

Ref. No. C. 4789

Date 28/10/2017.....

M/S H.M.Enterprise – Registered Partnership Firm,

- (1) Shri Mohanbhai Shankarbhai Solanki
- (2) Shri Jatinbhai Mohanbhai Solanki
- (3) Shri Chiranjay Mohanbhai Solanki
- (4) Shri Jignesbhai Dhirajlal Shah

Plot No. 17, Jawahar colony,
Opp. Clinic of Dr. Jogdiya, Bordigate,
Bhavnagar

RE:- Investigation of title – Lease hold plot No. 333/A-1/A admeasuring 354.82 sq.mtrs. comprising construction of 124.48 sq.mtrs situated at Bordigate, Bhavnagar recorded at City Survey records at ward no. 5, sheet no. 114, Survey No. 1529/B.

1. As per your instructions we have examined your title for lease hold plot no. 333/A-1/A situated at Bordigate, Bhavnagar and list of documents we have examined is annexed hereto.
2. Your firm has purchased the plot no. 333/A-1/A admeasuring 354.82 sq.mtrs. comprising construction of 124.48 sq.mtrs. situated at Bordigate, Bhavnagar from Sarvashri (1) Gopalbhai Jitendrabhai Bhatt, (2) Prakashbai Jitendrabhai Bhatt and (3) Ketkiben Jitendrabhai Bhatt vide registered sale deed no. 3188/2017 dated 22/9/2017.
3. The said plot is a lease hold plot and it appears that the lease of the said plot was acquired from the former Bhavnagar state by one Shri Abdulhusain Lukmanji in 1939. This fact has been revealed from the certificate



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issued by Bhavnagar Mahanagarpalika to the previous owner Shri Shantilal Vallabhji Mehta on 21/6/1967.

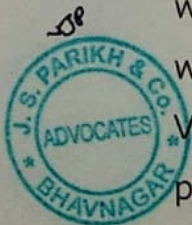
4. Shri Abdulhusain Lukmanji obtained loan of Rs. 4,100/- from the former Bhavnagar State and created charge over the plot no. 333 on 24/3/1941 and as per the endorsement therein the loan was paid back on 19/11/1959. He had also taken loan by creating charge over the plot no. 333 on 21/6/1952 and as per the endorsement therein the mortgage amount was paid on 22/1/1960.
5. The said plot was then sub-divided into sub plots - 333/A-1 and 333/A-2 as per the resolution no. 1535 dated 19/7/1966 of the Bhavnagar Municipality and copy thereof is not in the file.
6. Shri Abdulhusain Lukmanji sold the said plot no. 333/A-1 to Shantilal Vallabhji Mehta. The said sale deed is not in the file. You have mentioned in affidavit for title that the document is very old one and number of the sale deed is not available, hence it is not possible to trace the same. Shri Shantilal Vallabhji Mehta was the owner of the property. He had executed affidavit on 12/7/1967 declaring that he was the owner of the plot and the mortgage charge created by the Abdulhusain Lukmanji and the suit was also filed at Bhavnagar Senior Court and decree was passed which has been satisfied.



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7. The plot is a lease hold plot. Duration of lease is 99 years. The provisions of the T.P.Act, 1882 were not applicable to the former Bhavnagar state but the same were applied in 1949 by the Saurashtra state. Lease deed no. 3790 dated 11/7/1967 has been made between the then Bhavnagar Nagarpalika and Shri Shantilal Vallabhji and copy of the said lease deed is in the file which is not legible. It will be desirable all the documents herein referred to are original and or otherwise authenticated copies where the original documents are not available.
8. It appears that the said plot was sold by Shri Shantilal Vallabhji Mehta to Vikas Co.-Operative Housing Society Ltd. vide Regd. sale deed / deed of assignment no. 1848/1967 on 29/9/1967 pursuant to satakhata made between them on 18/6/1967.
9. It appears that Shri Jitendrabhai N. Bhatt was the member of the Vikas Co-Operative Housing Society to whom share certificate bearing no. 97 to 104 shares were allotted on 30/5/1966. As per the resolution of Vikas Co-Operative Housing Society western part of plot no. 333/A-1 admeasuring 424.39 sq.yds. was allotted to Shri Jitendrabhai N. Bhatt for which society issued allotment letter on 25/9/1972.
10. With the introduction of City Survey in Bhavnagar captioned plot no. 333/A-1 recorded at ward no. 5, sheet no. 114, Survey No. 1529/B. the said plot was



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then sub-divided into three plots as per the plan approved by Bhavnagar Mahanagarpalika and plot no. 333/A-1/A admeasuring 354.82 sq.mtrs. was recorded in the name of Shri Jitendrabhai N. Bhatt.

11. Shri Jitendrabhai N. Bhatt was serving with State Bank of Saurashtra which Bank used to advance housing loans to its staff members through the medium of Co-Operative Housing Societies. Shri Jitendrabhai N. Bhatt obtained housing loan from the said bank through the medium of Vikas Co-Operative Housing Society Ltd. and constructed building on the plot as per approved layout plan. Copy of the said plan is in the file but it is not legible. The said loan was repaid and the bank issued letter on 21/4/1987 that no dues are outstanding and the mortgage charge was released. Vikas Co-Operative Housing Society has also issued no dues certificate on 29/4/1992.

12. It appears that the said Vikas Co.-Operative Housing Society Ltd. has been wound up and the district registrar Co-Operative societies passed order no. 532/09/4-8/1111/04 on 21/12/2005 declaring that the said Co-Operative Society has been dissolved and its name has been removed with the dissolution of the said society. Shri Jitendrabhai N. Bhatt applied to the Estate Dept., Bhavnagar Municipal Corporation that the plot no. 333/A-1/A may be recorded in his name vide letter dated 15/4/2006.



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13. District registrar Co-Operative Society has issued certificate that the said Vikas Co.-Operative Housing Society Ltd. has been liquidated and Estate Dept., Bhavnagar Municipal Corporation has recorded the dissolution of the society and noted the name of Shri Jitendrabhai N. Bhatt vide letter no. 99 dated 9/7/2008 and as such the name of Shri J.N.Bhatt was recorded as lessee of the said plot.

14. It appears that the said Shri J.N.Bhatt entered into agreement for sale with one Shri Yatinbhai Chandrakantbhai Bhatt for sale of the said property at registered agreement for sale no. 1554/2010 dated 20/3/2010 but the said transaction was ultimately cancelled vide Regd. deed no. 3336/2010 dated 28/6/2010.

15. Shri Jitendrabhai N.Bhatt died intestate Mrs. on 31/10/2012 and his wife Mrs. Dolarben Jitendrabhai Bhatt died on 28/1/2015 intestate and names of their legal heirs - Gopalbhai J. Bhatt, Ketkiben J. Bhatt, Prakashbhai J. Bhatt were recorded in city survey records at entry no. 996 dated 17/7/2015 which was certified on 25/8/2015. In the records of Bhavnagar Mahanagarpalika also the names of Sarvashri Gopalbhai J. Bhatt, Ketkiben J. Bhatt, Prakashbhai J. Bhatt were recorded vide resolution no. 543 dated 31/8/2017.



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16. Gopalbhai J. Bhatt, Ketkiben J. Bhatt, Prakashbhai J. Bhatt sold the captioned property to your firm vide regd. sale deed no. 3188/2017 dated 22/9/2017.
17. Your name has been mutated in the records of Bhavnagar Mahanagarpalika vide resolution no. 686 dated 13/10/2017. You have also made an application for mutating your name on 26/9/2017 in City Survey records.
18. The lease and municipal taxes were paid upto date and copies of the receipt no. 4191 dated 12/7/2017 for lease payment and 54427 dated 12/7/2017 for payment of municipal taxes are in the file.
19. Our representative has carried out searches at the Land Registry, Bhavnagar on 3/10/2017 vide receipt no. 2017011008682 (1987-2001) and 2017012006917 (2001-2017) along with certificate for the period of 30 years. Further search was carried out on 11/10/2017 vide receipt no. 2017012007212 for the period 2016-2017 and has not found any mortgage, charge or encumbrances registered thereat over the said property. The authorized partner of M/s H.M. Enterprise - Shri Chiranjaybhai Solanki has affirmed affidavit about the title on 27/10/2017 and we have relied upon the same.
20. Public notice has been given in "Saurashtra Samachar" on 13/9/2017 and no objections have been received. Accordingly we certify that your title to lease hold plot



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No. 333/A-1/A admeasuring 354.82 sq.mtrs. comprising construction of 124.48 sq.mtrs situated at Bordigate, Bhavnagar recorded at City Survey records at ward no. 5, sheet no. 114, Survey No. 1529/B and generally described herebelow is clear and marketable with the condition to obtain property card in the name of your firm along with name of the partners.

BRIEF DESCRIPTION

All that piece and parcel of lease hold plot No. 333/A-1/A admeasuring 354.82 sq.mtrs. comprising construction of 124.48 sq.mtrs situated at Bordigate, Bhavnagar recorded at City Survey records at ward no. 5, sheet no. 114, Survey No. 1529/B which is bounded on all four sides as follows (as per sale deed no. 3188/2017).

North : Plot No. 333 of Shri Shantilal Vallabhji Maheta

South : 50 ft' wide Bordigate to Khedutvas public road

East : Boundry of Plot No. 333/A-1/B

West : 50 ft' wide Bordigate to Prabhudas talav public road

Yours faithfully
For J. S. Parikh & Co.

Vineet J Parikh
(V.J. Parikh)
Partner



Encl: Copies of Search Receipts No.

2017011008682 (1987-2001)dated 3/10/2017

2017012006917 (2001-2017)dated 3/10/2017

2017012007212 (2016-2017)dated 11/10/2017

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LIST OF DOCUMENTS

1. Copy of Mortgage deed dated 24/3/1941 for the loan of Rs. 4,100/- taken by Abdulhusain Lukmanji from former Bhavnagar State as per the endorsement therein the loan was paid on 19/11/1959.
2. Copy of mortgage deed dated 21/6/1952 for mortgage charge over the plot no. 333 and as per the endorsement therein the mortgage amount was paid on 22/1/1960 and hence satisfied.
3. Copy of share certificate no. 97 to 104 dated 30/5/1966 in the name of Shri Jitendrabhai Narmdashankar Bhatt issued by Vikas Co.-Operative Housing Society Ltd.
4. Copy of agreement for sale dated 18/6/1967 executed by Shri Shantilal Vallabhji Mehta in favour of Vikas Co-Operative Housing Society Ltd.
5. Copy of the certificate issued by Bhavnagar Nagarpalika on 21/6/1967 pertaining to allotment of plot no. 333 to Shri Shantilal Vallabhji on lease on 1939 for the period on 99 years.
6. Copy of the lease deed no. 3790/1967 dated 11/7/1967 executed between Bhavnagar Nagarpalika and Shantilal Vallabhji for the plot no. 333/A-1 for the period of 99 years.



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7. Copy of affidavit dated 12/7/1967 execute by Shantilal Vallabhji Mehta declaring that plot no. 333/A-1 was owned by him and there is no any mortgage charge created over the same.
8. Copy of title certificate dated 24/7/1967 issued by our firm to State Bank of Saurashtra.
9. Copy of sale deed no. 1848/1967 dated 2/8/1967 executed by Shantilal Vallabhbhai Mehta in favour of Vikas Co-Operative Housing Society Ltd.
10. Copy of allotment letter dated 25/9/1972 issued by Vikas Co-Operative Housing Society Ltd. to Shri Jitendrabhai Narmadashankar Bhatt for plot no. 333/A-1.
11. Copy of certificate dated 21/4/1987 issued by State Bank of Saurashtra to Shri Jitendrabhai Narmadashankar Bhatt for release of charge on the property.
12. Copy of sketch issued on 22/6/1990 by Estate Department, Bhavnagar Mahanagarpalika for plot no. 333/A-1 showing area 709.65 sq.mtrs.
13. Copy of sketch issued by City Survey Department, Bhavnagar for plot no. 333/A-1/A (there is mistake in mentioning the plot number) admeasuring 355.37 sq.mtrs.
14. Copy of no due certificate dated 29/4/1992 issued to Shri Jitendrabhai Narmadashankar Bhatt by Vikas Co-

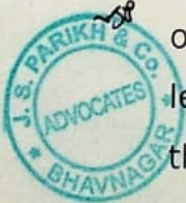


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Operative Housing Society Ltd. that the housing loan of State Bank of Saurashtra is paid up and there are no outstandings or lien on the said property.

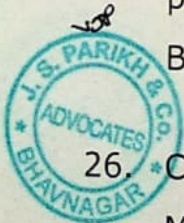
15. Copy of the certificate of Vikas Co-Operative Society Ltd. to City Survey Department for recording the name of Jitendrabhai Narmadashankar Bhatt as owner of plot no. 333/A-1 on 25/7/1995 along with certificate issued by society dated 22/1/1983.
16. The Jilla Registrar Co-operative Societies, Bhavnagar passed the order no. ફડચ/૦૧/૫-૪/૮૮૮/૦૫ dated 21/12/2005 to cancel the registration of the society.
17. Copy of certificate dated 1/5/2008 of Jilla Registrar, Sahakari Mandali (Co-operative Societies) recording the liquidation of Vikas Co-Operative Housing Society as per order no. ફડચ/૦૧/૫-૪/૮૮૮/૦૫ dated 21/12/2005.
18. Copy of order no. 99 dated 9/7/2008 of the Estate Department, Mahanagarpalika for recording the name of Shri Jitendrabhai N. Bhatt in the lease register as leasee for plot no. 333/A-1/A at the lease register as the society went into liquidation.
19. Copy of the registered sale agreement without possession no. 1554/2010 dated 20/3/2010 executed between Jitendrabhai Narmadashankar Bhatt and Yatinbhai Chandrakantbhai Bhatt for plot no. 333/A-1 admeasuring 355.37 sq.mtrs along with building admeasuring 124.48 sq.mtrs.



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20. Copy of receipt no. 36506 dated 15/4/2010 issued by BADA showing payment of development charges.
21. Copy of registered cancellation agreement no. 3336/2010 dated 28/6/2010 for cancellation of the registered sale agreement without possession no. 1554/2010 dated 20/3/2010.
22. Copy of death certificate of Shri Jitendrabhai Narmadashankar Bhatt. Date of death 31/10/2012 issued by Ahmedabad Municipal Corporation.
23. Copy of death certificate of Smt. Dolarben Jitendrabhai Bhatt. Date of death 28/1/2015 issued by Rajkot Mahanagarpalika.
24. Copy of receipt no. 4191 dated 12/7/2017 showing payment of lease for the period 2011-2018.
25. Copy of receipt no. 54427 dated 12/7/2017 showing payment of taxes for the period 2017-18 issued by Bhavnagar Mahanagarpalika.
26. Copy of Resolution no. 543 issued by Bhavnagar Mahanagar Palika on dated 31/8/2017 for mutating the names of (1) Gopalbhai Jitendrabhai Bhatt, (2) Prakashbhai Jitendrabhai Bhatt and (3) Ketkiben Jitendrabhai Bhatt.
27. Copy of property card showing various entries (two pages). The names of (1) Gopalbhai Jitendrabhai Bhatt,



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(2) Prakashbhai Jitendrabhai Bhatt and (3) Ketkiben Jitendrabhai Bhatt are recorded on 17/7/2015.

28. Copy of deed of partnership of M/s H.M. Enterprise dated 1/4/2017 along with certificate showing registration no. GUJBVN00530.
29. Copy of registered sale deed no. 3188/2017 dated 22/9/2017 executed by Gopalbhai Jitendrabhai Bhatt, Prakashbhai Jitendrabhai Bhatt and Ketkiben Jitendrabhai Bhatt w/o Jatinbhai Maheshbhai Maheta in favour of M/s. H.M.Enterprise, registered partnership firm through its partner - Chiranjay Mohanbhai Solanki
30. Copy of application dated 26/9/2017 to the City Survey Department for mutating the name of M/s. H.M.Enterprise, registered partnership firm through authorized partner Chiranjay Mohanbhai Solanki
31. Copy of resolution no. 686 dated 13/10/2017 issued by Bhavnagar Mahanagarpalika for mutating the name of M/s. H.M.Enterprise, registered partnership firm.

Yours faithfully
For J. S. Parikh & Co.

Vinod J. Parikh

(V.J. Parikh)
Partner



અરજી પહોંચ

મેલકલનું વર્ણન વોર્ડ નં. 5, શીટ નં. 114, સ.નં. 1529/બ/1, પ્લોટ નં.
333/એ-1/એ
Search in : ભાવનગર/BHAVNAGAR

પહોંચ નંબર: ૨૦૧૭૦૧૧૦૦૮૬૮૨

અરજી નંબર:

૫૨૪૭

અરજી વર્ષ:

૨૦૧૭

તા: ૩

માહે: ઓક્ટોબર

સને: ૨૦૧૭

રજી કરનારનું નામ જે. એસ. પરીખ એન્ડ કુા.

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શીધ અગર તપાસણી.....

Year: ૧૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકદરે રૂ.

૮૫

અંકે રૂપીયાપંચયાંસી પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

સબ રજીસ્ટ્રાર

ભાવનગર-1-City

IGR-NIC

151884782338893181

૩/૧૦/૨૦૧૭

૨:૫૬:૦૪ pm

અરજી પહોંચ

મેલકતનું વર્ણન વોર્ડ નં 5 શીટ નં 114 સર્વે નં 1529/બ/1 પ્લોટ નં
333/એ-1/એ
Search in : સીટી સર્વે/વોર્ડ નં. 5/CITY SERVEY / WARD NO. 5

પહોંચ નંબર: ૨૦૧૭૦૧૨૦૦૬૯૧૭

અરજી નંબર: ૩૩૨૪

અરજી વર્ષ: ૨૦૧૭

તા: ૩

માહે: ઓક્ટોબર

સને: ૨૦૧૭

રજુ કરનારનું નામ જી.એસ.પરીખએન્ડ કુ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી..... ૦

નકલ કરવા ની ફી સાઈડ / કોલીયો..... ૦

શેરોની નકલ કરવા માટે ફી..... ૦

ટપાલ ખર્ચ..... ૧૮૫

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

Year: ૨૦૧૬ ૨૦૧૭

શોધ અગર તપાસણી.....

દંડ કલમ-૨૫..... ૦

કલમ-૩૪ (કલમ-૫૭)..... ૦

નકલ ફી કોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૧૮૫

અંકે રૂપિયા એકસો પંચાણે પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

(M. J. CHAVDA)

સબ રજીસ્ટ્રાર

ભાવનગર 2- CHitra (RUVA)

IGR-NIC

-7622188552315296285

૩/૧૦/૨૦૧૭

૧:૩૮:૨૯ pm

મિલકત પરના બોજા અંગેનું પત્રક

Search in જે.એસ.પરીખએન્ડ કુ

અરજી નંબર : ૩૩૨૪

ગામ નું નામ : CITY SERVEY / WARD NO. 5

મિલકતનું વર્ણન વોર્ડ નં 5 શીટ નં 114 સર્વે નં 1529/બ/1 પ્લોટ નં 333/એ-1/એ

દસ્તાવેજની આ શોધ એસ.આર.ઓ - ભાવનગર-2 Chitra (R) મા -12 વર્ગના હંડેક્ષ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પત્રક પુરતોજ

પુરતોજ મર્યાદીત રહેશે આ શોધમાં તા સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમાં નુક્સાની માટેના કોઇપણ હકદાવા માટે તે દવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના હિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ સેક્ટર આકાર અથવા જુડી નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો) તે	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ	દસ્તાવેજ નંબર	શેરો
				નોંધણીની તારીખ		
માલિકી ફેરખત/વેચાણ રૂ. ૪૭૦૦૦૦૦	વોર્ડ નં 5 શીટ નં 114 સી.સ.નં. 1529/બ/1 પ્લોટ નં 333/એ-1/એ જમીનનું સેક્ટર 354.82 ચો.મી. તથા બાંધકામ 124.48 ચો.મી.	ગોપાલભાઈ જીતેન્દ્રભાઈ ભટ્ટ પ્રકાશભાઈ જીતેન્દ્રભાઈ ભટ્ટ કેતકીબેન જીતેન્દ્રભાઈ ભટ્ટ તેઓ જતીનભાઈ મહેશભાઈ મહેતાના ધર્મ પત્ની	મે.સર્સ એચ.એમ.એન્ટરપ્રાઇઝ રજીસ્ટર ભાગીદારી પેઢી વતી અધિકૃત ભાગીદાર ચિરંજય મોહનભાઈ સોલંકી	૨૨/૦૮/૨૦૧૭ ૨૨/૦૮/૨૦૧૭	૩૧૮૮	

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