

To,
Silver Stone Investment LLP
Shop No.378, Kohinoor Textile Market,
Salabatpura,
Surat.

May 9, 2023

TITLE REPORT

Dear Sir,

All that piece and parcel of the property bearing Rev.S.No./Block No.653 admeasuring 8701.00sq.mtrs, Town Planning Scheme No.77 (Dumas-Bhimpore-Gavier), Final Plot No.156 its City Survey Nondh No.NA653/Paiki 2 and NA653/Paiki1/Paiki2 admeasuring 5246.00sq.mtrs and 409.00sq.mtrs respectively, total admeasuring 5655.00sq.mtrs of Ward Dumas, at Village : Dumas, Sub District Taluka Majura (Choryasi), District Surat, wherein the project is organized, which is known as "ACACIA", stands in the name of Ritesh Jivabhai Patel AND Silver Stone Investment LLP through its partners viz., Ritesh Jivabhai Patel, Harshad Jivabhai Patel and Nikul Jivabhai Patel as developer.

and surrounded by

On or towards North by : Adj. land of Final Plot No.210

On or towards South by : Adj. land of Final Plot No.158/A

On or towards East by : Adj. Road

On or towards west by : Adj. Final Plot No.151 and Final Plot No.155/B/1

That as per records all that that piece and parcel of land bearing Rev.S.No.653 of village Dumas, Sub District Choryasi and at present Taluka Majura, District Surat was originally belonged to Nasarwanji Arechsha Patel, Jijibhai Arechsha Patel and Mahervanji Arechsha Patel and according to partition took place between them, said land came to the share of Nasarwanji Arechsha Patel. Entry to that effect was mutated in the record of rights on 13.12.1949 at entry No.30 and the said entry was certified on 25.01.1950. Thus, Nasarwanji Arechsha Patel became owner of the said land.

That as per records Nasarwanji Arechsha Patel through his POA holder Ratansha H.Shah sold the said land to Jijibhai Arechsha Patel by registered sale deed by registered sale deed dated 26.04.1961. Entry to that effect was mutated in the record of rights by the order of the Mamlatdar, Choryasi, vide order No.RTS/1160-61 dated 18.05.1961 on 12.07.1961 at entry



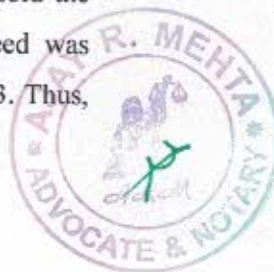
No.901 and the said entry was certified on 18.08.1961. Thus, Jijibhai Arechsha Patel became owner of the said land.

That as per records Jijibhai Arechsha Patel died on 17.01.1970 leaving behind his legal heirs viz., (1) Baimai Jijibhai Patel, (2) Nanabhai Jijibhai Patel, (3) Ardeshir Jijibhai Patel, (4) Jemybhai Jijibhai Patel and (5) Homibhai Jijibhai Patel and their names were mutated in the revenue records. Entry to that effect was mutated in the record of rights on 08.01.1971 at entry No.1759 and the said entry was certified on 11.02.1971. Thus, (1) Baimai Jijibhai Patel, (2) Nanabhai Jijibhai Patel, (3) Ardeshir Jijibhai Patel, (4) Jemybhai Jijibhai Patel and (5) Homibhai Jijibhai Patel became owners of the said land.

That as per records Baimai Jijibhai Patel died on 24.12.1981 and Homi Jijibhai died on 30.03.1991 and after their death, names of Nanabhai Jijibhai Patel, Adibhai Jijibhai Patel and Jemybhai Jijibhai Patel became owners of the share of deceased. Entry to that effect was mutated in the record of rights on 24.12.1998 at entry No.3501 and the said entry was certified.

That as per records Nanabhai Jijibhai Patel died on 13.05.1999 leaving behind his legal heirs viz., Roshanben Nanabhai, Arachbhai Nanabhai, Parsibhai Nanabhai and Darayas Nanabhai and their names were mutated in the share of deceased. Entry to that effect was mutated in the record of rights on 10.11.2004 at entry No.4395. That as per records objection application filed and it was reported to the Mamlatdar on 15.01.2005. Thereafter, compromise arrived at between the parties and objectioners viz., Naushir Ratansha Patel and Ketiben Homibhai Patel have withdrawn the objection application on dated 16.03.2004 and Reg.Civil Suit No.184/04 filed by the Naushir Ratansha Patel before the 7th Joint Civil Judge (S.D.), Surat, has withdrawn the said suit by filing purshis Exh.48, therefore, the entry No.4395 mutated in the revenue record, which has been certified by the order of the Mamlatdar, Choryasi. Thus, (1) Arechsha Nanabhai, (2) Roshanben Nanabhai, (3) Parsibhai Nanabhai, (4) Darayas Nanabhai, (5) Ardeshir Jijibhai and (6) Jemybhai alias Jamshedji Jijibhai became owners of the said land.

Thereafter, (1) Arechsha Nanabhai, (2) Roshanben Nanabhai, (3) Parsibhai Nanabhai, (4) Darayas Nanabhai, (5) Ardeshir Jijibhai and (6) Jemybhai alias Jamshedji Jijibhai sold the said land to Dahyabhai Ambalal Patel by registered sale deed. The said sale deed was registered in the office of Sub Registrar, Surat, on 02.03.2006 at registration No.2693. Thus,



Dahyabhai Ambalal Patel became owner of the said land. Entry to that effect was mutated in the record of rights on 26.11.2010 at entry No.6585 and the said entry was certified on 27.01.2011.

Town Planning scheme was framed at Village Dumas and the said land was included in Town Planning Scheme No.77 (Dumas-Bhimpore-Gavier), Final Plot No.156 is allotted to the said land admeasuring 5246.00sq.mtrs.

Thereafter, Dahyabhai Ambalal Patel through his POA holder Girish Dahyabhai Patel gifted the said land to Ritesh Jivabhai Patel by registered gift deed. The said gift deed is registered in the office of Sub Registrar, Surat, on 08.09.2020 at registration No.262. Thus, Ritesh Jivabhai Patel became owner of the said land. Entry to that effect was mutated in the record of rights on 11.01.2022 at entry No.9867 and the said entry was certified on 02.03.2022.

That as per record the Surat Municipal Corporation has made the plot validation of land bearing Rev.S.No./Block No.653 admeasuring 8701.00sq.mtrs, Town Planning Scheme No.77 (Dumas-Bhimpore-Gavier), Final Plot No.156 Paiki land admeasuring 5246.00sq.mtrs, vide letter No.TDO/PV/698 dated 19.07.2022 and according to plot validation certificate, the land is increased from 5246.00sq.mtrs to 5655.00sq.mtrs.

The land bearing Rev.S.No./Block No.653 admeasuring 8701.00sq.mtrs, Town Planning Scheme No.77 (Dumas-Bhimpore-Gavier), Final Plot No.156 Paiki land admeasuring 5246.00sq.mtrs of village Dumas, Sub District Taluka Majura (Choryasi), District Surat converted from agriculture to non-agriculture purpose by the order of the Collector, Surat, vide order No.229/22/20/053/2023 dated 20.01.2023. Entry to that effect was mutated in the record of rights on 20.01.2023 at entry No.10309 and the said entry was certified on 14.02.2023

The land bearing Rev.S.No./Block No.653 admeasuring 8701.00sq.mtrs, Town Planning Scheme No.77 (Dumas-Bhimpore-Gavier), Final Plot No.156 Paiki land admeasuring 409.00sq.mtrs of village Dumas, Sub District Taluka Majura (Choryasi), District Surat converted from agriculture to non-agriculture purpose by the order of the Collector, Surat, vide order No.1062/22/20/053/2023 dated 18.03.2023. Entry to that effect was mutated in the record of rights.



That village Dumas entered into the Surat City and the City Survey Office has surveyed the said land and allotted the City Survey Nondh No.NA653/Paiki2 and NA653/Paiki1/Paiki2 admeasuring 5246.00sq.mtrs and 409.00sq.mtrs respectively to the said land, total admeasuring 5655.00sq.mtrs of Ward Dumas.

The Surat Municipal Corporation has approved the plan and granted the permission for construction, vide permission No.TDO/DP/No.279 dated 29.03.2023.

Thereafter, Ritesh Jivabhai Patel and Silver Stone Investment LLP as developer entered into an agreement for development of the land bearing Rev.S.No./Block No.653 admeasuring 8701.00sq.mtrs, Town Planning Scheme No.77 (Dumas-Bhimpore-Gavier), Final Plot No.156 its City Survey Nondh No.NA653/Paiki2 and NA653/Paiki1/Paiki2 admeasuring 5246.00sq.mtrs and 409.00sq.mtrs respectively, total admeasuring 5655.00sq.mtrs of Ward Dumas, Sub District Taluka Majura (Choryasi), District Surat. The said development agreement is registered in the office of Sub Registrar, Surat, on 17.04.2023 at registration No.10465.

That Silver Stone Investment LLP registered under the Limited Liability Partnership Act 2008 and having its Registration No.AAI-4692 and as per the LLP Agreement Dtd.26.09.2022, Ritesh Jivabhai Patel, Harshad Jivabhai Patel and Nikul Jivabhai Patel are the partners of the Silver Stone Investment LLP

Thereafter, Silver Stone Investment LLP developed the said land and organized the project, which is known as “ACACIA”.

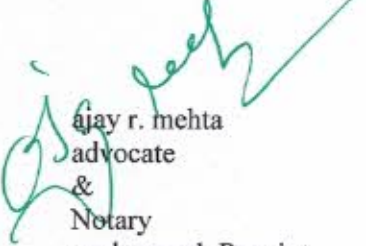
That Ritesh Jivabhai Patel and Silver Stone Investment LLP through its authorized partner Ritesh Jivabhai Patel as developers submitted affidavit regarding title of the property, as per the said affidavit title of the said property is clear and marketable and no suit/litigation is pending regarding the said property.

On search and investigation of the land in question from the record of Sub-Registrar, for last 30 years available computer records, and as per non encumbrances issued by the sub registrar, no charge lien and encumbrances are found on the record of rights. Title of the said land is clear and marketable.



I have scrutinized the following documents, which were submitted by the owner.

01. Original development agreement registered in the office of Sub Registrar, Surat, on 17.04.2023 at registration No.10465 executed between Ritesh Jivabhai Patel and Silver Stone Investment LLP along with registration receipt.
02. Original gift deed registered in the office of Sub Registrar, Surat, on 08.09.2020 at registration No.262 executed in favour of Ritesh Jivabhai Patel along with registration receipt.
03. Copy of sale deed registered in the office of Sub Registrar, Surat, on 02.03.2006 at registration No.2693 executed in favour of Dahyabhai Ambalal Patel.
04. Certified copy of city survey property card.
05. Copy of village form No.7/12 and form No.6.
06. Copy of N.A order.
07. Copy of construction permission with plan.
08. Copy of LLP Agreement along with certificate of Registration
09. Copy of Draft sale deed
10. Copy of Draft agreement for sale
11. Encumbrance certificate from Sub Registrar
12. Affidavit regarding title of the property


ajay r. mehta
advocate
&
Notary

encl:-search Receipt
No. 202301800034402
8022023516972
8022023517009
8022023519695
code:-07052023

