

Kanubhai B. Desai

Notary-Advocate (B.A.LLB)

Res : 46/Vidhyanagar society,
Near Dharoi Colony,
Visnagar-384315 ,

Office : 8/ Municipal Market,
Opp. Panchal Boarding,
Station Road, Visnagar,

Ref No:-

Date:- 09/10/2019

Title Search Report

To,

(1). Barot Rajnikant Dhahyabhai, & other's
Visnagar, Ta. Visnagar, Dist. Mehsana,

Sub:- Title Opinion & Search Report of Survey New no-3634(Old no-2341 Paiki 1)

Sir,

As per instruction of Sri. Barot Rajnikant Dhahyabhai, Barot Dineshbhai Dhahyabhai, Patel Jaytibhai Ishwerbhai, Patel Alkeshkumar Nathalal, Patel Vijaykumar Fakirchand, Resi.- visnagar, Dist. mehsana, to issue the report in respect of Title Clearance certificate and Title Report of the N.A lend bearing R.S.No- 3634 (Old no-2341 Paiki 1), admeasuring Hec. Are.Sq. 0-24-00 is situated at Visnagar, Ta.Visnagar, Dist. Mehsana,

(A) This is to certify that I have examined and inquired Title Clearance Deed of 30 year's and also have taken necessary search in the offices of Visnagar kasba talati, mamlatdar, sub Registrar visnagar, in connection with the R.S.No- 3634 (Old no-2341 Paiki 1), At. visnagar, Ta.Visnagar, Dist. Mehsana, hereby submit my Opinion on Report on encumbrance in respect of following property,

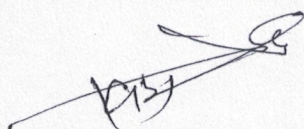
1, SHEDULE,

Particular of Land	Area	Assess ment	Boundaries			
			North	South	East	West
Survey-3634 (old-2341 paiki-1), Khata.21325 Village. & Ta Visnagar.	0-24-00	00-00	Way of Visnagar, to Gandhinagar link Road,	R.S.NO.4322	R.S.NO.3633	Way Of Naliya,

(Note :- The boundaries shall be mentioned in terms of Survey/Gut /Khasra/ Khatauni etc. and similar other Land Record as applicable in the State and not simply the name of the owners of the land.)

- 2, Apart from above referred documents. I have examined following documents provided to me by N.A Survey -3634 (old-2341 p-1) intending to operate a Retail Outlet on the said property:

Si.No.	Particulars of document	Original/Certified Copy/ copy	Date	Observation
1	7/12 Extract / Khata / Adangal /Patta/ extracts	Survey - 3634 (old 2341p-1)Khata- 21325	19/9/2019	Certified copy
2	6-Extract and all mutation entries to ascertain the other rights.	10182,10183,10184,22410,29114,29340,30165,43366,43670,45143,46380,	19/9/2019	Certified copy
3	Sale Deed executed in favour of the applicant	Barot Rajnikant Dhahyabhai, Barot Dineshbhai Dhahyabhai, Patel Jaytibhai Ishwerbhai, Patel Alkeshkumar Nathalal, Patel Vijaykumar Fakirchand,	-----	---
4	Copy of earlier Sale Deeds	Yes	-----	-----
5	Copy of Non-Encumbrance certificate from the Office of the Sub Registrar for last 30 years	Yes	7/10/2019	-----
6	Oder of N.A permission latter's, etc.	N.A Order no- LND / NAP / Rivais / SR / 4 / 2016 - 2017 Date- 13-8-2018	13/8/2018	-----



3, CHAIN OF TITLE, R.S.No- 3634 (old 2341p-1) Khata- 21325,

- 1, The N.A Permission (Industrial) of R.S.No-2341 was given by Mehsana Distict Development Officer, vide his order no. L.N.A/S.R/148/1986, Date 20/8/1986 the said permission has been granted in the Name of RABARI KARSANBHAI LILABHAI & RABARI KALYANBHAI LILABHAI vied entry no-10182 Dated 26/7/1987,
- 2, KANSARA ASHOKKUMAR KANTILAL & KANSARA BHARATKUMAR KANTILAL & KANSARA HARESHKUMAR KANTILAL has purchased in West side on 2400 sq.m. the said N.A property R.S.No- 2341 paiki from RABARI KARSANBHAI LILABHAI & RABARI KALYANBHAI LILABHAI by registered sale deed in sub registrar office in visnagar, Dated 10/10/1986 vide entry No- 10183 Dated - 27/7/1987,
- 3, The Rivas N.A Permission (L.P.G Gas stores') of R.S.No-2341 paiki was given by Mehsana Distict Magistrate Mehsana vide his order no: Land/N.A/RIVAS/Vasi/ 2804/ 1996, Date 16/9/1996 the said permission has been granted in the Name of KANSARA ASHOKKUMAR KANTILAL & other's in N.A Oder Detail,
- 4, BAROT RAJNIKANT DAHYABHAI & MEHTA RAJENDRAKUMAR CHANDRASHANKAR has purchased the said N.A property R.S.No- 2341 paiki from KANSARA ASHOKKUMAR KANTILAL & KANSARA BHARATKUMAR KANTILAL & KANSARA HARESHKUMAR KANTILAL by registered sale deed in sub registrar office in visnagar, vide entry No- 22410 Dated 13/1/2000,
- 5, BAROT BABIBEN DAHYABHAI, BAROT DINESHNBHAI DAHYABHAI, PATEL JAYTILAL ISHAWARLAL, PATEL ALKESHKUMAR NATHALAL, PATEL VIJAYKUMAR FAKIRCHAND has purchased the said ½ N.A property R.S.No-2341 paiki (1200 sq.m.) from MEHTA RAJENDRAKUMAR CHANDRASHANKAR by registered sale deed no-2168 in sub registrar office in visnagar, Dated 9/9/2005 vide entry no- 30165 Dated 7/3/2009,
- 6, Prant officer visnagar order in promulgation No- RTS/RE-SURVEY/ PROMUGATION /VISNAGAR/2016 Dated 31/12/2016 vide entry no- 43366 Dated 2/3/2017,
- 7, PATEL JAYTILAL ISHAWARLAL, PATEL ALKESHKUMAR NATHALAL, PATEL VIJAYKUMAR FAKIRCHAND has purchased the said 12.50 % N.A property R.S.No- 1342 paiki from BAROT BABIBEN DAHYABHAI, & confirm party - 1. BAROT RAJNIKANT DAHYABHAI, 2. BAROT DINESHNBHAI DAHYABHAI, by registered sale deed no-1025 in sub registrar office in visnagar, Dated 30/3/2017 vide entry no- 43670 Dated 10/6/2017,
- 8, The Rivas N.A Permission (Small center) of R.S.No-2341 paiki was given by Mehsana Distict Magistrate(Collector)Mehsana vide his Order No.L.N.D/NAP/RIVAS/SR/4/2016 - 2017, Date-13/8/2018 the said permission has been granted in the Name of BAROT RAJNIKANT DAHYABHAI & other's in vide entry no- 45143 Dated 1/5/2018,

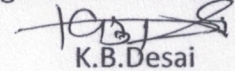


- (B) This is to certify that, I have examined and inquired title clearance daed of 30 year and also have taken necessary search in the office of Talati visnagar, Mamlatdar Visnagar, and sub Registrar Visnagar vide receipt no- 2019102008694 Dated 7/10/2019, in the connection with the property R.S.No-3634 (old 2341p-1) Khata- 21325 situated at Visnagar, Ta. Visnagar.
- (C) This is to certify also that, no civil suit/ execution proceeding is pending in any court in respect of proposed property,
- (D) I further certify that the title of the property is clear and marketable and there is no breach of any acts nor any encumbrances as verified from records,
- (F) The Property R.S. No- 3634 (old 2341p-1)Khata- 21325 situated at Visnagar is not belong to SC/ST/Tribal/Farmers therefore said property is free from restrictions such sale/lease under local laws. Hence, Collector's permission is not required,

Date :- 9/10/2019

Place :- Visnagar,

Signature of Advocate



K.B.Desai

(Advocate & Notary)

મિલકત નું વર્ણન : રે.સ.નં. ૩૬૩૪ જુના રે.સ.નં. ૨૩૪૧ પૈકી ૧

Search in : Visnagar (Rural).. /Visnagar (Rural)..

પહોંચ નંબર ૨૦૧૮૧૦૨૦૦૮૬૯૪ અરજી નંબર ૫૦૭૫ અરજી વર્ષ ૨૦૧૮
તારીખ ૭ માહે ઓક્ટોબર સને ૨૦૧૮

રજુ કરનારનું નામ કે બી દેસાઇ એડવોકેટ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1989 2019

૪૨૦.૦૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી

કુલ એકંદરે રૂ. ૪૨૦.૦૦

અંકે રૂપીયા ચાર સો વીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

N. R. Raval
સહ રજીસ્ટ્રાર
વિસનગર