



To,
"SHAKTI BUILDERS",
C/o. Vibhaben D. Patel.
At. Sukirtan Society, Nr. ADIT, Mogri.
Tal. & Dist : Anand.

Title Opinion Report for the Non Agriculture land bearing Revenue Survey No. 642/1, total HEC. 0-87-01 ARE, Account No. 3749, AKAR Rs. 12.56 of Village Karamsad, Tal. & Dist. Anand on which the Proposed Residential housing scheme namely "SUKIRTAN AURA" to be organized Nr. New Vidyanagar, within limits of Village Karamsad, Tal. & Dist. Anand.

- : TITLE HOLDER :-

Partners & Administrator of "SHAKTI BUILDERS"
through its Partner Mr. Bhargav Lalitbhai Patel.

That as intimated by you to me for Investigation and issuance of Title Cum Legal Opinion Report for Non Agriculture land bearing Revenue Survey No. 642/1, total HEC. 0-87-01 ARE, Account No. 3749, AKAR Rs. 12.56 of Village Karamsad, Tal. & Dist. Anand on which the Proposed Residential housing scheme namely "SUKIRTAN AURA" to be organized Nr. New Vidyanagar, within limits of Village Karamsad, Tal. & Dist. Anand.

- : LAND BOUNDED BY :-

EAST BY	WEST BY	NORTH BY	SOUTH BY
Land of R.S.No. 643.	Karamsad - Gana Road.	Sarkari Road.	Land of R.S.No. 642/2.



[Handwritten signature]



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

I HAVE GONE THROUGH THE DEEDS AND DOCUMENTS AND AFTER PERSUAL AND SCRUTINITY OF THE SAME, IT IS IN THE INTREST TO PRODUCE IN DETAIL MY REPORT AS UNDER.

: CHAIN OF TITLE OF PROPERTY :

- (1) Originally Agriculture land bearing and lying of Revenue Survey No. 642/1 total HEC. 0-87-01 ARE within limits of village Karamsad were occupied by (1) Pujabhai Motibhai (2) Ravjibhai Prabhudas & (3) Muljibhai Prabhudas as shown in Revenue Record since 1961.
- (2) Further it found that name deceased Pujabhai Motibhai legal heirs (1) Kamlaben wd/o Pujabhai Motibhai (2) Yashvantbhai Pujabhai (3) Nirmalaben Pujabhai (4) Hansaben Pujabhai (5) Ranjanben Pujabhai (6) Koikilaben Pujabhai (7) Renukaben Pujabhai (8) Pratibhaben Pujabhai & (9) Bharatbhai Pujabhai same were posted in revenue record.
- (3) Further after death of Ravjibhai Prabhudas his legal heir Indubhai Ravjibhai was inherited in revenue record vide mutation entry No. 18781 dated 26/03/1983.
- (4) Further it found that (1) Kamlaben wd/o Pujabhai Motibhai (2) Yashvantbhai Pujabhai (3) Nirmalaben Pujabhai (4) Hansaben Pujabhai (5) Ranjanben Pujabhai (6) Koikilaben Pujabhai (7) Renukaben Pujabhai (8) Pratibhaben Pujabhai & (9) Bharatbhai Pujabhai has voluntary waived their right from the property in favour of Indubhai Ravjibhai, same were evident in revenue record vide mutation entry No. 26712 dated 31/03/1997.
- (5) Further it found that Muljibhai Prabhudas has voluntary waived their right from the property in favour of Indubhai Ravjibhai, same were evident in revenue record vide mutation entry No. 26736 dated 11/04/1997.
- (6) Further it found that Indubhai Ravjibhai obtained permission from Dy. Collector of Anand U/Sec. 43 of Tenancy Act for sale of land to Nimeshbhai Mahendrabhai Patel & Hirenabhai Jayantibhai Patel, same were evident in revenue record vide mutation entry No. 27679 dated 26/11/1998.





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- (7) Further it found that Indubhai Ravjibhai has executed Registered Sale deed No. 4987 dated 24/11/1998 in favour of Nimeshbhai Mahendrabhai Patel & Hirenbbhai Jayantibhai Patel for said land HEC. 0-87-01 ARE, same were evident in revenue record vide mutation entry No. 27680 dated 26/11/1998.
- (8) Further it found that Nimeshbhai Mahendrabhai Patel has executed Registered Deed of Relinquish vide No. 4948 dated 19/05/2017 in favour of Hirenbbhai Jayantibhai Patel through his POA holder for said land HEC. 0-87-01 ARE, same were evident in revenue record vide mutation entry No. 49410 dated 04/12/2017.
- (9) Further it found that Hirenbbhai Jayantibhai Patel has executed Registered Sale Deed vide No. 10247 dated 24/08/2018 in favour of (1) **Sunita Ambalal Prajapati w/o Chetankumar Ramanbbhai Prajapati** (2) **Divyeshbbhai Natvarlal Patel** (3) **Patel Bhargav Lalitbbhai &** (4) **Patel Bhavin Lalitbbhai** for said land HEC. 0-87-01 ARE, same were evident in revenue record vide mutation entry No. 20377 dated 14/08/2018.
- ❖ *Further it found that permission U/Sec 65 for Non Agriculture use of land is obtained from District Collector of Anand vide its permission No. 441/15/04/044/2019 dated 30/09/2019 for land HEC. 0-57-00 ARE out of said land. which were mutated in revenue record wide mutation entry No. 51728.*
- ❖ *Further it found that permission U/Sec 65 for Non Agriculture use of land is obtained from District Collector of Anand vide its permission No. 167/15/04/044/2020 dated 26/02/2020 for land HEC. 0-30-01 ARE out of said land. same reflects in revenue record vide mutation entry No. 52347 dated 26/02/2020.*
- ❖ *Further it found that Construction permission issued with Approved issued by AVKUDA vide No. Avkuda/Lay-out/vp/415 dated 23/06/2020 for residential Flat & Shops over said land.*
- ❖ *Further it found that (1) Chetankumar Ramanbbhai Prajapati, (2) Shaileshkumar Ramanbbhai Prajapati (3) Sunita Chetan Parajapti (4) Tushar Vinubhai Prajapati (5) Divyeshbbhai Natvarlal Patel (6) Divyesh Pravinbbhai Patel (7) Patel Bhavin Lalitbbhai (8) Bhargav Lalitbbhai Patel has formed partnership dated 20/12/2018 for business of civil construction & development of lands in the name & style of "SHAKTI BUILDERS".*





(10) Further it found that (1) Sunita Ambalal Prajapati w/o Chetankumar Ramanbhai Prajapati (2) Divyeshbhai Natvarlal Patel (3) Patel Bhargav Lalitbhai & (4) Patel Bhavin Lalitbhai has executed Registered Sale Deed vide No. 5713 dated 09/07/2020 in favour of **Partners & Administrator of "SHAKTI BUILDERS" through its Partner Mr. Bhargav Lalitbhai Patel** for said land HEC. 0-87-01 ARE, same were evident in revenue record vide kachha mutation entry No. 52761 dated 20/07/2020.

: DOCUMENTS REFERRED FOR REPORT :

- (1) Extract of Form No. 7/12 along with mutation entries.
- (2) Original Registered Sale deed No. 10247 dated 24/08/2018 in favour of (1) Sunita Ambalal Prajapati w/o Chetankumar Ramanbhai Prajapati (2) Divyeshbhai Natvarlal Patel (3) Patel Bhargav Lalitbhai & (4) Patel Bhavin Lalitbhai for said land HEC. 0-87-01 ARE.
- (3) Original Registered Sale Deed vide No. 5713 dated 09/07/2020 in favour of Partners & Administrator of "SHAKTI BUILDERS" through its Partner Mr. Bhargav Lalitbhai Patel for said land HEC. 0-87-01 ARE.
- (4) Copy of Non Agriculture use of land is obtained from District Collector of Anand vide its permission No. 441/15/04/044/2019 dated 30/09/2019 for land HEC. 0-57-00 ARE out of said land. which were mutated in revenue record wide mutation entry No. 51728.
- (5) Copy of Further it found that permission U/Sec 65 for Non Agriculture use of land is obtained from District Collector of Anand vide its permission No. 167/15/04/044/2020 dated 26/02/2020 for land HEC. 0-30-01 ARE out of said land. same reflects in revenue record vide mutation entry No. 52347 dated 26/02/2020.
- (6) Further it found that Construction permission issued with Approved issued by AVKUDA vide No. Avkuda/Lay-out/vp/415 dated 23/06/2020 for residential Flat & Shops over said land.
- (7) Copy of Partnership Deed of "SHAKTI BUILDER" dated 20/12/2018.
- (8) Search Receipt No. 20200370011736 (App.5073) dated 17/07/2020.

: 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.





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*furnished in the case file shown to us to be true & genuine and also information given by owner, I hereby submit the Title cum Opinion report for the Clear & Marketable title of the Property belonging to **Partners & Administrator of "SHAKTI BUILDERS"** through its Partner **Mr. Bhargav Lalitbhai Patel** are clear marketable & free from any registry of encumbrance.*

DATE :21/07/2020.**PLACE : ANAND**

H.K. DESAI
(ADVOCATE)