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17th June, 2022

To WHOM SO EVER IT MAY HAVE CONCERN

Reg: Investigation of Title of Residential cum Commercial building Project **SAMRUDDHI APARTMENT**, built over the NA Land bearing amalgamated **Plot No. 30, 37 & 38** having land area of **454.31Sq. Mt.** forming part of the land recorded at viillage record of post- Chitra under Revenue Survey No. 250p1/1 Part-1 of 10725 Sq. Mt., lying situate at Post- Chitra within Registration District - Bhavnagar and Sub-District Bhavnagar-2 (Chitra)

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Investigation of title over the above referred property belonging to it's present owners (1) **RAMJIBHAI PARSHOTAMBHAI KANANI** (2) **HEENABEN HITESHBHAI PAVASIYA** (3) **DAXABEN KIRTIKUAMAR PAVASIYA** (4) **DALSUKHBHAI NAGJIBHAI PAVASIYA** has been made by undersigned.

Based on the title documents and other documents enlisted at the Annexure forming part of this report, as well as search records for the last 30 years carried out at the office of the Registrar of Assurances, Bhavnagar, I the undersigned submits my Legal Scrutiny cum Title report as under

PROPERTY:- More particularly described at the Annexure forming part of this report, the property in question is Residential cum Commercial building Project **SAMRUDDHI APARTMENT**, built over the NA Land bearing amalgamated **Plot No. 30, 37 & 38** having land area of **454.31Sq. Mt.** forming part of the land recorded at viillage record of post- Chitra under Revenue Survey No. 250p1/1 Part-1 of 10725 Sq. Mt., lying situate at Post- Chitra within Registration District - Bhavnagar and Sub-District Bhavnagar-2 (Chitra)

CHAIN OF TITLE: BRIEF PARTICULARS:

- 1) It is appearing from the records that - land of Samruddhi Apartment building was a part of the land bearing Revenue Survey No.250. Said land of R.S No.250, together with other lands was recorded at the VF-6 in the name of **Dinkarray Nrusinhprashad Desai** vide promulgation **Entry NO.1** dated 01-11-1953.
- 2) Under the provisions of The Bombay Tenancy and Agriculture land Act, 1949 Name of the **Lallubhai Vitthalbhai** was recorded as a Protected Tenant of the land bearing Revenue Survey No.250, 251 AND 253 and entry in this regard was carried out at VF-6 of Post : Chitra at **Serial No.4** dated 01-11-1953
- 3) Said **Dinkarray Nrusinhprashad Desai** was expired on the date 21-01-1955, names of his legal heirs, namely (1) **HARKANT DINKARRAY DESAI** (2) **KRUSHNAKANT DINKARRAY DESAI** (3) **MINOR- RIPUL DINKARRAY DESAI** were entered at revenue records vide **Entry No.178** dated 25-02-1955



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- 4) **Shri Lallubhai Vitthalbhai** was expired and names of his heirs- (1) Thakarshibhai Lallubhai and (2) Kantilal Lallubhai were entered as tenant of the said land vide **Entry NO.196** dated 01-12-1955.
- 5) Name of **Sukhabhai Kalabhai** was entered at the revenue records as a sub-tenant of land bearing R.S No. 250 admeasuring Acre 19-22 Guntha land. Entry in this regard at Revenue records was carried out vide **Entry No. 284** dated 22-04-1957.
- 6) He had paid purchase price of said land to it 's owners and his name was entered as an occupant of the said land vide **Entry No.1492** dated 12-01-1976 as per order of Mahalkari, Ghogha bearing order NO.DTL/Chitra/No.43 dated 12-07-1960.
- 7) Said **Sukhabhai Kalabhai** was expired on the date 09-05-1984 leaving behind his heirs namely, (1) Raliyatben Sukhabhai (2) Bhikhabhai Sukhabhai (3) Nanjibhai Sukhabhai (4) Mathurbhai Sukhabhai (5) Ganeshbhai Sukhabhai (6) Jayaben Sukhabhai (7) Bijalbhai Sukhabhai (8) Pragjibhai Sukhabhai. Out of the above, Mathurbhai Sukhabhai was expired earlier, on the date 16-07-1983 hence names of his heirs namely - (1) Dharamshibhai Mathurbhai (2) Kadviben Mathurbhai (3) Bholabhai Mathurbhai (4) Vinuben Mathurbhai (5) Manjuben Mathurbhai (6) Minor- Gitaben Mathurbhai. Names of all the legal heirs of deceased Sukhabhai Kalabhai were entered at Revenue Records vide **Entry No.3159** dated 03-06-1991.
- 8) At the revenue records, rights of the said land bearing R.S NO.250 was written as "*Restricted rights*" under section 43 of the tenancy act. They had applied to release said land from the restricted rights to the Mamlatdar and Krushi Panch of Chitra. And accordingly, it was released vide order No.Tenancy/Case No.70/94/2687 dated 18-07-1984. Entry in this regards was carried out at revenue records vide **Entry No. 3863** dated 23-11-1994.
- 9) Upon implementation of Urban land ceiling act, 1976 in Gujarat State, said land was given agriculture exemption. Later, it was withdrawn vide order of ULC authority vide order NO.ULC/2094/182/v1 dated 30-01-1995. Competent authority and Deputy Collector, Bhavnagar vide his order No. ULC/Case/3/6/ 386/76 dated 04-03-1996 had ordered to keep 40746.50 Sq. Mt. land out of the total land of 79117 Sq. Mt. of said agriculture land bearing RS NO.250.
- 10) Above named land holders had applied to convert said agriculture land for the residential purpose and permission in this regards was granted by Deputy Collector, Bhavnagar vide order No. NA/Case No.2/19-96 dated 02-05-1997 and entry in this regards was carried out at revenue records vide **Entry No. 4472** dated 17-05-1997



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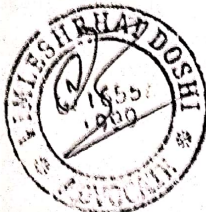
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- 11) Then after, they had entered into an agreement for sale of 19185 Sq. Mt land with **Janjaria Land Developers**, a Partnership Firm. Said agreement is registered with office of the Sub Registrar, Bhavnagar vide registration number 5982 dated 16-09-1996.
- 12) Under instructions received from partners of said Janjaria Land Developers above named land holders had sold said land to the purchasers- (1) **Mahendrasinh Jorubha Gohil** (2) **Harkhabhai Meghijibhai Chauhan** (3) **Dipakbhai Dejshibhai** (4) **Muljibhai Vashrambhai** (5) **Ranchhoadbhai Premjibhai** and (6) **Bhayabhai Harjibhai** vide two sale deeds bearing Registration numbers 2767 dated 28-05-1999 and 2791 dated 29-05-1999. Kanjibhai Rajabhai, authorized Partner of the firm - M/s. Janjariya Land Developers was joined as Confirming Party to the aforesaid sale Deeds. Entry in this regards was carried out at revenue records vide **Entry No.4763 and 4764** dated 21-06-1999
- 13) Upon death of Harkhabhai Meghijibhai on the date 25-02-2004, names of his heirs- Gauriben Harkhabhai (Wife) and his Six Daughters namely- (1) Vimuben Harkhabhai (2) Hansaben Harkhabhai (3) Labhuben Harkhabhai (4) Muktaben Harkhabhai (5) Shobhnaben Harkhabhai and (6) Kailashben Harkhabhai and Two Sons, (1) Valjibhai Harkhabhai (2) Shaileshbhai Harkhabhai were entered at revenue records vide **Entry No.6224** dated 05-09-2006 and same was Certified by Mamlatdar, Bhavnagar on the date 04-11-2006
- 14) Above named six daughters of Harkhabhai, Valjibhai Harkhabhai and Gauriben Harkhabhai had made an affidavit to release their rights in the said land in favor of **Shailesh Harkhabhai** and accordingly their names were deleted from the revenue records vide **Entry No. 6227** dated 09-01-2007 and same was Certified by Mamlatdar, Bhavnagar on the date 06-06-2007
- 15) Then after they had prepared part plan of said land bearing RS No.250 p1/1 admeasuring 10725 Sq. Mt. and same was approved by Town Planning Officer of Bhavnagar Municipal Corporation vide approval No. 25 dated 23-01-2008. Then after they had applied to convert said agriculture land of RS No.250 p1/1 for the purpose of Residential usage. Sanction in this regard was given by District Collector, Bhavnagar vide order No. Land/NA/Case NO.39/2008-09 dated 19-4-2009 and accordingly Plot NO.1 to 63 of Part -1 and Plot No.1 to 24 of Part No.2 were approved. Entry in this regards was carried out at revenue records vide **Entry No.6399** dated 10-05-2009 and same was Certified by Mamlatdar, Bhavnagar on the date 22-07-2009.
- 16) Then after, aforesaid land holders through their constituted attorney Mansukhbhai Rajabhai Pavasiya had sold open land of Plot No. 30, 37 & 38 forming part of the NA Land of Part-1 of R.S. NO. 250 p1/1, to the present owners- (1) Ramjibhai Parshotambhai Kanani (2) Heenaben Hiteshbhai Pavasiya (3) Daxaben Kirtikuamar Pavasiya (4) Dalsukhbhai Nagjibhai Pavasiya and had executed sale deed bearing Registration number 143 dated 17-01-2011. All the Legal heirs of late



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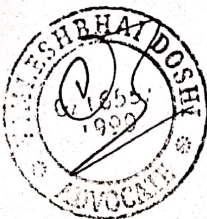
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- Harkhabhai Meghajibhai were joined as confirming Party to the said sale deed and they had consented the same through their constituted attorney- Shailesh Harkhabhai. Mutation Entry in this regards at the village records of Chitra was carried out at revenue records and VF-8A beraing Land Account No.5397 was issued in the joint names of above named presents owners.

- 17) Then after, Plan for the amalgamation of Plot No.30, 37 & 38 was prepared and produced at Town Development Department of Bhavnagar Municipal Corporation and same was approved vider letter of Permission No.01 dated 13-04-2011
- 18) Then after, they had prepared building plan for the construction of mixed development viz., Residential & Commercial construction over the said land of Plot No.30, 37 & 38 and same was approved by Dy. Town Planner of Bhavnagar Municipal Corporation vide letter of permission No.34 dated 12-06-2012. Since said Agriculture land was converted into Non Agriculture for residential usage only, they had applied to grant permission to use said land for the Commercial purpose also. District Collector, Bhavnagar had granted permission in this regards vide order NO. Land/LRC-65(a)/Reg. No.8/2012-13 dated 28-10-2013. Building so constructed is known as **SAMRUDDHI APARTMENT**.
- 19) Following Shop/Flats have been sold by the present owners as per details here under.

Flat NO.	Name of the Buyer	Sale Deed Reg. No.	Date
101	Arvindbhai Kalidas Patel & other		
102	Dharamvir Amarsinh & Other	3491	01-10-2015
103	Nayansinh Navalsinh Dodiya	207	18-01-2016
201	Sonalba Kumarsinh Sarvaiya & other	4880	22-11-2019
202	Jagrutiba Mahendrasinh Gohil	4175	05-10-2018
203	Rajendrasinh Haritsinh Chudasama	4346	16-10-2018

Rest of the Flats bearing Flat No.301 to 303 and 401,402 and Shop No.1 to 9 situate at the Ground Floor of the building are UN-SOLD



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**LIST OF DOCUMENTS SCRUTINIZED AND REQUIRED TO BE COLLECTED
FROM THE BORROWER BEFORE DISBURSING THE LOAN AMOUNT**

Sr No.	Description of the Document	Original / Xerox copy
01	Certified copies of VF-6 showing all the entries pertaining to the land of Rs. No.250 p1/1 of village-Chitra	Original
02	Copy of sale deed Bering Reg. No. 2767 dated 28-05-1999 and 2791 dated 29-05-1991 in favour of Mahendrasinh Jorubha and others	Certified copy
03	Copy of lay-out plan of the land bearing approval No.25 dated 23-01-2008	Xerox Copy
04	NA order of Collector, Bhavnagar dated 19-04-2009 and VF-6 showing entry in this regards vide entry No.6399 dated 10-05-2009	Original
05	Copy of Power of Attorney executed by Gauriben Harkhabhai and others dated 23-11-2009 in favour of Mansukhai R. Pavasiya	Xerox Copy
06	Copy of Power of Attorney executed by Mahendrasinh Jorubha and others dated 15-12-2009	Xerox Copy
07	Copy of Sale Deed bearing Registration No.143 dated 17-01-2011 in the name of promoter along with copy of VF-8A and VF-2	Xerox Copy
08	Copy of Building Plan with Letter of permission No.34 dated 12-06-2012	Xerox Copy
09	Copy of Resolution of Bhavnagar Municipal Corporation for the Mutation of Name of Promoter in its record.	Xerox Copy
10	Copy of order for the change of Usage issued by Collector, Bhavnagar	Xerox Copy
10	Copies of Tax receipts issued by Bhavnagar Municipal Corporation for the assessment Year 2021-22	Xerox Copy

SEARCH

I had carried out searches from 1992 to 2022 in the offices of the Sub-registrar, Bhavnagar as per details given here under, and I had not found any type of mortgage, charge, or encumbrances registered thereat, over the property in question.



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Details of Search Fee Paid

Office of the Sub- Registrar	Period of Search	Receipt No.
SRO-1 (City)	1992 to 2000	202201100008621
SRO-3 (Ruva)	2001 to 2012	202201300005348
SRO-2 (Chitra)	2012 to 2022	202201200006942

SCHEDULE

All that piece and parcel of **SAMRUDDHI APARTMENT** building, built over the NA Land bearing amalgamated Plot No. 30, 37 & 38 having land area of **454.31 Sq. Mt.** forming part of the land recorded at viillage record of post- Chitra under Revenue Survey No. 250p1/1 Part-1 of 10725 Sq. Mt., lying situate at Post-Chitra within Registration District - Bhavnagar and Sub-District Bhavnagar-2 (Chitra) having boundaries as under

BOUNDARIES

By North	6.00 Mt. wide Internal road
By South	6.00 Mt. wide Internal road
By East	Plot No.31 & Plot NO.36
By West	10.00 Mt. wide road

CERTIFICATE

I, THE UNDERSIGNED DO HEREBY CERTIFY THAT, TITLE OF PRESENT OWNERS (1) (1) RAMJIBHAI PARSHOTAMBHAI KANANI (2) HEENABEN HITESHBHAI PAVASIYA (3) DAXABEN KIRTIKUAMAR PAVASIYA (4) DALSUKHBHAI NAGJIBHAI PAVASIYA OVER THE PROPERTY BEARING AMALGAMATED PLOT NO.30, 37 & 38, ADMEASURING 454.31 SQ. MT. LAND AREA WITH TOTAL CONSTRUCTION OF 956.99 SQ. MT. BUILTUP AREA COMPRISES OF COMMERCIAL SHOP NO. 1 TO SHOP NO.9 AT GROUND FLOOR AND REMAINING UN-SOLD FLAT NO. 301 TO 303 AND 401 TO 402 SITUATE AT THIRD AND FOURTH FLOOR OF THE BUILDING, KNOWN AS SAMRUDDHI APARTMENT, FORMING PART OF THE NON AGRICULTURE LAND BEARING REVENUE SURVEY NO. 250 P1/1, PART-1, SITUATE AT POST- CHITRA, DISTRICT BHAVNAGAR, IS CLEAR AND MARKETABLE AND FREE FROM ANY CHARGE OR ENCUMBERRANCE THEREAT.

SIGNED AND ISSUED AT BHAVNAGAR, TODAY THE 17TH DAY OF JUNE, 2022 UNDER MY COMMON SEAL.

Vimlesh Doshi

[VIMLESH DOSHI]
ADVOCATE

