

19/08/2016

TO WHOMSOEVER IT MAY CONCERN

Title Report with regard to the N.A.

land bearing Block/Survey No. 178/3

admeasuring about 00 Hec. 22 Are.

25 sq.mtrs. + 00 Hec. 08 Are. 09

Sq.Mtrs. + 00 Hec. 07 Are. 09

Sq.Mtrs. = 00 Hec. 37 Are. 43

Sq.Mtrs., situated within the limits of

Village Abrama, Tal. & Dist. Valsad.

Sir,

Mr. Alpesh Kantilal Bhanushali alias Gajra residing at 15, Gurukrupa, E-Road, Palihill-3, Tithal Road, Valsad, Tal. & Dist. Valsad has approached with regard to the title report of the captioned property.

FOLLOWING PAPERS ARE PRODUCED BEFORE ME.:

1. True Copy of the 7x12 extract of the N.A. land bearing Block/Survey No. 178/3 admeasuring about 00 Hec. 22 Are. 25 sq.mtrs. + 00 Hec. 08 Are. 09 Sq.Mtrs. + 00 Hec. 07 Are. 09 Sq.Mtrs. = 00 Hec. 37 Are. 43 Sq.Mtrs., situated within the limits of Village Abrama, Tal. & Dist. Valsad.
2. Xerox true copy of the Mutation Entry No. 198.
3. Xerox true copy of the Mutation Entry No. 804.
4. Xerox true copy of the Mutation Entry No. 867.
5. Xerox true copy of the Mutation Entry No. 1230.
6. Xerox true copy of the Mutation Entry No. 1261.
7. Xerox true copy of the Mutation Entry No. 1394.
8. Xerox true copy of the Mutation Entry No. 1548.
9. Xerox true copy of the Mutation Entry No. 1948.
10. Xerox true copy of the Mutation Entry No. 2704.
11. Xerox true copy of the Mutation Entry No. 4057.
12. Xerox true copy of the Mutation Entry No. 4502.
13. Xerox true copy of the Mutation Entry No. 5061.
14. Xerox true copy of the Mutation Entry No. 5324.
15. Xerox true copy of the Mutation Entry No. 7062.
16. Xerox true copy of the Mutation Entry No. 7187.
17. Xerox true copy of the Mutation Entry No. 7487.

18. Xerox true copy of the Mutation Entry No. 8234.
19. Xerox true copy of the Mutation Entry No. 9044.
20. Xerox true copy of the Mutation Entry No. 9586.
21. Xerox true copy of the Mutation Entry No. 9605.
22. Xerox true copy of the Mutation Entry No. 9731.
23. Xerox true copy of the registered sale deed dated 12/01/2006, which is duly registered in Valsad sub registry at Serial No. 138.
24. Xerox true copy of the registered sale deed dated 25/06/2007, which is duly registered in Valsad sub registry at serial No. 2905.
25. Original registered sale deed dated 05/07/2011, which is duly registered in Valsad sub registry at serial No. 2571
26. Xerox true copy of the registered sale deed dated 19/12/1991, which is duly registered in Valsad sub registry at serial No. 869.
27. Original registered sale deed dated 05/07/2011, which is duly registered in Valsad sub registry at serial No. 4547.
28. Xerox true copy of the Order No. JAMAN/VASHI-4866/AKATRA/REGI.NO.-21/14 dated 16/01/2014.

29. Xerox true copy of the N.A. Order No.
CB/N.A.REGI.64/2014-15/VASHI-4952-60/2015 dated
05/12/2015 passed by Collector Valsad.

On the scrutiny of the produced before me, I find that the land bearing Block/Survey No. 178/3 admeasuring about 00 Hec. 22 Are. 25 sq.mtrs. + 00 Hec. 08 Are. 09 Sq.Mtrs. + 00 Hec. 07 Are. 09 Sq.Mtrs. = 00 Hec. 37 Are. 43 Sq.Mtrs. situated within the limits of Village Abrama, Tal. & Dist. Valsad was bearing Block/Survey No. 178/3 admeasuring about 00 Hec. 16 Are. 19 Sq.Mtrs. and the land bearing block/Survey No. 179/2/Part 1 admeasuring about 00 Hec. 17 Are. 20 Sq.Mtrs. and the land bearing Block/Survey No. 00 Hec. 04 Are. 05 Sq.Mtrs. ALL situated within the limits of Village Abrama, Tal. & Dist. Valsad.

HISTORY WITH REGARD TO THE LAND BEARING
BLOCK/SURVEY NO. 178/3 AND THE LAND BEARING
BLOCK/SURVEY NO. 179/2 BOTH SITUATED WITHIN THE
LIMITS OF VILLAGE ABRAMA, TAL. & DIST. VALSAD.

The land bearing Block/Survey No. 178/3 and the land bearing Block/Survey No. 179/2 both situated within the limits of Village Abrama, Tal. & Dist. Valsad was standing in the name of Mr. Ranchhoji Raghunathji.

Thereafter, Mr. Ranchhodji Ragnathji expired on 03/04/1949 and after his demise the names of his heirs Mr. Ramanlal Ranchhodji and Mr. Harshadrai Ranchhodji and Mr. Jayantilal Ranchhodji had been entered in the revenue record of the land bearing Block/Survey No. 178/3 and the land bearing Block/Survey No. 179/2 both situated within the limits of Village Abrama, Tal. & Dist. Valsad. This fact is recorded in the revenue record in the mutation entry No. 804 on 11/06/1949, which is duly certified by the competent revenue authority.

Thereafter, by virtue of the Order No. V.S.R.E.V.REGI-20 dated 25/03/1964 passed by District Development Officer, Valsad the area of the land bearing Block/Survey No. 179/2 situated within the limits of Village Abrama, Tal. & Dist. Valsad had been rectified and recorded as 01 Acre. 04 Gunthas + 3 Guntha (Kharaba). This fact is recorded in the revenue record in the mutation entry No. 1394 on 25/06/1964, which is duly certified by the competent revenue authority.

Mr. Jayantilal Ranchhodji expired unmarried and childless and intestate. Therefore, after his demise his name had been deleted from the land bearing Block/Survey No. 178/3 situated within the limits of Village Abrama, Tal. & Dist. Valsad. This fact is recorded

in the revenue record in the mutation entry No. 2704 on 02/04/1984, which is duly certified by the competent revenue authority.

Thereafter, Mr. Tulsibhai Dahyabhai Patel purchased the part of the land admeasuring about 00 Hec. 11 Are. 13 Sq.Mtrs. of the land bearing Block/Survey No. 179/2 situated within the limits of Village Abrama, Tal. & Dist. Valsad from Mr. Ramanbhai Ranchhodji and Mr. Harshadbhai Ranchhodji. This fact is recorded in the revenue record in the mutation entry No. 5061 on 01/11/1994, which is duly certified by the competent revenue authority.

Thereafter, the name of Mr. Harshadrai Ranchhodji, one of the co-owners of the land bearing Block/Survey No. 178/3 and the land bearing Block/Survey No. 179/2/Part1 both situated within the limits of Village Abrama, Tal. & Dist. Valsad was recorded wrong in the revenue records, therefore, by virtue of the Order No. LRS/CORRECTION/24/05 dated 18/11/2005 passed by Mamlatdar the name of Mr. Harshadrai Ranchhodji has been rectified from Mr. Hasmukhbhai Ranchhodji to Mr. Harshadrai Ranchhodji. This fact is recorded in the revenue record in the mutation entry No. 7062 on 26/11/2005, which is duly certified by the competent revenue authority.

Thereafter, Mr. Ranchhodji Kurjibhai Ghodasara and Mr. Yatinkumar Devjibhai Ghodasara and Mr. Maganlal Mohanbhai Gambadiya purchased the land bearing Block/Survey No. 178/3 admeasuring about 00 Hec. 16 Are. 19 Sq.Mtrs. and the land bearing Block/Survey No. 179/2/Part1 admeasuring about 00 Hec. 17 Are. 20 Sq.Mtrs. both situated within the limits of Village Abrama, Tal. & Dist. Valsad by a registered sale deed dated 12/01/2006, which is duly registered in Valsad sub registry at Serial No. 138 from Mr. Ramanlal Ranchhodji Desai and Mr. Harshadrai Ranchhodji Desai. This fact is recorded in the revenue record in the mutation entry No. 7187 on 05/09/2006, which is duly certified by the competent revenue authority.

Thereafter, Mr. Jayantilal Lallubhai Patel purchased the land bearing Block/Survey No. 178/3 admeasuring about 00 Hec. 16 Are. 19 Sq.Mtrs. and the land bearing Block/Survey No. 179/2/Part1 admeasuring about 00 Hec. 17 Are. 20 Sq.Mtrs. both situated within the limits of Village Abrama, Tal. & Dist. Valsad by a registered sale deed dated 25/06/2007, which is duly registered in Valsad sub registry at serial No. 2905 from Mr. Ranchhodji Kurjibhai Ghodasara and Mr. Yatinkumar Devjibhai Ghodasara and Mr. Maganlal Mohanbhai Gambadiya. This fact is recorded in

the revenue record in the mutation entry No. 7487 on 23/11/2007, which is duly certified by the competent revenue authority.

Thereafter, Mr. Alpesh Kantilal Gajra Alias Bhanushali and Mr. Dipesh Arvindbhai Bhanushali and Mr. Dhanji Laxmidas Bhanushali purchased the land bearing Block/Survey No. 178/3 admeasuring about 00 Hec. 16 Are. 19 Sq.Mtrs. and the land bearing Block/Survey No. 179/2/Part1 admeasuring about 00 Hec. 17 Are. 20 Sq.Mtrs. both situated within the limits of Village Abrama, Tal. & Dist. Valsad by a registered sale deed dated 05/07/2011, which is duly registered in Valsad sub registry at serial No. 2571 from Mr. Jayantilal Lallubhai Patel. This fact is recorded in the revenue record in the mutation entry No. 8698 on 05/07/2011, which is duly rejected by the competent revenue authority and the same has been subsequently certified by virtue of the mutation entry No. 9044 on 26/04/2012.

HISTORY WITH REGARD TO THE LAND BEARING
BLOCK/SURVEY NO. 179/5/PART1 SITUATED WITHIN THE
LIMITS OF VILLAGE ABRAMA, TAL. & DIST. VALSAD.

The land bearing Block/Survey No. 179/5 situated within the limits of Village Abrama, Tal. & Dist. Valsad was standing in the name of Mr. Kadabhai Haribhai.

Mr. Kadabhai Haribhai expired on 22/07/1928 and after his demise the name of Mr. Nathubhai Kalabhai Alias Kalyanji had been entered in the revenue record of the land bearing Block/Survey No. 179/5 situated within the limits of Village Abrama, Tal. & Dist. Valsad. This fact is recorded in the mutation entry No. 198 on 10/10/1928, which is duly certified by the competent revenue authority.

Thereafter, the land bearing Block/Survey No. 179/5 situated within the limits of Village Abrama, Tal. & Dist. Valsad declared fragmented land under the provision of "Bombay Prevention Fragmentation and Consolidation act, 1947". This fact is recorded in the revenue record in the mutation entry No. 867 on 29/12/1950, which is duly certified by the competent revenue authority.

Thereafter, the land bearing Block/Survey No. 179/5 situated within the limits of Village Abrama, Tal. & Dist. Valsad declared non fragmented land under the provision of "Bombay Prevention Fragmentation and Consolidation act, 1947". This fact is recorded in the revenue record in the mutation entry No. 1230 on 09/04/1960, which is duly certified by the competent revenue authority.

Thereafter, the name of Mr. Chhotubhai Kalabhai Alias Kalyanji had been entered in the revenue record of the land bearing Block/Survey No. 179/5 situated within the limits of Village Abrama, Tal. & Dist. Valsad along with the name of Mr. Nathubhai Kalabhai Alias Kalyanji. This fact is recorded in the revenue record in the mutation entry No. 1261 on 22/03/1961, which is duly certified by the competent revenue authority.

Thereafter, by virtue of the Order No. V.S.R.E.V.REGI-20 dated 25/03/1964 passed by District Development Officer, Valsad the area of the land bearing Block/Survey No. 179/2 situated within the limits of Village Abrama, Tal. & Dist. Valsad had been rectified and recorded as 30 Gunthas + 4 Guntha (Kharaba). This fact is recorded in the revenue record in the mutation entry No. 1394 on 25/06/1964, which is duly certified by the competent revenue authority.

Thereafter, a partition took place by and between Mr. Nathubhai Kalabhai Alias Kalyanji and Mr. Chhotubhai Kalabhai Alias Kalyanji with regard to the land bearing Block/Survey No. 179/5 situated within the limits of Village Abrama, Tal. & Dist. Valsad and by virtue of the said partition the land bearing Block/Survey No. 179/5 admeasuring about 00 Hec. 15 Are. 18 Sq.Mtrs. fallen into the share of Mr. Nathubhai Kalyanji and Mr. Chhotubhai Kalyanji. This

fact is recorded in the revenue record in the mutation entry No. 1548 on 02/04/1969, which is duly certified by the competent revenue authority.

Thereafter, the mutation entry No. 1948 had been posted on 25/08/1977 with regard to the Durasti Patrak prepared by DLR, which is duly certified by the competent revenue authority. This fact is recorded in the mutation entry No. 1948 on 25/08/1977, which is duly certified by the competent revenue authority.

Thereafter, Mr. Nathubhai Kalyanji expired and after his demise the names of Diwaliben W/o Nathubhai Kalyanji and Mr. Harikishandas Nathubhai and Mr. Dolatrai Nathubhai and Dhanuben Kalyanji and Kusumben Kalyanji have been entered in the revenue record of the land bearing Block/Survey No. 179/5 situated within the limits of Village Abrama, Tal. & Dist. Valsad along with the other lands. This fact is recorded in the revenue record in the mutation entry No. 4057 on 03/07/1990, which is duly certified by the competent revenue authority.

Thereafter, Diwaliben W/o Nathubhai Kalyanji expired on 02/01/1992 and after her demise her name had been deleted from the revenue record of the land bearing Block/Survey No. 179/5 situated within the limits of Village Abrama, Tal. & Dist. Valsad

and Dhanuben Kalyanji and Kusumben Kalyanji relinquished their rights from the land bearing Block/Survey No. 179/5 situated within the limits of Village Abrama, Tal. & Dist. Valsad. This fact is recorded in the revenue record in the mutation entry No. 4502 on 10/08/1992, which is duly certified by the competent revenue authority.

Thereafter, Mr. Kantilal Ranchhodji Desai purchased the land bearing Block/Survey No. 179/5 admeasuring about 00 Hec. 04 Are. 05 Sq.Mtrs. situated within the limits of Village Abrama, Tal. & Dist. Valsad by a registered sale deed dated 19/12/1991, which is duly registered in Valsad sub registry at Serial No. 869 before the demise of Diwaliben widow of Nathubhai Kalyanji, from Diwaliben W/o Nathubhai Kalyanji and Mr. Harkishanbhai Nathubhai and Mr. Dolatrai Nathubhai and Dhanuben Nathubhai and Kusumben Nathubhai. This fact is recorded in the mutation entry No. 5324 on 19/01/1996, which is duly certified by the competent revenue authority.

Thereafter, by virtue of the Order No. JAMAN/VASHI3810/09 dated 24/09/2009 passed by Mamlatdar, Valsad the land bearing Block/Survey No. 179/5/1 situated within the limits of Village Abrama, Tal. & Dist. Valsad being and agriculture land, in the revenue record of the said land it has been recorded as "Old

Tenure Land" in place of "Non Agriculture Land". This fact is recorded in the mutation entry No. 8234 on 03/07/2010, which is duly certified by the competent revenue authority.

Thereafter, by virtue of the Order No. LND/REGI.56/13/VASHI-2127/2013 dated 24/07/2013 passed by Mamlatdar, Valsad in the revenue record of the land bearing Block/Survey No. 179/5/1 situated within the limits of Village Abrama, Tal. & Dist. Valsad recorded as "Old tenure" in the place of "Non Agriculture Land". This fact is recorded in the mutation entry No. 9586 on 26/07/2013, which is duly certified by the competent revenue authority.

Thereafter, Mr. Alpesh Kantilal Gajra Alias Bhanushali and Mr. Dipesh Arvindbhai Bhanushali and Mr. Dhanji Laxmidas Bhanushali purchased the land bearing Block/Survey No. 179/5/1 admeasuring about 00 Hec. 04 Are. 05 Sq.Mtrs. situated within the limits of Village Abrama, Tal. & Dist. Valsad by a registered sale deed dated 05/07/2011, which is duly registered in Valsad sub registry at serial No. 4547 from Mr. Kantilal Ranchhodji Patel. This fact is recorded in the revenue record in the mutation entry No. 9605 on 13/09/2013, which is duly certified by the competent revenue authority.

79/5/1
Thereafter, by virtue of the Order No. JAMAN/VASHI-4866/AKATRA/REGI.NO.-21/14 dated 16/01/2014 the land bearing Block/Survey No. 179/5 admeasuring about 00 Hec. 04 Are. 05 Sq.Mtrs. and the land bearing Block/Survey No. 178/3 admeasuring about 00 Hec. 16 Are. 19 Sq.Mtrs. and the land bearing Block/Survey No. 179/2/Part1 admeasuring about 00 Hec. 17 Are. 20 Sq.Mtrs. ALL situated within the limits of Village Abrama, Tal. & Dist. Valsad have been consolidated and given Block/Survey No. 178/3 admeasuring about 00 Hec. 22 Are. 25 sq.mtrs. + 00 Hec. 08 Are. 09 Sq.Mtrs. + 00 Hec. 07 Are. 09 Sq.Mtrs. = 00 Hec. 37 Are. 43 Sq.Mtrs. This fact is recorded in the revenue record in the mutation entry No. 9731 on 16/10/2014, which is duly certified by the competent revenue authority.

Thereafter, by virtue of the Order No. CB/N.A.REGI.64/2014-15/VASHI-4952-60/2015 dated 05/12/2015 passed by Collector Valsad the land bearing Block/Survey No. 178/3 admeasuring about 00 Hec. 22 Are. 25 sq.mtrs. + 00 Hec. 08 Are. 09 Sq.Mtrs. + 00 Hec. 07 Are. 09 Sq.Mtrs. = 00 Hec. 37 Are. 43 Sq.Mtrs. situated within the limits of Village Abrama, Tal. & Dist. Valsad converted into N.A. use.

I have taken the search of the captioned property in the Sub-Registry Valsad from the year 1987 uptill now and Sub registrar

Valsad also issued the Nil Encumbrance Certificate dated 19/08/2016 and I find that, the captioned property is free from any encumbrances i.e. say that Mr. Alpesh Kantilal Gajara Alias Bhanushali and Mr. Dipesh Arvindbhai Bhanushali and Mr. Dhanji Laxmidas Bhanushali hold good, clear and marketable title of the captioned property.

Hope the matter is clear.

Thanking you,

Sincerely Yours'



Vipul S. Kapadia

Advocate

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