

Date: 10/05/2022

Title Clearance Certificate

SUB. :- Title Clearance Certificate for the Building known as **SHALIGRAM** which is constructed on plot no. 63/A admeasuring 1157.32 sq. mtr. having R.S.no. 224 and 254, After Hakk Chokshi allotted C.S.no.1635/1 of sheet no. 107 in ward no. 12 situated at B/h G.G. Hospital, Nr. Pankaj Society, Jamnagar.

Description of Property

In the state of Gujarat dist sub dist Jamnagar, dist. Jamnagar in the city of Jamnagar B/h G.G. Hospital, Nr. Pankaj Society, a land having r.s.no. 224 and 254 is converted in to non agriculture land by Collector Jamnagar vide no. DCJ/Land/Work/1028 dated 21/12/1965 and several plots are parted.

Plot no. 63/A, 63/B, 70 Paiki, 71 and 72/A was amalgamated in to plot no. 63/A by Jamnagar Municipal Corporation vide order no. 006LD21220006 dated 03/04/2021.

Plot no. 63/A, 63/B, 70 Paiki, 71 and 72/A was allotted C.S.no.1635/1,1635/2,1645,1646 and 1647 of sheet no. 107 of Ward No. 12.

Jamnagar Municipal Corporation has given revised construction permission no. 2022/0048 dated 30/04/2022 and as per permission building known as **Shaligram**.

The owner of above property is Bathani Enterprise Partnership Firm and it became owner of above property by following transactions.

Shaligram is part and partial land of R.S.no. 224 and 254. The owner of above land was Jamshree Digvijaysinhji and he give above land to Pratapsinhji Juvansinhji Jadeja and for that chhapa lekh no. 64 dated 31/03/1948 was issued.

Thereafter Pratapsinhji Juvansinhji Jadeja gifted above land to Vijaykuvarba Pratapsinhji Jadeja by regd. gift deed no. 444 dated 31/05/1955 and for that entry no. 994 dated 23/06/1955 was made in village from no.6.



Thereafter Vijaykuvarba Pratapsinhji Jadeja applied to convert non agriculture land and Collector Jamnagar converted in to non agriculture land vide order no. DCJ/Land/Work/1028 dated 21/12/1965 and several plots are parted and for that entry no. 60 dated 26/12/1983 was muted in village from no. 6.

Tracing the title of Sub plot no. 63/A having C.S.no. 1635/1 in Sheet no. 107

Thereafter Vijaykuvarba Pratapsinhji Jadeja sold plot no. 63 to Bhupendra Mohanlal Trivedi by regd. sale deed no. 116 dated 19/01/1966.

Thereafter Hakk Chokshi proceedings were done by City Survey Office Jamnagar and plot no. 63 was allotted City Survey No. 1635 and City Survey Sanad and City Survey Property card was issued in the name of Bhupendra Mohanlal Trivedi.

Thereafter Jamnagar Area Development Authority has given construction permission no. JADA/Tech/V.P./3994/56 dated 11/01/2005 regarding plot no. 63.

Thereafter Plot no. 63 was sub plotted in to sub plot no. 63/A and 63/B by Jamnagar Area Development Authority vide order no. JADA/Fa.Tech/Dev/S-598/55 dated 11/01/2005.

Thereafter Sub plot no. 63/A was allotted City Survey No. 1635/1 and 289.07 sqr. mtr. area was confirmed and City Survey Property card was issued in the name of Bhupendra Mohanlal Trivedi.

Thereafter Bhupendra Mohanlal Trivedi sold sub plot no. 63/A to Kishorbhai Valjibhai Kardani Alias Patel by regd. sale deed no. 5459 dated 01/10/2016 and his name was muted in property card.

Thereafter Due to death of Kishorbhai Valjibhai Kardani Alias Patel on date 15/11/2018 and his son Rahul Kishorbhai Kardani on date 28/03/2014 their legal heirs Naynaben Kishorbhai Kardani Alias Patel and Rishitkumar Kishorbhai Kardani Alias Patel and Kinjalben Arjunbhai Patel became owner of above property.



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Thereafter Kinjalben Arjunbhai Patel w/o Rahulbhai Kishorbhai Kardani released her rights from sub plot no. 63/A in favour of Naynaben Kishorbhai Kardani Alias Patel and Rishitkumar Kishorbhai Kardani Alias Patel by regd. release deed no. 5141 dated 11/12/2020 and their name was muted in property card.

Tracing the title of Sub plot no. 63/B having C.S.no. 1635/2 in Sheet no. 107

Thereafter Bhupendra Mohanlal Trivedi sold sub plot no. 63/B to Desai Hasmukhbhai Manjibhai and Vachhani Pushpaben Punjabhai by regd. sale deed no. 967 dated 03/03/2005 and his name was muted in property card.

Thereafter Jamnagar Area Development Authority has given construction permission no. JADA/Tech/V.P./4241/976 dated 29/03/2005 regarding plot no. 63/B and as per permission construction was done and occupancy certificate was issued on date 25/08/2005.

Thereafter Sub plot no. 63/B was allotted City Survey No. 1635/2 and 92.90 sqr. mtr. area was confirmed and City Survey Property card was issued in the name of Desai Hasmukhbhai Manjibhai and Vachhani Pushpaben Punjabhai.

Thereafter Due to death of Desai Hasmukhbhai on date 26/01/2020 his legal heirs Pushpaben Punjabhai Vachhani and others became owner of Sub plot no. 63/B and their name was muted in property card.

Thereafter Krupaben Hasmukhbhai Desai released her rights from sub plot no. 63/B in favour of Pushpaben Punjabhai Vacchani and Nishit Hasmukhbhai Desai by regd. release deed no. 776 dated 13/02/2020 and their name was muted in property card.

Tracing the title of Plot no. 70 having C.S.no. 1645 in Sheet no. 107

Thereafter Vijaykuvarba Pratapsinhji Jadeja sold plot no. 70 to Sobhnaben Ravjibhai and Mohanlal Narshibhai by regd. sale deed no. 1713 dated 02/07/1970.



Thereafter Mohanlal Narshibhai Released his rights from plot no. 70 in favour of Sobhnaben Ravjibhai by regd. release deed no. 885 dated 16/04/1974 (New no. 3031 dated 20/12/1975).

Thereafter Hakk Chokshi proceedings were done by City Survey Office Jamnagar and plot no. 70 Paiki Western side admeasuring 193.50 sqr. mtr. was allotted City Survey No. 1645 and City Survey Sanad and City Survey Property card was issued in the name of Sobhnaben Ravjibhai.

Tracing the title of Plot no. 71 having C.S.no. 1646 in Sheet no. 107

Thereafter Vijaykuvarba Pratapsinhji Jadeja sold plot no. 71 to Lilavantiben Ravjibhai and Sobhnaben Ravjibhai by regd. sale deed no. 1716 dated 14/07/1970.

Thereafter Hakk Chokshi proceedings were done by City Survey Office Jamnagar and plot no. 71 admeasuring 387.00 sqr. mtr. was allotted City Survey No. 1646 and City Survey Sanad and City Survey Property card was issued in the name of Lilavantiben Ravjibhai and Sobhnaben Ravjibhai.

Thereafter Lilavantiben Ravjibhai Patel executed a regd. Power of Attorney regarding plot no. 71 in favour of Som Darshan Patel by regd. POA no. 1847 dated 17/03/2021.

Tracing the title of Plot no. 72/A having C.S.no. 1647 in Sheet no. 107

Thereafter Vijaykuvarba Pratapsinhji Jadeja sold plot no. 72 to Navinchandra Mohanlal by regd. sale deed no. 115 dated 19/01/1966.

Thereafter Navinchandra Mohanlal sold plot no. 72/A to Dayalal Gordhanbhai Patel by regd. sale deed no. 1144 dated 04/03/1978.

Thereafter Hakk Chokshi proceedings were done by City Survey Office Jamnagar and plot no. 72/A admeasuring 195.65 sqr. mtr. was allotted City Survey No. 1647 and City Survey Sanad and City Survey Property card was issued in the name of Dayalal Gordhanbhai Patel.



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Thereafter Jamnagar Area Development Authority has given construction permission no. JADA/Fa/Tech/Dev/B.P./722/2316 dated 06/10/1993 regarding plot no. 72/A and as per permission construction was done and occupancy certificate was issued on date 30/05/1994.

Thereafter Balkrushan Virjibhai Bathani and Ronak Balkrushan Bathani firmed a partnership firm named Bathani Enterprise Partnership firm on date 27/07/2020.

Thereafter Naynaben Kishorbhai Kardani Alias Patel and Rishitkumar Kishorbhai Kardani Alias Patel sold sub plot no. 63/A to Bathani Enterprise Partnership Firm by regd. sale deed no. 950 dated 09/02/2021 and its name was muted in property card.

Thereafter Pushpaben Punjabhai Vachhani w/o Hasmukhbhai Desai and Nishit Hasmukhbhai Desai sold sub plot no. 63/B to Bathani Enterprise Partnership Firm by regd. sale deed no. 4216 dated 26/10/2020 and its name was muted in property card.

Thereafter Sobhnaben Ravjibhai Patel sold plot no. 70 Paiki to Bathani Enterprise Partnership Firm by regd. sale deed no. 1848 dated 17/03/2021 and its name was muted in property card.

Thereafter Sobhnaben Ravjibhai Patel and Lilavantiben Ravjibhai Patel sold plot no. 71 to Bathani Enterprise Partnership Firm by regd. sale deed no. 1849 dated 17/03/2021 and its name was muted in property card.

Thereafter Dayalal Gordhanbhai Patel sold sub plot no. 72/A to Bathani Enterprise Partnership Firm by regd. sale deed no. 4695 dated 19/11/2020 and its name was muted in property card.

Thereafter Plot no. 63/A, 63/B, 70 Paiki, 71 and 72/A was amalgamated in to plot no. 63/A by Jamnagar Municipal Corporation vide order no. 006LD21220006 dated 03/04/2021.

Thereafter Plot no. 63/A was allotted C.S.no.1635/1 of sheet no. 107 in ward no. 12 and 1157.32 sq. mtr. area was confirmed.



Thereafter Jamnagar Municipal Corporation has given revised construction permission no. 2022/0048 dated 30/04/2022 and as per permission building known as **Shaligram**.

I have taken search in office of Sub-Registrar Jamnagar for the period of 2004 to 2022 dated 11/09/2018 vide receipt no. 2018009016847 and date 10/05/2022 vide receipt no. 202233100004695 in respect of above referred property and have found that **Bathani Enterprise Partnership Firm** is the true and lawful owner of above referred property and no any other person or persons has/have any right in the above referred property and it appears free from any encumbrance.

In support of my above opinion, I have seen the following documents

1. Copy of chhapa Lekh no. 864 dated 13/03/1948 in the name of Pratapsinh Juvansinh.
2. Copy of regd. gift deed no. 444 dated 31/05/1955 executed by Pratapsinh Juvansinh in favour of Vijaykumarba Pratapsinh.
3. Copy of village form no.6 entry no.994.
4. Copy of order no. DCJ-land – work – 1078 dated 22/10/1958 given by Dy. Collector Jamnagar.
5. Copy of Lay Out Plan.
6. Copy of N.A. no. NA-work-1028 dated 2/12/1965 given by Collector Jamnagar.
7. Copy of N.A. sanad dated 1/2/1966 in the name of Vijaykumarba Pratapsinh.
8. Copy of village form no. 7/12 and 8/A of Vijay Kunvarba.
9. Copy of Zoning certificate no. JADA/Fa/Tech/2159 dated 28/10/2004 given by Jamnagar Area Development Authority.
10. Copy of POA dated 01/09/1965 executed by Vijaykumarba Saheb in favour of Ramji Laxman.
11. Copy of regd.sale deed no. 116 dated 19/01/1966 executed by Vijaykumarba Saheb in favour of Bhupendra Mohanlal Trivedi.
12. Copy of City Survey Sanad Regarding City Survey No. 1635 in the name of Bhupendra Mohanlal Trivedi.



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13. Copy of City Survey Property card Regarding City Survey No. 1635 in the name of Bhupendra Mohanlal Trivedi.
14. Copy of construction permission no. JADA/Tech/V.P./3994/56 dated 11/01/2005 given by JADA with approved plan.
15. Copy of Sub plotting order no. JADA/Fa.Tech/Dev/S-598/55 dated 11/01/2005 given by JADA with approved plan.
16. Copy of City Survey Property card Regarding City Survey No. 1635/1 in the name of Bhupendra Mohanlal Trivedi.
17. Copy of regd. sale agreement with r.r. no. 4765 dated 30/08/2016 executed by Bhupendra Mohanlal Trivedi in favour of Kishorbhai Valjibhai Kardani Alias Patel.
18. Copy of regd. sale deed with r.r. no. 5459 dated 01/10/2016 executed by Bhupendra Mohanlal Trivedi in favour of Kishorbhai Valjibhai Kardani Alias Patel.
19. Copy of City Survey Property card Regarding City Survey No. 1635/1 in the name of Kishorbhai Valjibhai Kardani Alias Patel.
20. Copy of Death certificate of Kishorbhai Valjibhai Kardani Alias Patel.
21. Copy of Death certificate of Rahulbhai Patel.
22. Copy of City Survey Property card Regarding City Survey No. 1635/1 in the name of Naynaben Kishorbhai Kardani Alias Patel and Rishitkumar Kishorbhai Kardani Alias Patel.
23. Copy of regd. release deed with r.r. no. 5141 dated 10/12/2020 executed by Kinjalben Arjunbhai Patel in favour of Naynaben Kishorbhai Kardani Alias Patel and Rishitkumar Kishorbhai Kardani Alias Patel.
24. Copy of regd. sale agreement no. 502 dated 27/02/2005 executed by Bhupendra Mohanlal Trivedi in favour of Desai Hasmukh Manjibhai and Vachhani Pushpaben Punjabhai.
25. Copy of regd. sale deed with r.r. no. 967 dated 03/03/2005 executed by Bhupendra Mohanlal Trivedi in favour of Desai Hasmukh Manjibhai and Vachhani Pushpaben Punjabhai.
26. Copy of City Survey Property card Regarding City Survey No. 1635 in the name of Desai Hasmukh Manjibhai and Vachhani Pushpaben Punjabhai.
27. Copy of Construction permission no. JADA/Tech/V.P./4241/976 dated 29/03/2005 given by JADA with approved plan.



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28. Copy of Completion certificate dated 25/08/2005 given by JADA.
29. Copy of City Survey Sketch regarding City Survey no. 1635/2 in the name of Desai Hasmukh Manjibhai and Vachhani Pushpaben Punjabhai.
30. Copy of City Survey Property card Regarding City Survey No. 1635/2 in the name of Desai Hasmukh Manjibhai and Vachhani Pushpaben Punjabhai.
31. Copy of death certificate of Desai Hasmukhbhai.
32. Copy of regd. release deed with r.r. no. 776 dated 13/02/2020 executed by Krupaben Hasmukhbhai Desai in favour of Pushpaben Punjabhai Vachhani w/o Hasmukhbhai Desai and Nishit Hasmukhbhai Desai.
33. Copy of City Survey Property card Regarding City Survey No. 1635/2 in the name of Pushpaben Punjabhai Vachhani w/o Hasmukhbhai Desai and Nishit Hasmukhbhai Desai.
34. Copy of regd. sale deed with r.r. no. 1713 dated 02/07/1970 executed by Vijaykunvarba Pratapsinh in favour of Sobhnaben Ravjibhai and Mohanlal Narshibhai.
35. Copy of regd. release deed no. 885 dated 16/04/1974 (New no. 3031 dated 20/12/1975) executed by Mohanlal Narshibhai in favour of Sobhnaben Ravjibhai.
36. Copy of City Survey Property card Regarding City Survey No. 1645 in the name of Sobhnaben Ravjibhai.
37. Copy of order in case no. 42/14-15 dated 20/02/2015 given by City Survey Superintendent Jamnagar.
38. Copy of City Survey Sanad regarding city survey no. 1645 in the name of Sobhnaben Ravjibhai.
39. Copy of City Survey Property card Regarding City Survey No. 1645 in the name of Sobhnaben Ravjibhai.
40. Copy of regd. sale deed with r.r. no. 1716 dated 14/07/1970 executed by Vijaykunvarba Pratapsinh in favour of Lilavantiben Ravjibhai and Sobhnaben Ravjibhai.
41. Copy of City Survey Property card Regarding City Survey No. 1646 in the name of Lilavantiben Ravjibhai and Sobhnaben Ravjibhai.
42. Copy of order in City Appeal no. 43/14-15 dated 20/02/2015 given by City Survey Superintendent Jamnagar.



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43. Copy of City Survey Property card Regarding City Survey No. 1646 in the name of Sobhnaben Ravjibhai.
44. Copy of City Survey Sanad Regarding City Survey No. 1646 in the name of Sobhnaben Ravjibhai.
45. Copy of regd. POA with r.r. no. 1847 dated 17/03/2021 executed Lilavantiben Ravjibhai in favour of Som Darshan Patel.
46. Copy of regd. sale deed no. 115 dated 19/01/1966 executed by Vijaykunvarba Pratapsinh in favour of Navinchandra Mohanlal.
47. Copy of regd. sale deed with r.r. no. 1144 dated 04/03/1978 executed by Navinchandra Mohanlal in favour of Dayalal Gordhanbhai Patel.
48. Copy of City Survey Sanad Regarding City Survey No. 1647 in the name of Dayalal Gordhanbhai Patel.
49. Copy of City Survey Property card Regarding City Survey No. 1647 in the name of Dayalal Gordhanbhai Patel.
50. Copy of Construction permission no. JADA/Fa/Tech/Dev/B.P./722/2316 dated 06/10/1993 given by JADA with approved plan.
51. Copy of Completion certificate dated 30/05/1994 given by JADA.
52. Copy of partnership deed dated 27/07/2020 of Bathani Enterprise.
53. Copy of regd. sale deed with r.r. no. 950 dated 09/02/2021 executed by Naynaben Kishorbhai Kardani Alias Patel and Rishitkumar Kishorbhai Kardani Alias Patel in favour of Bathani Enterprise Partnership Firm.
54. Copy of regd. sale deed with r.r. no. 4216 dated 26/10/2020 executed by Pushpaben Punjabhai Vachhani w/o Hasmukhbhai Desai and Nishit Hasmukhbhai Desai in favour of Bathani Enterprise Partnership Firm.
55. Copy of regd. sale deed with r.r. no. 1848 dated 17/03/2021 executed by Sobhnaben Ravjibhai Patel in favour of Bathani Enterprise Partnership Firm.
56. Copy of regd. sale deed with r.r. no. 1849 dated 17/03/2021 executed by Sobhnaben Ravjibhai Patel and Lilavantiben Ravjibhai Patel in favour of Bathani Enterprise Partnership Firm.
57. Copy of regd. sale deed with r.r. no. 4695 dated 19/11/2020 executed by Dayalal Gordhanbhai Patel in favour of Bathani Enterprise Partnership Firm.



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58. Copy of property card in the name of Bathani Enterprise Partnership Firm.
59. Copy of amalgamation order no. 006LD21220006 dated 03/04/2021 given by Jamnagar Municipal Corporation with approved plan.
60. Copy of construction permission no. 2021/0110 dated 22/04/2021 given by Jamnagar Municipal Corporation with approved plan.
61. Copy of correction order no. JMC/TP/B/29/408/2021-22 dated 29/06/2021 given by Town Planning Office Jamnagar Municipal Corporation.
62. Copy of revised construction permission no. 2022/0048 dated 30/04/2022 given by Jamnagar Municipal Corporation with approved plan.

Jamnagar.

Date: 10/05/2022.



N.P. Jethwa
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