



Rashmin L. Patel

Advocate-Gujarat High Court
(Reg. G/663/1987)

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૩૦૨-રોયલ કોમ્પ્લેક્સ, હજૂર પાયગા રોડ, નવાપરા,
ભાવનગર - ૩૬૪ ૦૦૧ (ગુજરાત)
મો નં.+૯૧-૯૩૭૪૬૪૬૫૬૬

TO WHOM SO EVER IT MAY CONCERN

REF : All piece and parcel of an open residential non-agricultural of plot no. 13 area admeasuring 404.11 sq.mtrs. bearing on city survey ward no.7, sheet no.204, city survey no.2233/1 paiki, "**ADARSH DERI**", anantwadi area, Jail Road, Ta. Dist.-Bhavnagar Belonging to **OROMIRA DEVELOPERS partnership firm.**

I have investigated title to an immovable property of All piece and parcel of an open residential non-agricultural of plot no. 13 area admeasuring 404.11 sq.mtrs. bearing on city survey ward no.7, sheet no.204, city survey no.2233/1 paiki, "**ADARSH DERI**", anantwadi area, Jail Road, Ta. Dist.-Bhavnagar is in possession and ownership of **OROMIRA DEVELOPERS partnership firm** on the basis of title documents and other evidences as mentioned here in below:

1. Looking to the above Documents papers etc. it appears that in year 1942 said property named Adarsh Deri, situated in ANantwadi Area, on Jail road, Bhavnagar was originally owned by Maharaja Saheb of Bhavnagar. Then Maharaja Saheb of Bhavnagar executed gift deed no.4 in favour of Anantray Prabhashankar Pattani & Batukray Prabhashankar Pattani on Dt.07-04-1942. Thus Anantray Prabhashankar Pattani & Batukray Prabhashankar Pattani became owners of said property.
2. Thereafter Anantray Prabhashankar Pattani & Batukray Prabhashankar Pattani decided to divide said property among them. For that registered sharing deed no.443/58 executed in between Anantray Prabhashankar Pattani & Batukray Prabhashankar Pattani on Dt.27-05-1958.
3. After that Anantray Prabhashankar Pattani died, so as his legally heirs his wife Yashomatiben Anantray Pattani and son Maheshkumar Anantray Pattani became owners of his property. As per succession they became owners of above mentioned property. So as owners, Yashomatiben Anantray Pattani and son Maheshkumar Anantray Pattani decided to sell their property of plot no.13 to Vrajlal Lallubhai Shah & Ms/ Pramod Trading Co. its partner Lallubhai Devchandbhai Shah. For that vide registered sale deed no.2176 executed by Yashomatiben Anantray Pattani and son Maheshkumar Anantray Pattani in





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favour of Vrajlal Lallubhai Shah & Ms/ Pramod Trading Co. its partner Lallubhai Devchandbhai Shah on Dt.30-11-1963.

4. It further appears from above documents that above mentioned property named ADARSH DERI owned by Vrajlal Lallubhai Shah & Ms/ Pramod Trading Co. its partner Lallubhai Devchandbhai Shah. Then they decided to divide said property among them by mutual understanding. So in year 1964-65 they partined their said plot no.13 between them on Dt.30-10-1964. And then registered sharing deed no.238 executed in between Vrajlal Lallubhai Shah & Ms/ Pramod Trading Co. its partner Lallubhai Devchandbhai Shah on Dt.08-02-1965.
5. Thereafter property of plot no.13 came in the share of Vrajlal Lallubhai Shah. And he became only owner of sai property of plot no.13. But then Vrajlal Lallubhai Shah died on Dt.28-12-2009. So his all property came in the hands of his legally heirs, his wife Hiraben Vrajlal Shah, his sons Dhirenbbhai Vrajlal Shah & Sunilbbhai Vrajlal Shah and name of Vrajlal Lallubhai Shah was removed from record. After that as owners, Hiraben Vrajlal Shah, his sons Dhirenbbhai Vrajlal Shah & Sunilbbhai Vrajlal Shah decided to appoint Anandbbhai Khatabbhai Dangar as their POA holder vide notarized POA sr. no.4345 on Dt.21-05-2010. But Sunilbbhai Vrajlal Shah made notarized affidavit sr. no.4347 for misplaced of documents of property on Dt.31-05-2010.
6. Then as owners, Hiraben Vrajlal, Dhirenbbhai Vrajlal and Sunilbbhai Vrajlal decided to sell their property. For that registered sale deed no.3051 of plot no.13 executed by POA holder Anandbbhai Khatabbhai Dangar of Hiraben Vrajlal Shah & others in favour of Naranbbhai Bhikhubbhai Dangar (Ayar) on Dt.18-06-2010. And it was recored in city survey records vide entry no.63822 on Dt.13-10-2010.
7. Thereafter Ramnikbbhai Karamshibbhai Mayani, Vinodbhai Premshankar Rajyaguru & Kishorbhai Naranbbhai Dangar decided to make partnedship firm named "OROMIRA DEVELOPERS Partnership firm". So notarized partnership deed no.989 executed in between Ramnikbbhai Karamshibbhai Mayani, Vinodbhai Premshankar Rajyaguru & Kishorbhai Naranbbhai Dangar on Dt.19-10-2021.
8. After that as owner of an open plot no.13, Naranbbhai Bhikhubbhai Dangar wanted to construct residential property on said plot. For residential purpose Naranbbhai Bhikhubbhai Dangar





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made development agreement with above metioned partnership firm "OROMIRA DEVELOPERS Partnership firm". Then registered development agreement Reg. No. 6391 executed by Naranbhai Bhikhubhai Dangar in favour of OROMIRA developores partnership firm, its partners Ramnikbhai Karamshibhai Mayani & others on Dt.17-11-2021.

The searches of the record for last **30 years [from 1992 to 2022]** on Dt. **28-03-2022 wide receipt no. 2022011004638** carried out at the office of The Sub-Registrar of Assurance, Bhavnagar, did not reveal any subsisting charge, mortgage or other encumbrances registered thereat over the said property. It is hereby certified that the title of **OROMIRA DEVELOPERS partnership firm** to the said properties briefly described in **THE SCHEDULE** hereinafter written is **CLEAR, MARKETABLE AND FREE FROM ANY ENCUMBRANCES** over the said property and intended purchaser gets clear and marketable title as and when sale deed is registered in his favour from the above seller.

THE SCHEDULE
BRIEF DESCRIPTION OF THE PROPERTY

All piece and parcel of an open residential non-agricultural of plot no. 13 area admeasuring 404.11 sq.mtrs. bearing on city survey ward no.7, sheet no.204, city survey no.2233/1 paiki, "**ADARSH DERI**", anantwadi area, Jail Road, Ta. Dist.- Bhavnagar.

North	Plot no.12
South	Plot no.15
East	Plot no.9
West	Public road

Dated 28-03-2021

[R. L. PATEL]
Advocate, Bhavnagar





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1. Copy of registered gift deed no.4 executed by Maharaja Saheb in favour of Anantray Prabhashankar Pattani & Batukray Prabhashankar Pattani on Dt.07-04-1942.
2. Copy of registered sharing deed no.443/58 executed between Anantray Prabhashankar Pattani & Batukray Prabhashankar Pattani on Dt.27-05-1958.
3. Copy of lay out plan.
4. Copy of registered sale deed no.2176 of plot no.13 executed by heirs of Anantray Prabhashankar Pattani, Yashomatiben Anantray Pattani & Maheshkumar Anantray Pattani in favour of Vrajlal Lallubhai Shah & Ms/ Pramod Trading Co. its managing partner Lallubhai Devchandbhai Shah on Dt.30-11-1963.
5. Copy of registered sharing deed no.238 executed in between Vrajlal Lallubhai Shah & Ms/ Pramod Trading Co. its managing partner Lallubhai Devchandbhai Shah on Dt.08-02-1965.
6. Copy of property card.
7. Copy of death certificate of Vrajlal Lallubhai Shah on Dt.28-12-2009.
8. Original notarized POA sr. no.4345 executed by heirs of Vrajlal Shah, Hiraben Vrajlal Shah & others in favour of Anandbhai Khatabhai Dangar on Dt.27-05-2010.
9. Original notarized affidavit sr. no.4347 executed by heir of Vrajlal Shah, Sunilbhai Vrajlal Shah on Dt.31-05-2010.
10. Original registered sale deed no.3051 of plot no.13 executed by POA holder Anandbhai Khatabhai Dangar of Hiraben Vrajlal Shah & others in favour of Naranbhai Bhikhubhai Dangar (Ayar) on Dt.18-06-2010.
11. Original notarized partnership deed no.989/2021 executed by Ramnikbhai Karamshibhai Mayani & others on Dt.19-10-2021.
12. Original notarized development agreement sr. no.6391 executed by Naranbhai Bhikhubhai Dangar in favour of OROMIRA developores partnership firm, its partners Ramnikbhai Karamshibhai Mayani & others on Dt.17-11-2021.

Dated 28-03-2022

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CERTIFICATE

THIS IS TO CERTIFY that **OROMIRA DEVELOPERS partnership firm** is the owner of an immovable property an open residential non-agricultural of plot no. 13 area admeasuring 404.11 sq.mtrs. bearing on city survey ward no.7, sheet no.204, city survey no.2233/1 paiki, "**ADARSH DERI**", anantwadi area, Jail Road, Ta. Dist.- Bhavnagar and the title of the said property is **CLEAR, MARKETABLE AND FREE FROM ANY ENCUMBRANCES.**

Date: 28-03-2022

RASHMIN L. PATEL
ADVOCATE & NOTARY

