

NIRAV K. SHAH

ADVOCATE

**Address:-130, Kaveri Complex, Navapara
Bhavnagar**

Contact No.7016201179

TO WHOMESOEVER IT MAY CONCERN

Ref: Investigation of title to the Municipal lease hold plots, bearing (1) Plot No.F/15/1-A admeasuring the area of 578.58 Sq.Mts. (2) Plot No.F/15/1-B admeasuring the area of 781.42 Sq.Mts. constituting the part and parcel of Ward no:4, Sheet no.34, C.T.S no:341 and industrial construction proposed to be made thereon in the scheme known as "RUVAPARI ESTATE" situated at Ruvapari Road, Krushnaagar Taluka and District: Bhavnagar, Registration Sub-district Bhavnagar-1 belonging to **SHRI SHOAIB ARIFBHAI LOHIYA**.

I **NIRAV K. SHAH Advocate**, have examined the documents of title produced before us. The present certificate of the title is issued for the above prescribed property, strictly based on the documents of title produced before us and by relying on the search of 30 years carried out at the office of Sub-Registrar-1, (1) vide **receipt no: 202301100001260** on **Dated:27-01-2023** and (2) vide **receipt no:202301100001259** on **Dated:27-01-2023**. The documents produced before us and as per the search carried out at the office of sub-registrar it transpires that the concern property is in absolute possession and ownership of while issuing the present certificate we have relied on the documents of title which are enlisted as an annexure herein.

The search of record carried out at the office of sub-registrar reveals the history of said property. The records of concern property suggest that **SHRI SHOAIB ARIFBHAI LOHIYA** is the rightful owner of the said property. Therefore it is hereby certified that the title of **SHRI SHOAIB ARIFBHAI LOHIYA** in respect of said property is true, legal, clear, marketable and free from any encumbrances in eyes of law.



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THE SCHEDULE

BRIEF DESCRIPTION OF ABOVE REFERRED PROPERTY

All that Municipal lease hold plots, bearing (1) Plot No.F/15/1-A admeasuring the area of 578.58 Sq.Mts. (2) Plot No.F/15/1-B admeasuring the area of 781.42 Sq.Mts. constituting the part and parcel of Ward no:4, Sheet no.34, C.T.S no:341 and industrial construction proposed to be made thereon in the scheme known as "RUVAPARI ESTATE" situated at Ruvapari Road, Krushnaagar Taluka and District: Bhavnagar, Registration Sub-district Bhavnagar-1, Which is bounded on towards,

(1) Plot No.F/15/1-A

NORTH: Plot No.F/15/1-B is situated.

SOUTH: Plot No.F/15/2 is situated.

EAST : 6.00 meters wide road is situated.

WEST : 12.19 meters wide road is situated.

(2) Plot No.F/15/1-B

NORTH: B.M.T railway line is situated.

SOUTH: Plot No.F/15/1-A is situated.

EAST : 6.00 meters wide road is situated.

WEST : 12.19 meters wide road is situated.



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CHRONOLOGICAL HISTORY OF PROPERTY IN
QUESTION

1. That it reflects from the relevant part of the sale deed bearing registration no: 2019 of 2022, that originally the said land bearing was granted on lease of 99 Years to Navnitray Jagmohandas by Bhavnagar Municipal Corporation vide resolution dated 16.02.1956. Further, upon the introduction of City Survey, the land bearing Plot No.15 was recorded in the name of Navnitray Jagmohandas Sanghavi as promoter of Central Dyes Products Private Limited.
2. Thereafter, upon the coming into the force of Urban Land Ceiling Act, 1976, a form seeking an exemption under Section 6 (1) was filed. And in view of the form filed by the applicant, an order bearing No.U.L.C/2/Case-6/221/76 was passed by the Competent Authority on 10.03.1987 vide which the said land was exempted from the Act. Further, the said order was brought for revision before the Additional Collector, Bhavnagar. However, vide an Order bearing No.U.L.C/2-Case/221/76 passed by Additional Collector, Bhavnagar on 21.11.1990, the order of lower authority was confirmed and the said land was exempted from the provisions of Urban Land Ceiling Act, 1976.



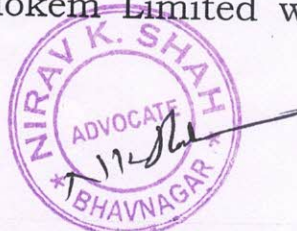
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3. Thereafter, in pursuance of the application made by the applicant, a lease deed for 99 Years was executed by Bhavnagar Municipal Corporation in favour of Navnitray Jagmohandas vide lease deed dated 05.07.1989 registered at the office of Sub-Registrar of Assurance under serial no.2096.
 4. Further, a Deed of Assignment dated 23.11.1990 was executed by Navnitray Jagmohandas in favour of Central Dyes Products Private Limited and in respect of the same, an order bearing No.7 was passed by Bhavnagar Municipal Corporation on 06.04.1990.
 5. Thereafter, vide a certificate dated 28.06.1991 issued by Registrar of Company, Maharashtra, the name of the company was changed from Central Dyes Products Private Limited to Manish Dyes Products Private Limited. The said event was entered in the record of Municipal Corporation vide resolution 11.03.1993 and in the record of City Survey vide mutation entry no.27.07.1998.
 6. Thereafter, vide an Order dated 28.07.1995 passed by Bombay High Court in Company Petition No.174/1995, an application made by the applicant i.e. Manish Dyes Products Private Limited under Section 391 and 394 of Companies Act, 1956 for amalgamation into Indokem Limited was granted and in



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view of the same, all the assets and property of Manish Dyes Products Private Limited had vested in Indokem Limited.

7. Further, an Agreement for Transfer and Assignment dated 15.04.1996 was executed by Indokem Limited in favour of (1) Manish Sureshchandra Shah and (2) Harishbhai Narandas Shah. Subsequently, a Sale Deed dated 27.10.1998 registered at the office of Sub-Registrar of Assurance under serial no.5414 was executed by Indokem Limited in favour of company incorporated and registered under the directorship of (1) Manish Sureshchandra Shah and (2) Harishbhai Narandas Shah i.e. Swagol Organics Private Limited. In furtherance of the same, a transfer was made in the record of City Survey on 12.04.1999 and similarly, the transfer of was also made in the record of Municipal Corporation 23.06.2006.
8. Thereafter, an Agreement to Sale dated 23.10.2009 registered at the office of Sub-Registrar of Assurance under serial no.3881 was executed by Swagol Organics Private Limited in favour of Priya Infrastructure Private Limited for the said land. However, the same was cancelled by both the parties vide Cancellation Deed dated 27.02.2013 registered at the office of Sub-Registrar of Assurance under serial no.721.
9. Later, plans of sub-division for Plot No.15 was approved by the Bhavnagar Municipal Corporation vide development



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permission bearing no.05, dated 26.12.2012. and in view of the same, the land bearing Plot No.F/15/1 and Plot No.F/15/2 had came into existence.

10. Thereafter, the said land bearing Plot No.F/15/1 was sold and conveyed by Swagol Organics Private Limited in favour of present owner i.e.Shoaib Arifbhai Lohiya vide Sale Deed dated 23.03.2022 registered at the office of Sub-Registrar of Assurance under serial no.2019. The said event was entered in the record of property card on 27.12.2022 vide mutation entry no.6817.

11. Later, in view of the application made by the present owner, a plan for sub-division of Plot No.F/15/1 was approved by Bhavnagar Municipal Corporation on 25.08.2022. In furtherance of the same, the land bearing Plot No.F/15/1-A and Plot No.F/15/1-B had came into existence.

12. Further, the development permission bearing no.005 BP22230619 dated 06.12.2022 for construction of industrial purpose was issued by Bhavnagar Municipal Corporation for land bearing Plot No.F/15/1-A. Similarly, the development permission bearing no.005 BP22230618 dated 06.12.2022 for construction of industrial purpose was issued by Bhavnagar Municipal Corporation for land bearing Plot No.F/15/1-B.



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13. Thus, in view of the aforesaid development permission issued by the Bhavnagar Municipal Corporation, the present owner is carrying the construction of industrial sheds over the land bearing Plot No.F/15/1-A and Plot No.F/15/1-B. The said construction is known as "RUVAPARI ESTATE".

14. Thus, the present owners have become full and absolute owner of the captioned land. Further the copy of municipal tax receipt produced before me clearly indicates that there are no pending dues over the said property. Therefore the present owner holds the said property free from any encumbrances.

15. In view of the above stated examination of documents it is to certify that title of the present owner **i.e. SHRI SHOAIB ARIFBHAI LOHIYA** over the said property is true, legal, clear, marketable and free from any encumbrances.

DATE: 28-01-2023

SIGNED & VERIFIED BY:

NK



ADVOCATE NIRAV K. SHAH

ENROLLMENT NO.G/1288/2004.

NIRAV K. SHAH

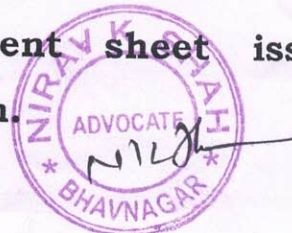
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ANNEXTURE: B

1. Photocopy of the development permission dated 06.12.2022 issued by Bhavnagar Municipal Corporation for land bearing Plot No.F/15/1-A and Plot No.F/15/1-B.
2. Photocopy of the building plan approved by Bhavnagar Municipal Corporation.
3. Photocopy of the plan of sub-division approved by Bhavnagar Municipal Corporation on 25.08.2022.
4. Photocopy of the Sale Deed dated 23.03.2022 registered at the office of Sub-Registrar of Assurance under serial no.2019.
5. Photocopy of the municipal tax receipt issued by Bhavnagar Municipal Corporation for the year of 2021-2022.
6. Photocopy of the No Objection Certificate dated 11.03.2022 issued by P.G.V.C.L.
7. Photocopy of the property card issued by City Survey Authority.
8. Photocopy of the development permission and plan of sub-division approved by Bhavnagar Municipal Corporation on 26.12.2012 vide permission bearing no.05.
9. Photocopy of the Deed of Cancellation dated 27.02.2013 registered at the office of Sub-Registrar of Assurance under serial no.721.
10. Photocopy of the Agreement to Sale dated 23.10.2009 registered at the office of Sub-Registrar of Assurance under serial no.3881.
11. Photocopy of the Assessment sheet issued by Bhavnagar Municipal Corporation.



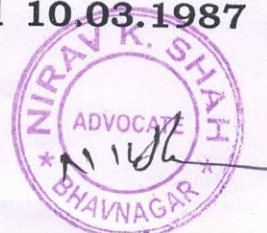
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12. Photocopy of the sketch dated 10.10.2012 issued by Bhavnagar Municipal Corporation.
 13. Photocopy of the resolution of Bhavnagar Municipal Corporation on 23.06.2006.
 14. Photocopy of the Index-2 of Deed of Assignment bearing registration no.5414 dated 15.12.1998.
 15. Photocopy of the Deed of Assignment dated 15.12.1998 registered at the office of Sub-Registrar of Assurance under serial no.5414.
 16. Photocopy of the certificate of incorporation containing the name of Swagol Chemicals Private Limited.
 17. Photocopy of the Memorandum of Association of Swagol Chemicals Private Limited.
 18. Photocopy of the Article of Association of Swagol Chemicals Private Limited.
 19. Photocopy of the Agreement for transfer and assignment dated 15.04.1996 executed by Indokem Limited.
 20. Photocopy of the Company Petition No.176 of 1995 filed before the Bombay High Court.
 21. Photocopy of the Deed of Transfer executed in favour of Central Dyes Products Private Limited.
 22. Photocopy of the index-2 of lease deed dated 05.07.1989 bearing registration no.2096.
 23. Photocopy of the Lease Deed dated 05.07.1989 bearing registration no.2096.
 24. Photocopy of the order dated 21.11.1990 passed by Additional Collector, Bhavnagar.
 25. Photocopy of the order dated 10.03.1987 passed by Additional Collector, Bhavnagar.



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- 26. Photocopy of the order dated 16.10.1989 passed by industrial commissioner, ahmedabad.**
- 27. Photocopy of the Power of Attorney dated 20.03.1989 executed by Navnitlal Jagmohandas Gandhi.**
- 28. Photocopy of the Sanad issued by City Survey Authority.**
- 29. Photocopy of the Certificate dated 29.01.1969 issued by Bhavnagar Municipal Corporation.**

