

અરજી પહોંચ

મિલકત નું વર્ણન : વોર્ડ નં. 10 શીટ નં. 125 સી.સ.નં. 2095/2

Search in : JAMNAGAR../JAMNAGAR..

પહોંચ નંબર ૨૦૧૮૦૦૮૦૧૬૫૪૩ અરજી નંબર ૧૦૮૦૭ અરજી વર્ષ ૨૦૧૮
તારીખ ૫ માહે સપ્ટેમ્બર સને ૨૦૧૮

રજુ કરનારનું નામ ભરત સુખપરીયા એન્ડ એસો.એડવોકેટસ
નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાલીઓ (કલમ ૬૪ થી ૬૭).....

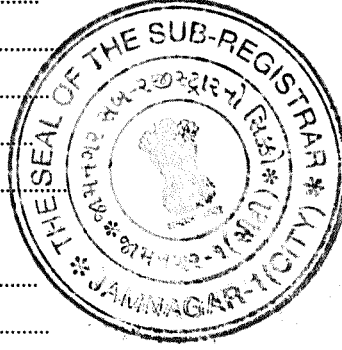
શોધ અગર તપાસણી.....Year: 1990 2000

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૧૨૦.૦૦

કુલ એકંદરે રૂ.	૧૨૦.૦૦
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અંકે રૂપીયા એક સો વીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

R. G. Rathod
સબ રજીસ્ટ્રાર
જામનગર - 1-LKT

અરજી પહોંચ

મિલકત નું વર્ણન : વોર્ડ 10 શીટ 125 સી.સ.નં. 2095/2

Search in : JAMNAGAR../JAMNAGAR..

પહોંચ નંબર ૨૦૧૯૦૧૦૦૧૩૨૩૧ અરજી નંબર ૬૯૫૮ અરજી વર્ષ ૨૦૧૯
તારીખ ૫ માહે સપ્ટેમ્બર સને ૨૦૧૯

રજુ કરનારનું નામ ભરત સુખપરીયા એન્ડ એસો.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: 2001 2019

૨૦૦.૦૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી

કુલ એકદરે રૂ.

૨૦૦.૦૦

અંકે રૂપીયા બે સો શૂન્ય પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

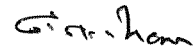
તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.


Jasmin Prabhulal Madhani
સબ રજીસ્ટ્રાર
જામનગર - 2-WST

Date : 11/09/2019

-: CERTIFICATE OF TITLE :-

Re : Opinion about the legality of the title of the Property being Plot No. 2 of the Plan No.6 of Jampuri Estate, bearing City Survey No.1/G/4 paiki situated at Park Colony, Main Road, Jamnagar.

We have been asked to give our opinion about the legality of the title of the property i.e. Plot No.2 of Plan No. 6 of Jampuri Estate admeasuring about 626.36 sq. mts. bearing old City Survey No. 1/G/4 paiki and having new City Survey No. 2095/2 of Sheet No. 125 in Ward No.10, situated at Park Colony Main Road, Jamnagar which belongs to Rivanta Infrawell LLP, a Partnership firm of Jamnagar.

It appears from the documents related to the said property that Rivanta Infrawell LLP, a partnership firm, became the owner of the said property by virtue of the following transaction.

Originally the above referred property was the part of the land bearing City Survey No.1/G/4 which belonged to Shri Digvijaysinhji Ranjitshinji Jadeja, former ruler of the Nawanagar state, who later sold the said property to M/s. Ambavijay Pvt. Ltd. by registered Sale Deed No. 2087 dated 14/12/1962.

After purchasing the above land, M/s. Ambavijay Pvt. Ltd. divided the said land into different Plans and plots and subsequently M/s. Ambavijay Pvt. Ltd. sold the Plot No.1 and 2, admeasuring about 1375 sq. mtrs. to (1) Smt. Gurubachankaur Tarasingh and (2) Smt. Amarkaur Santokhsingh by registered Sale Deed No. 1199 dated 07/06/1968.

Thereafter Smt. Gurubachankaur Tarasingh Panesar and Smt.

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Amarkaur Santokhsingh Panesar executed a registered Partition Deed No. 2156 dated 31/07/1985, and by virtue of the said Partition Deed Smt. Amarkaur Santokhsingh Panesar became the owner of the Plot No. 2.

Thereafter Smt. Amarkaur Santokhsingh Panesar sold her 35% undivided share of the said property to Shri Santokhsingh Karamsingh Panesar by registered Sale Deed No. 2158 dated 31/07/1985.

Thereafter the owners of the Plot No.1 and Plot No.2 jointly applied for the amalgamation and sub-plotting of the said plots which was granted by the Jamnagar Municipal Corporation vide its order No. JMC/TP/B/3827/Sub-Divi-Plot/2003-04 dated 10/12/2004 and the area of 626.36 sq. mts. of Plot No.2 was finalised.

After the death of Santokhsingh Karamsingh Panesar his legal heirs namely (1) Amarkaur Santokhsingh Panesar, (2) Jaspalkaur Santokhsingh Panesar W/o. Hardipsingh Mathur, (3) Jaspalkaur Santokhsingh Panesar W/o. Jashwindarsinhg Birdi, (4) Kulwantkaur Santokhsingh Panesar W/o. Late Avtarsingh Sokhey, (5) Kuldeepkaur Santokhsingh Panesar W/o. Harkamaljitsingh Sokhey, (6) Daljitsingh Santokhsingh Panesar and (7) Pritpalsingh Santokhsingh Panesar became the co-owners of 35% undivided share of Late Santokhsingh Karamsingh Panesar in the said property.

Subsequently (1) Amarkaur Santokhsingh Panesar, (2) Jaspalkaur Santokhsingh Panesar W/o. Hardipsingh Mathur, (3) Jaspalkaur Santokhsingh Panesar W/o. Jashwindarsinhg Birdi and (4) Kuldeepkaur Santokhsingh Panesar W/o. Harkamaljitsingh Sokhey released their proportionate share, which they received as legal heir of Late Santokhsingh Karamsingh Panesar in the said property, in favour of



Daljitsingh S/o. Santokhsingh Panesar and Pritpalsingh S/o. Santokhsingh Panesar by executing registered Release Deed bearing Serial No.9166 dated 02/12/2016. Similarly, Kulwantkaur D/o. Santokhsingh Panesar W/o. Late Avtarsingh Sokhey released her proportionate share which she received as legal heir of Late Santokhsingh Karamsingh Panesar in the said property, in favour of (1) Daljitsingh S/o. Santokhsingh Panesar and (2) Pritpalsingh S/o. Santokhsingh Panesar by executing registered Release Deed bearing Serial No. 8750 dated 05/12/2018.

Thereafter Amarkaur Santokhsingh Panesar and Other obtained the development permission No. 2019/0987 dated 14/05/2019 from the Jamnagar Municipal Corporation.

Thereafter (1) Amarkaur Santokhsingh Panesar, (2) Daljitsingh Santokhsingh Panesar and (3) Pritpalsingh Santokhsingh Panesar sold the said property alongwith the right of development permission to the present owner Rivanta Infrawell LLP by Registered Sale Deed No.6128 dated 03/08/2019.

Earlier we have published the public notice in daily news paper "Aajkal", "Nawanagar Times", "Khabar Gujarat", "Sanj Samachar", "Bhoomi" and "Nobat" on 01/08/2019, inviting objection, if any, from those having any right, title or interest in said property or any objection against the sale transaction of the property. In reply to our said notice, we have not received any objection so far.

We have taken search in the office of the Sub-Registrar at Jamnagar for the period of last 30 Years in respect of the above property and we have found that the present owner **Rivanta Infrawell LLP**, a partnership firm, is the true and lawful owner of the above referred



property and no any other transactions during the said period were found adversely affecting the title of the above property and the title of the said property appears to be clear, marketable and without encumbrances.

In support of our above opinion, we have shown the following documents.

- (1) A copy of the registered Sale Deed No. 2087 dated 14/12/1962 executed by Jamsaheb Shri Digvijaysinghji Jadeja in favour of M/s. Ambavijay Pvt. Ltd.
- (2) A copy of the acknowledgement issued by Jamsaheb Shri Digvijaysinghji Jadeja to M/s. Ambavijay Pvt. Ltd.
- (3) A copy of the resolution passed in the meeting of the Board of Directors Of M/s. Ambavijay Pvt. Ltd.
- (4) A copy of the registered Sale Deed No. 1199 dated 07/06/1968 executed by M/s. Ambavijay Pvt. Ltd. in favour of Amarkaur Santokhsingh Panesar and Gurubachankaur Tarasingh Panesar.
- (5) A copy of the development permission No. 807 dated 17/03/1980 issued by Jamnagar Nagarpalika.
- (6) An original Registered Partition Deed No. 2156 dated 31/07/1985 executed by and between Amarkaur Santokhsingh Panesar and Gurubachankaur Tarasingh Panesar.
- (7) Certified true copy of the Index-II of the above mentioned partition deed.
- (8) An original Registered Sale Deed No. 2158 dated 31/07/1985



executed by Amarkaur Santokhsingh Panesar in favour of Santokhsingh Karamsingh Panesar.

- (9) Certified true copy of the Index-II of the above mentioned sale deed.
- (10) A copy of the order No. JMC/T.P./B/3827/Sub-Divi-Plot/J.N./2003-04 dated 10/12/2004 issued by the Jamnagar Municipal Corporation granting Amalgamation and Sub-Plotting of the Plot No. 1 and 2 alongwith the sanctioned plan.
- (11) A copy of the death certificate of Santokhsingh Karamsingh Panesar.
- (12) An original power of attorney executed by Kulwantkaur D/o. Santokhsingh Panesar W/o. Late Avtarsingh Shokey in favour Amarkaur Santokhsingh Panesar.
- (13) An original Power of attorney executed by Jaspalkaur Santokhsingh Panesar W/o. Hardipsingh Mathur in favour Amarkaur Santokhsingh Panesar.
- (14) An original Power of attorney executed by Kuldeepkaur Santokhsingh Panesar W/o. Harkamaljitsingh Sokhey in favour Amarkaur Santokhsingh Panesar.
- (15) An original Power of attorney executed by Jasbirkaur Santokhsingh Panesar W/o. Jashwindarsinhg Birdi in favour Amarkaur Santokhsingh Panesar.
- (16) An original Power of attorney executed by Daljitsingh Santokhsingh Panesar in favour Amarkaur Santokhsingh Panesar.



- (17) An original registered release deed No. 9166 dated 02/11/2016 executed by Amarkaur Santokhsingh Panesar and other in favour of Daljitsingh Santokhsingh Panesar and Prithpalsingh Santokhsingh Panesar.
- (18) An original registered release deed No. 8750 dated 05/12/2018 executed by Kulwantkaur W/o. Avtarsingh Sokhey through her PoA holder Amarkaur Santhokhsingh Panesar in favour of Daljitsingh Santokhsingh Panesar and Prithpalsingh Santokhsingh Panesar.
- (19) A copy of the order passed by the Deputy Collector, Jamnagar (City) in City Appeal No. 49(1)/2018-19.
- (20) A copy of the order No. CTS/MS-3/R.C. Reg. No.17/2018-19 dated 16/01/2019 passed by the City Survey Superintendent-2 Jamnagar.
- (21) Certified true copy of the property card with mutation entry of Amarkaur Santokhsingh Panesar and others.
- (22) An original No-due Certificate dated 25/02/2019 issued by Dena Bank, Grain Market Branch.
- (23) An original registered Mortgage Release Deed No. 1519 dated 26/02/2019 executed by the officer of the Dena Bank in favour of Amarkaur Santokhsingh Panesar and others.
- (24) A copy of the last House tax receipt.
- (25) An original Development Permission No. 2019/0987 dated 14/05/2019 issued by the Jamnagar Municipal Corporation alongwith the Sanctioned Plan.



(26) Copies of the public notice published in daily news papers "Aajkal", "Nawanagar Times", "Khabar Gujarat", "Sanj Samachar", "Bhoomi" and "Nobat" on 01/08/2019.

(27) An original registered Sale Deed No. 6128 dated 31/08/2019 executed by Amarkaur Santokhsingh Panesar and other in favour of Rivanta Infrawell LLP.

(28) A copy of the Limited Liability Partnership Agreement dated 24/04/2019 alongwith the copy of registration certificate issued by the Deputy Registrar of Companies.

(29) Copy of House Tax receipt.

We therefore can opine that the title of the above referred property appears to be clear, marketable and without encumbrances.

Place : Jamnagar
Dated : 11/09/2019

Bharat Sukhparia & Associate



A handwritten signature in black ink, appearing to be "Kirit K. Solanki".

Kirit K. Solanki
Advocate