

દિનેશ હિરાચંદ શાહ
બી.કોમ., એલ.એલ.બી. એડવોકેટ
મો. 1- 62244 01167
ઈલેશ હિરાચંદ શાહ
બી.એસસી., એલ.એલ.બી. એડવોકેટ
મો. 1- 62244 54466
ઓફિસ : પારસી સ્ટ્રીટ, ડિસ્ટ્રિક્ટ-પારડી 369 124.
અ. વલસાડ.
પર : વર્ધમાન ટ્રેડર્સ કંપાઉન્ડ, ને.હી.નં. ૮,
ડિસ્ટ્રિક્ટ-પારડી 369 124. અ. વલસાડ.



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Date : 09/04/2019

REF. NO. SHREE SAI PALACE UMBERGAON / TITLE CERTIFICATE

- : TITLE CLEARANCE CERTIFICATE :-

To,

SHRI RAMESHBHAI CHHANABHAI KATARIA.

at-Umbergaon, Taluka-Umbergaon,

District-Valsad.

Sub. :- Title Clearance Certificate in respect
to the property at **UMBERGAON**,
Taluka-Umbergaon bearing City
Survey No. 452 paikie, admeasuring
376.03 Sq. Mtrs..

Sir,

As per oral request made by Shri Rameshbhai Chhanabhai Kataria partner of M/s. Surya Developers, at-Umbergaon, Taluka-Umbergaon, District-Valsad, for making investigation of title with regard to the captioned property which is more particularly described in the schedule below; I am submitting as under :-

- True*
- (1) That, Originally the land bearing City Survey No. 453, admeasuring-881.281 Sq. Mtrs. was owned and possessed by Shri Gopal Lalji Thakorji Mandir Situated at Village-Umbergaon, Taluka-Umbergaon, District-Valsad. And Five Galas on Eastern Side and Ten Galas on Western Side constructed by Shri Gopal Lalji Thakorji Mandir.
 - (2) That, Gala No. 1 on Eastern Side was purchased by Shri Keshavbhai Haribhai Bhandari from Shri Gopal Lalji Thakorji Mandir by a registered Sale Deed dated-19/10/1987. And by virtue of the said Sale Deed the said property transferred in the name of Shri Keshavbhai Haribhai Bhandari in City Survey

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ઓફિસ : પારસી સ્ટ્રીટ, કિલ્લા-પારડી ૩૯૬ ૧૨૫.
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(2)

Records. And for which Mutation Entry No. 344, dated-04/02/1989 effected in City Survey record.

That, (1) Shri Muradkhan Kamrudin Virani & (2) Shri Badrudin Babubhai had purchased the said Gala No. 1 from Shri keshavbhai Haribhai Patel by a registered Sale Deed dated-19/10/1987. And by virtue of the said Sale Deed the said property transferred in the name of (1) Shri Muradkhan Kamrudin Virani & (2) Shri Badrudin Babubhai in City Survey Records. And for which Mutation Entry No. 346, dated-04/02/1989 effected in City Survey record.

That, (1) Shri Jayantilal Laxmanbhai Champaneri & (2) Smt. Charulata Jayantilal Champaneri had purchased the said Gala No. 1 from (1) Shri Muradkhan Kamrudin Virani & (2) Shri Badrudin Babubhai by a registered Sale Deed dated-25/03/1988. And by virtue of the said Sale Deed the said property transferred in the name of (1) Shri Jayantilal Laxmanbhai Champaneri & (2) Smt. Charulata Jayantilal Champaneri in City Survey Records. And for which Mutation Entry No. 347, dated-04/02/1989 effected in revenue record.

That, Shri Esuf Rahimbhai Memon had purchased the said Gala No. 1 from (1) Shri Jayantilal Laxmanbhai Champaneri & (2) Smt. Charulata Jayantilal Champaneri by a registered Sale Deed dated-26/04/2013. And the said Sale Deed is registered in the Office Of Sub-Registrar Umbergaon at Serial No. 1171 on 26/04/2013. And by virtue of the said Sale Deed the said property transferred in the name of Shri Esuf Rahimbhai Memon in City Survey Records. And for which

Final

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(3)

Mutation Entry No. 478, dated-07/04/2015 effected in City Survey record.

- (2) That, Gala No. 2 & 3 on Eastern Side was purchased by Shri Jayantibhai Laxmanbhai Champaneri from Shri Gopal Lalji Thakorji Mandir by a registered Sale Deed dated-28/03/2007. And by virtue of the said Sale Deed the said property transferred in the name of Shri Jayantilal Laxmanbhai Champaneri in City Survey Records. And for which Mutation Entry No. 115, dated-07/04/2007 effected in City Survey record.

That, Shri Esuf Rahimbhai Memon had purchased the said Gala No. 2 & 3 from Shri Jayantilal Laxmanbhai Champaneri by a registered Sale Deed dated-26/04/2013. And the said Sale Deed is registered in the Office Of Sub-Registrar Umbergaon at Serial No. 1170 on 26/04/2013. And by virtue of the said Sale Deed the said property transferred in the name of Shri Esuf Rahimbhai Memon in City Survey Records. And for which Mutation Entry No. 479, dated-07/04/2015 effected in City Survey record.

- (4) That, M/s. Surya Developers a partnership firm through its partners (1) Shri Hiteshbhai Chhaganbhai Kataria (2) Shri Rameshbhai Chhanabhai Kataria (3) Shri Laljibhai Jadavbhai Kataria & (4) Shri Hirenkumar Mangalbhai Kataria had purchased the said Gala No. 1, 2 & 3 from Shri Esuf Rahimbhai Memon by a registered Sale Deed dated-28/08/2017. And the said Sale Deed is registered in the Office Of Sub-Registrar Umbergaon at Serial No. 3035, dated-28/08/2017. And by virtue of the said Sale Deed the said property transferred in the

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(4)

name of M/s. Surya Developers a partnership firm through its partners (1) Shri Hiteshbhai Chhaganbhai Kataria (2) Shri Rameshbhai Chhanabhai Kataria (3) Shri Laljibhai Jadavbhai Kataria & (4) Shri Hirenkumar Mangalbhai Kataria in City Survey Records. And for which Mutation Entry No. 596, dated-29/08/2017 effected in City Survey record.

(5) That, Gala No. 4 on Eastern Side was purchased by Shri Vajirbhai Abdulbhai Vasoya from Shri Gopal Lalji Thakorji Mandir by a registered Sale Deed dated-05/02/1982. And by virtue of the said Sale Deed the said property transferred in the name of Shri Vajirbhai Abdulbhai Vasoya in City Survey Records. And for which Mutation Entry No. 119, dated-02/12/1982 effected in City Survey record.

That, Shri Ramanlal Ranchhoddas Bharatia had purchased the said Gala No. 4 from Vajirbhai Abdulbhai Vasoya by a registered Sale Deed dated-11/11/1982. And the said Sale Deed is registered in the Office Of Sub-Registrar Pardi at Serial No. 1413 on 11/11/1982. And by virtue of the said Sale Deed the said property transferred in the name of Shri Ramanlal Ranchhoddas Bharatia in City Survey Records. And for which Mutation Entry No. 413 dated-07/03/2014 effected in City Survey record.

Issued

That, M/s. Surya Developers a partnership firm through its partners (1) Shri Hiteshbhai Chhaganbhai Kataria (2) Shri Rameshbhai Chhanabhai Kataria (3) Shri Laljibhai Jadavbhai Kataria & (4) Shri Hirenkumar Mangalbhai Kataria had purchased the said Gala No. 4 from Shri Ramanlal Ranchhoddas Bharatia by a registered Sale Deed dated-

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ઈલેશ હિરાચંદ શાહ
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ઓફિસ : પારસી સ્ટ્રીટ, કિલ્લા-પારડી ૩૯૬ ૧૨૫.
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(5)

23/08/2017. And the said Sale Deed is registered in the Office Of Sub-Registrar Umbergaon at Serial No. 3019, dated-23/08/2017. And by virtue of the said Sale Deed the said property transferred in the name of M/s. Surya Developers a partnership firm through its partners (1) Shri Hiteshbhai Chhaganbhai Kataria (2) Shri Rameshbhai Chhanabhai Kataria (3) Shri Laljibhai Jadavbhai Kataria & (4) Shri Hirenkumar Mangalbhai Kataria in City Survey Records. And for which Mutation Entry No. 593, dated-29/08/2017 effected in City Survey record.

- (6) That, **Gala No. 5** on Eastern Side was purchased by Smt. Kokilaben Ramanbhai Bharatia from Shri Gopal Lalji Thakorji Mandir by a registered Sale Deed dated-05/02/1982. And the said Sale Deed is registered in the Office Of Sub -Registrar Pardi in Book No. 1, at -245- Volume, on Page No. 72 to 79 at Serial No. 163 on 08/04/1982. And by virtue of the said Sale Deed the said property transferred in the name of Smt. Kokilaben Ramanbhai Bharatia in City Survey Records. And for which Mutation Entry No. 120, dated-02/12/1982 effected in City Survey record.

True

That, Smt. Kokilaben Ramanbhai Bharatia died intestae on 13/07/2005 leaving behind her (1) Shri Ramanlal Ranchhoddas Bharatia (2) Shri Ashish Ramanlal Bharatia (3) Shri Sushil@ Samir Ramanlal Bharatia (4) Dipti Ramanlal Bharatia & (5) Chetna Ramanlal Bharatia as a legal heirs entitled to the land belongst to the deceased and the name of the said heirs have been entered in City Survey records by Mutation Entry No. 154, dated-04/01/2008.

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ઘર : વર્ધમાન ટ્રેડર્સ કંપાઉન્ડ, નો.૬ા.નં. ૮,
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(6)

That, M/s. Surya Developers a partnership firm through its partners (1) Shri Hiteshbhai Chhaganbhai Kataria (2) Shri Rameshbhai Chhanabhai Kataria (3) Shri Laljibhai Jadavbhai Kataria & (4) Shri Hirenkumar Mangalbhai Kataria had purchased the said Gala No. 5 from (1) Shri Ramanlal Ranchhoddas Bharatia (2) Shri Ashish Ramanlal Bharatia (3) Shri Sushil@ Samir Ramanlal Bharatia (4) Dipti Ramanlal Bharatia & (5) Chetna Ramanlal Bharatia by a registered Sale Deed dated-23/08/2017. And the said Sale Deed is registered in the Office Of Sub-Registrar Umbergaon at Serial No. 3017, dated-23/08/2017. And by virtue of the said Sale Deed the said property transferred in the name of M/s. Surya Developers a partnership firm through its partners (1) Shri Hiteshbhai Chhaganbhai Kataria (2) Shri Rameshbhai Chhanabhai Kataria (3) Shri Laljibhai Jadavbhai Kataria & (4) Shri Hirenkumar Mangalbhai Kataria in City Survey Records. And for which Mutation Entry No. 595, dated-29/08/2017 effected in City Survey record.

(7) That, Gala No. 3 on Western Side was purchased by Shri Vishwamitra Shivshankar Khabbar from Shri Gopal Lalji Thakorji Mandir by a registered Sale Deed dated-20/10/1995. And by virtue of the said Sale Deed the said property transferred in the name of Shri Vishwamitra Shivshankar Khabbar in City Survey Records. And for which Mutation Entry No. 38, dated-01/03/1996 effected in City Survey record.

Isht

That, (1) Shri Ashish Ramanlal Bharatia & (2) Shri Sushil Ramanlal Bharatia had purchased the said Gala No. 3 from Shri Vishwamitra Shivshankar Khabbar by a registered

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(7)

Sale Deed dated-31/01/2005. And the said Sale Deed is registered in the Office Of Sub-Registrar Pardi at Serial No. 541 on 31/01/2005. And by virtue of the said Sale Deed the said property transferred in the name of (1) Shri Ashish Ramanlal Bharatia & (2) Shri Sushil Ramanlal Bharatia in City Survey Records. And for which Mutation Entry No. 17 dated-01/03/2005 effected in City Survey record.

That, M/s. Surya Developers a partnership firm through its partners (1) Shri Hiteshbhai Chhaganbhai Kataria (2) Shri Rameshbhai Chhanabhai Kataria (3) Shri Laljibhai Jadavbhai Kataria & (4) Shri Hirenkumar Mangalbhai Kataria had purchased the said Gala No. 3 from (1) Shri Ashish Ramanlal Bharatia & (2) Shri Sushil Ramanlal Bharatia by a registered Sale Deed dated-23/08/2017. And the said Sale Deed is registered in the Office Of Sub-Registrar Umbergaon at Serial No. 3020, dated-23/08/2017. And by virtue of the said Sale Deed the said property transferred in the name of M/s. Surya Developers a partnership firm through its partners (1) Shri Hiteshbhai Chhaganbhai Kataria (2) Shri Rameshbhai Chhanabhai Kataria (3) Shri Laljibhai Jadavbhai Kataria & (4) Shri Hirenkumar Mangalbhai Kataria in City Survey Records. And for which Mutation Entry No. 594, dated-29/08/2017 effected in City Survey record.

- (8) That, Gala No. 4 on Western Side was purchased by Smt. Kokilaben Ramanlal Bharatia from Shri Gopal Lalji Thakorji Mandir by a registered Sale Deed dated-08/04/1982. And by virtue of the said Sale Deed the said property transferred in the name of Smt. Kokilaben Ramanlal Bharatia in City Survey

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(8)

Records. And for which Mutation Entry No. 583, dated-07/07/2017 effected in City Survey record.

That, Smt. Kokilaben Ramanbhai Bharatia died intestae on 13/07/2005 leaving behind her (1) Shri Ashish Ramanlal Bharatia (3) Shri Sushil@ Samir Ramanlal Bharatia (3) Dipti Ramanlal Bharatia & (4) Chetna Ramanlal Bharatia as a legal heirs entitled to the land belongst to the deceased and the name of the said heirs have been entered in City Survey records by Mutation Entry No. 592, dated-19/08/2017.

That, M/s. Surya Developers a partnership firm through its partners (1) Shri Hiteshbhai Chhaganbhai Kataria (2) Shri Rameshbhai Chhanabhai Kataria (3) Shri Laljibhai Jadavbhai Kataria & (4) Shri Hirenkumar Mangalbhai Kataria had purchased the said Gala No. 4 from (1) Shri Ramanlal Ranchhoddas Bharatia (2) Shri Ashish Ramanlal Bharatia (3) Shri Sushil@ Samir Ramanlal Bharatia (4) Dipti Ramanlal Bharatia & (5) Chetna Ramanlal Bharatia by a registered Sale Deed dated-23/08/2017. And the said Sale Deed is registered in the Office Of Sub-Registrar Umbergaon at Serial No. 3018, dated-23/08/2017. And by virtue of the said Sale Deed the said property transferred in the name of M/s. Surya Developers a partnership firm through its partners (1) Shri Hiteshbhai Chhaganbhai Kataria (2) Shri Rameshbhai Chhanabhai Kataria (3) Shri Laljibhai Jadavbhai Kataria & (4) Shri Hirenkumar Mangalbhai Kataria in City Survey Records. And for which Mutation Entry No. 597, dated-29/08/2017 effected in City Survey record.



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દિનેશ હિરાચંદ શાહ
બી.કોમ., એલએલ.બી. એડવોકેટ
મો. 1- ૯૮૨૫૮ ૭૧૧૯૭

ઈલેશ હિરાચંદ શાહ
બી.એસસી., એલએલ.બી. એડવોકેટ
મો. 1- ૯૮૨૫૦ ૫૮૮૯૯

ઓફિસ : પારસી સ્ટ્રીટ, કિલ્લા-પારડી ૩૯૭ ૧૨૫.
અ. વલસાડ.

ઘર : વર્ધમાન ટ્રેડર્સ કંપાઉન્ડ, ને.હા.નં. ૮,
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Dist. Valsad.

Resl. : Vardhman Trader's Compound,
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(9)

- (9) That, Gala No. 5 on Western Side was purchased by Shri Ramanlal Ranchhoddas Bharatia from Shri Gopal Lalji Thakorji Mandir by a registered Sale Deed dated-23/11/1985. And by virtue of the said Sale Deed the said property transferred in the name of Shri Ramanlal Ranchchoddas Bharatia in City Survey Records. And for which Mutation Entry No. 257, dated-03/04/1987 effected in City Survey record.

That, M/s. Surya Developers a partnership firm through its partners (1) Shri Hiteshbhai Chhaganbhai Kataria (2) Shri Rameshbhai Chhanabhai Kataria (3) Shri Laljibhai Jadavbhai Kataria & (4) Shri Hirenkumar Mangalbhai Kataria had purchased the said Gala No. 5 from Shri Ramanlal Ranchhoddas Bharatia by a registered Sale Deed dated-23/08/2017. And the said Sale Deed is registered in the Office Of Sub-Registrar Umbergaon at Serial No. 3019, dated-23/08/2017. And by virtue of the said Sale Deed the said property transferred in the name of M/s. Surya Developers a partnership firm through its partners (1) Shri Hiteshbhai Chhaganbhai Kataria (2) Shri Rameshbhai Chhanabhai Kataria (3) Shri Laljibhai Jadavbhai Kataria & (4) Shri Hirenkumar Mangalbhai Kataria in City Survey Records. And for which Mutation Entry No. 593, dated-29/08/2017 effected in City Survey record.

- (10) Thus, M/s. Surya Developers a partnership firm through its partners (1) Shri Hiteshbhai Chhaganbhai Kataria (2) Shri Rameshbhai Chhanabhai Kataria (3) Shri Laljibhai Jadavbhai Kataria & (4) Shri Hirenkumar Mangalbhai Kataria became the



Filed

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બી.કોમ., એલ.એલ.બી. એડવોકેટ
મો. :- ૯૮૨૫૮ ૭૧૧૯૭
ઈલેશ હિરાચંદ શાહ
બી.એસસી., એલ.એલ.બી. એડવોકેટ
મો. :- ૯૮૨૫૦ ૫૮૮૯૯
ઓફિસ : પારસી સ્ટ્રીટ, કિલ્લા-પારડી ૩૬૭ ૧૨૫.
અ. વલસાડ.
ઘર : વર્ધમાન ટ્રેડર્સ કંપાઉન્ડ, ને.હા.નં. ૮,
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(10)

owner & possessor of Gala No. 1 to 5 of Eastern Side and Gala No. 3 to 5 of Western side totally admeasuring-376.03 Sq. Mtrs..

- (11) That, M/s. Surya Developers a partnership firm had demolished the said Gala No. 1 to 5 of Eastern Side and Gala No. 3 to 5 of Western side.
- (12) That, (1) Shri Samir @ Sushil Ramanlal Bharatia & (2) Shri Esuf Rahimbhai Memon are entered as a partners in the partnership firm M/s. Surya Developers. And for Which Admission Of Partners Cum Partnership Deed is executed by and between (1) Shri Samir @ Sushil Ramanlal Bharatia & (2) Shri Esuf Rahimbhai Memon and (1) Shri Hiteshbhai Chhaganbhai Kataria (2) Shri Rameshbhai Chhanabhai Kataria (3) Shri Laljibhai Jadavbhai Kataria & (4) Shri Hirenkumar Mangalbhai Kataria on 05/03/2019. And the said Admission Of Partners Cum Partnership Deed is registered in the Office Of Sub-Registrar Umbergaon at Serial No. 823 on 05/03/2019. And by virtue of the said Admission Of Partners Cum Partnership Deed Mutation Entry No. 718 on 12/03/2019.
- (13) That, That, M/s. Surya Developers a partneship firm made an application to the Municipality Umbergaon for construction permission to construct building on the said land. And Umbergaon Municipality granted the said permission vide its Permission No. 01 / 06, Bandhkam / TP Comitee / Umbergaon / O.W. No. Bandhkam / Regi. 199, dated-15/02/2019.
- (14) That, M/s. Surya Developers a partneship firm has decide to construct a building namely " Shree Sai Palace " consisting Parking on Basement and 14 Shops on Ground Floor and 16



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(11)

Shops on First Floor and Four Flats on Second Floor to Third Floor and Three Flats on Fourth Floor.

(15) I have taken search in the office of Sub-Registrar Pardi from the year 1990 to 2010 and in the office of Sub-Registrar Umbergaon from the year 2010 to 2019 and I had also obtain Nil Encumbrance Certificate from the year 2010 to 2019 and have been satisfied that there have no encumbrance on the property.

(16) Thus, going through the above sequences and the papers and the documents produced before me, I am of the opinion that the Title of The said property is clear and marketable and free from any reasonable doubts whatsoever.

Hope all general requisition of title are covered as per your request.

:: SCHEDULE OF THE PROPERTY ::

ALL THAT piece or parcels of land or ground lying and being at UMBERGAON within Municipality limits, in the Sub-District Umbergaon, District-Valsad bearing City Survey No. 452 paikee, admeasuring-376.03 Sq. Mtrs..



Yours Faithfully,

Ilesh H. Shah

(Ilesh H. Shah)
Advocate.

encls. : Search Receipt.

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બી.કોમ., એલ.એલ.બી. એડવોકેટ
મો. :- ૯૮૨૫૮ ૭૧૧૯૭

ઈલેશ હિરાચંદ શાહ
બી.એસસી., એલ.એલ.બી. એડવોકેટ
મો. :- ૯૮૨૫૦ ૫૮૮૯૯

ઓફિસ : પારસી સ્ટ્રીટ, કિલ્લા-પારડી ૩૯૬ ૧૨૫.
જી. વલસાડ.

ઘર : વર્ધમાન ટ્રેડર્સ કંપાઉન્ડ, નો.૬૧.નં. ૮,
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CERTIFICATE OF ENCUMBRANCE ON PROPERTY

: TO WHOMSOEVER CONCERN :-

M/s. Surya Developers a partnership firm having its office at-
UMBERGAON, Taluka-Umbergaon, District-Valsad, is an owner of
following immovable property situated at Village-UMBERGAON, Taluka-
Umbergaon, District-Valsad in the registration Sub-District-Umbergaon
bearing :

City Survey No.

452 paikee

Area (Sq. Mtrs.)

376.03

On the request of Shri Rameshbhai Chhanabhai Kataria partner of
M/sSurya Developers, I have carried out the searches in the Office of the
Sub-Registrar Pardi for last 21 years (i.e. from 1990 to 2010) and searches
in the Office of the Sub-Registrar Umbergaon for last 10 years (i.e. from
2010 to 2019) and found that there is no encumbrance on the said
immovable properties.

Date-09/04/2019

Place: Pardi.

encls. : Search receipt.

c.c. to M/s. Surya Developers.

at-UMBERGAON, Taluka-Umbergaon, District-Valsad



Ilesh H. Shah

(Ilesh H. Shah)

Advocate



Surya Developers

Near Bus-Stop, Mainbazar, Umbeargaon Town, Ta. Umbeargaon, Dist : Valsad (Gujrat).

Ref. No. _____

Date : _____

CERTIFICATE OF ENCUMBRANCE ON PROPERTY

TO WHOM SO EVER IT MAY CONCERN

SURYA DEVELOPERS A Partnership Firm is the Owner of the following immovable property situated at Village : Umbergaon, Taluka Umbergaon, District: Valsad the Registration of Sub-District : Umbergaon Bearing City Survey No. 452 Paikee admeasuring about 376.03 Sq. Meters with the Construction Building namely " SHREE SAI PALACE "

As per Our Knowledge and Search in the Office by the ILESH H. SHAH in the Office of the Sub Registrar Pardi and Umbergaon for last 31 years and found that There is No Encumbrance on the Said Immovable Properties.

Date: 09/05/2019

Place: Umbergaon.