlad, & Dist. Anand.

Title Opinion Report for Non Agriculture land bearing Revenue Survey No. 470/paikki, total area 2925.00 sq.mtrs, on which Residential Housing Scheme namely “Tanmay Complex”, within limits of Village. Petlad, Ta. Petlad, Dist. Anand.

- : TITLE HOLDER :-

- (1) Ishvarbhai Manibhai
(2) Subhashbhai Manibhai.
(3) Ashish Nareshbhai.

As intimated by you for Investigation and issuance of Title Cum Legal Opinion Report for Non Agriculture land bearing Revenue Survey No. 470/paikki, total area 2925.00 sq.mtrs, on which Residential Housing Scheme namely “Tanmay Complex”, within limits of Village. Petlad, Ta. Petlad, Dist. Anand.

- : LAND BOUNDED BY :-

EAST BY	WEST BY	NORTH BY	SOUTH BY
Remaining land of R.S.No. 470/paikki.	Remaining land of said survey no of Imtiazali.	Kahmbhat-Petlad – Nadiad Road.	Remaining land of said survey no.

In support of said request you have submitted documents, deeds, papers, records etc. regarding the property.





HISTORICAL BACK GROUND OF PROPERTY :

- (1) Originally land bearing and lying Revenue Survey No. 470 of Village Petlad were occupied by Asalammiya Abdulamiya Saiyad & Mahamadali Abdulamiya Saiyad, same evident in Revenue record before 1965.
- (2) Further it found that after death of Asalammiya Abdulamiya Saiyad his legal heirs (1) Ahemadali (2) Akabarali (3) Inayatali (4) Ahejsamali (5) Munvarali (6) Intejamali (7) Sarfanisa (8) Saidnisa & (9) Jahirnisa were posted in Revenue record vide mutation entry No. 6324 dated 11/01/1989.
- (3) Further it found that name of (1) Inayatali (2) Intejamali (3) Saidnisa (4) Sarfanisa (5) Jahirnisa (6) Ahemadali (7) Akabarali (8) Ahejsamali (9) Munvarali were removed in Revenue record vide mutation entry No. 6325 dated 11/01/1989.
- (4) Further it found that after death of Mahamadali Abdulamiya Saiyad his legal heirs (1) Najimali (2) Sokatali (3) Asarafali (4) Imdadali (5) Liyakatali (6) Jenabbibi (7) Safiyanbibi (8) Hafijanbibi (9) Rosanali & (10) Fajabeali were posted in Revenue record vide mutation entry No. 7156 dated 01/10/1993.
- (5) Further it found that name of (1) Roshanali (2) Fajabeali (3) Jenabbibi (4) Safiyanbibi (5) Hafijanbibi (6) Asarafali (7) Imdadali were removed in Revenue record vide mutation entry No. 7157 dated 01/10/1993.
- (6) Further it found that (1) Najimali Mahamadali (2) Sokatali Mahamadali & (3) Liyakatali Mahamadali has executed Sale deed No. 1266 dated 20/09/2011 in favour of Hemantkumar Kantilal Shah & Manishbhai Kantilal Shah for Revenue Survey No. 470/p area 2925.00 sq.mtrs, same were evident in Revenue record vide mutation entry No. 12686 dated 21/06/2012.
- (7) Further it found that Hemantkumar Kantilal Shah & Manishbhai Kantilal Shah has executed Sale deed No. 235 dated 20/02/2013 in favour of Harshaben d/o Amrutlal w/o Rajeshbhai Jivanlal Shah for Revenue Survey No. 470/p area 2646.00 sq.mtrs, same were evident in Revenue record vide mutation entry No. 13060 dated 03/06/2013.
- (8) Further it found that Harshaben d/o Amrutlal w/o Rajeshbhai Jivanlal Shah has executed Sale deed No. 2213 dated 24/09/2018 in favour of (1) Ishvarbhai Manibhai (2) Subhashbhai Manibhai (3) Ashish Nareshbhai for Revenue Survey No. 470/p





area 2925.00 sq.mtrs, same were evident in Revenue record vide mutation entry No. 15404 dated 27/09/2018.

- ❖ **Further it found that N. A. Permission issued by Collector of Anand vide order No. JMN-4//N.A/S.R/65/251/2015-16/VASHI/324 to 332 dated 11/02/2016.**
- ❖ **Further it found that Plan was Approved by Nagar Niyojak Nadiad vide No. BP/PETLAD/126 dated 28/01/2015.**
- ❖ **Further it found Construction permission with Plan issued by Petlad Area Development Authority dated 30/08/2018.**

: DOCUMENTS REFERRED FOR REPORT :

- (1) Extract of Form No. 7/12 with old revenue record.
- (2) Copy of Registered Sale deed No. **1266** dated **20/09/2011** in favour of Hemantkumar Kantilal Shah & Manishbhai Kantilal Shah.
- (3) Copy of Registered Sale deed No. **235** dated **20/02/2013** in favour of Harshaben d/o Amrutlal w/o Rajeshbhai Jivanlal Shah.
- (4) Registered Sale deed No. **2213** dated **24/09/2018** executed in favour of **(1) Ishvarbhai Manibhai (2) Subhashbhai Manibhai (3) Ashish Nareshbhai.**
- (5) Copy of N.A. Permission dated 11/02/2016.
- (6) Copy of Approved Plan of Nagarniyojak Anand dated 28/01/2015.
- (7) Copy of Construction permission with Approved Plan issued by Petlad Nagarpalika dated 30/08/2018.
- (8) Copy of Search Receipt No. **2019039000026.** Dt. **02/01/2019.**

- : FINAL OPINION : -

*As per intimation given to me, and information given to us and believing the same to be true, correct and trustworthy and also believing the documents, papers, copies etc. furnished in the case file shown to us to be true & genuine, I hereby submit the Title cum Opinion report for the Clear & Marketable title of the Property belonging to **(1) Ishvarbhai Manibhai (2) Subhashbhai Manibhai (3) Ashish Nareshbhai** described here above is clear marketable & free from any registry of encumbrance except Sale Deed, Agreement to Sale, etc made in favour of other Purchaser/ Intending purchaser over said sight.*

DATE : 01/03/2019.

PLACE : ANAND



H.K. DESAI.

(ADVOCATE)

3
TANMAY DEVELOPERS
S.M. Patel.
PARTNER