

ડી.એસ.ચંપાવત
એસ.ડી. ચંપાવત

મો: ૯૪૨૬૫ ૦૬૮૪૦

એલ એલ.બી.

મો: ૯૯૭૪૪ ૯૩૩૩૯

એડવોકેટ



ADVOCATE

D.S. Champavat
S.D. Champavat

Mo. 94265 06840

LL.B.

Mo. 99744 93339

Advocate

રહેઠાણ : દોલત વિલાસ પેલેસ પાસે, મહાવીરનગર,

હિંમતનગર-૩૮૩ ૦૦૧.

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ઓફીસ : એ/૧૧, આકાર કોમ્પ્લેક્સ, પુજા ટાયરની સામે,

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કિસન્ટ હોટલની બાજુમાં, ન્યાયમંદિર, હિંમતનગર.

Resi. : Near Dolat Vilas Palace,

Mahavirnagar, Himatnagar - 383 001.

Office : A/11, Akar Complex, Opp. Puja Tyre

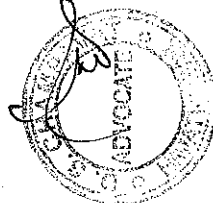
Nr. Desant Hotel, Nyay Mandir, Himatnagar.

Ref. N. :

Date : 20 - 10 - 20 16

TITLE REPORT

To Whom So Ever It May Concerned



Dear Sir,

Pursuant to the instructions, we have obtained the searches from The Sub Registrar, concerned for a period of last 30 years and also verified the papers produced before us. On the basis of said documents my REPORT / CERTIFICATE is as under.

SUBJECT: TITLE CLEARANCE CERTIFICATE.

1. **Name of the Title Holder / Present Owner of the Property.**

Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation,
R/o. Himatnagar, Ta. Himatnagar, Di. Sabarkantha.

2. **Status of the Owners: As Sole Owner.**

3. **Name of Project: Nakshtra Plaza**

4. **Nature of Property: Commercial cum Resi. Complex**

For the scheme known as "Nakshtra Plaza" constructed / standing on House site land of Plot Nos. 174 to 181 admeasuring in total about 1253-70 sq. mtrs., of Old Revenue Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate paiki of Himatnagar in Town Planning Scheme No. 02 of Himatnagar and out of which land admeasuring about 150-18 sq. mtrs., deducted for T. P. Road = 1103-52 sq. mtrs., and at present because of City Survey comes in to effect allotted City Survey Nos. 3057 to 3064 of Himatnagar and Nagarpalika Property Nos. 12/398 to 12/405 of Himatnagar situated within the limits of Nagarpalika & at present City Survey area of Himatnagar in the area known as Girdharnagar Estate under Nagarpalika, Himatnagar, Ta: Himatnagar, Dist: Sabarkantha.



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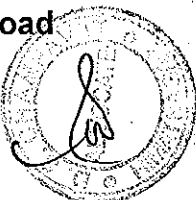
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The said Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation i.e. Land owner wanted to develop the said House site land of Plot Nos. 174 to 181 admeasuring in total about 1103-52 sq. mtrs., of Old Revenue Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate paiki of Himatnagar allotted City Survey Nos. 3057 to 3064 of Himatnagar in the name and style of Nakshtra Plaza and for that necessary permission for constructions of Commercial Shops (1 to 18) at Ground Floor and Resi. Flat Type construction at First Floor (12 Apartment), Second Floor (12 Apartment) & Third Floor (12 Apartment) sanction by Town Development Committee under Nagarpalika Himatnagar vide their resolution bearing No. 59(5), dtd. 12-10-2017 and on the strength of said permission accorded by said Nagarpalika Himatnagar, the said present owner Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation has started to carried out the construction as per sanctioned plan and said proposed constructed premises / scheme known as Nakshtra Plaza.

The said present owner Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation has obtained the permission for Commercial construction of Shops at Ground Floor and Resi. Flat Type construction at First Floor (12 Apartment), Second Floor (12 Apartment) & Third Floor (12 Apartment) in the said House site land of Plot Nos. 174 to 181 admeasuring in total about 1103-52 sq. mtrs., of Old Revenue Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate paiki of Himatnagar allotted City Survey Nos. 3057 to 3064 of Himatnagar as mentioned above and thereafter Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation i.e. Land owner wanted to sold the said properties like Flats & Shops and also wanted to register the said Real Estate project with the Gujarat Real Estate Regulatory Authority (RERA) under Real Estate (Regulation & Development) Act, 2016 and for that this title clearance certificate issued by undersigned.

5. Description of the Property:

All those pieces & parcels of immovable property i.e. House site land of Plot Nos. 174 to 181 admeasuring in total about 1253-70 sq. mtrs., of Old Revenue Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate paiki of Himatnagar in Town Planning Scheme No. 02 of Himatnagar and out of which land admeasuring about 150-18 sq. mtrs., deducted for T. P. Road



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=1103-52 sq. mtrs., and at present because of City Survey comes in to effect allotted City Survey Nos. 3057 to 3064 of Himatnagar and Nagarpalika Property Nos. 12/398 to 12/405 of Himatnagar situated within the limits of Nagarpalika & at present City Survey area of Himatnagar in the area known as Girdharnagar Estate under Nagarpalika, Himatnagar, Ta: Himatnagar, Dist: Sabarkantha detailed and bounded as under.

Survey No.	Final Plot No.	Original Plot Nos.	City Survey No.	Nagarpalika Property No.	Area
69 to 74 & 75 paiki of Girdharnagar Estate paiki of Himatnagar	718	174	3057	12/398	167-59 sq. mtrs.,
		175	3058	12/399	165-18 sq. mtrs.,
		176	3059	12/400	162-40 sq. mtrs.,
		177	3060	12/401	159-87 sq. mtrs.,
		178	3061	12/402	157-66 sq. mtrs.,
		179	3062	12/403	155-70 sq. mtrs.,
		180	3063	12/404	154-31 sq. mtrs.,
		181	3064	12/405	130-99 sq. mtrs.,
Total (Plot Nos. 174 to 181)					1253-70 sq. mtrs.,

Note: As Town Planning Scheme comes in to effect at Himatnagar, the land of above Plot Nos. 174 to 181 total admeasuring about 1253-70 sq. mtrs., paiki 150-18 sq. mtrs., gone under T. P. Road and hence Net Area of said Project / Plot Nos. 174 to 181 remains as 1103-52 sq. mtrs.,

Remarks: The above House site Plots are at present under construction.

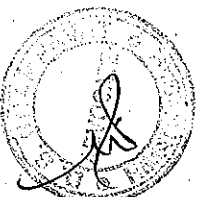
Plot Nos. 174 & 175

East :- As per Plan, There is Khedbrahma Railway Line.

West:- As per Plan, There is Public Road.

North :- As per Plan, There is Plot No. 173

South :- As per Plan, There is Plot No. 176.



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Plot Nos.176& 177

East :- As per Plan, There is Khedbrahma Railway Line.

West:- As per Plan, There is Public Road.

North :- As per Plan, There is Plot No. 175

South :- As per Plan, There is Plot No. 178.

Plot No.178

East :- As per Plan, There is Khedbrahma Railway Line.

West:- As per Plan, There is Public Road.

North :- As per Plan, There is Plot No. 177.

South :- As per Plan, There is Plot No. 179.

Plot No.179

East :- As per Plan, There is Khedbrahma Railway Line.

West:- As per Plan, There is Public Road.

North :- As per Plan, There is Plot No. 178.

South :- As per Plan, There is Plot No. 180.

Plot Nos.180 & 181

East :- As per Plan, There is Khedbrahma Railway Line.

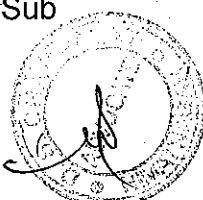
West:- As per Plan, There is Public Road.

North :- As per Plan, There is Plot No. 179.

South :- As per Plan, There is Plot No. 170.

6. Particulars of Documents / Documents Perused:

1. Xerox copy of Lay Out Plan showing the Sub Plots of Girnagar Estate comprise parts of Survey Nos. 69 to 74 & 75 paiki of Himatnagar.
2. Xerox copy of Partition deed dtd: 03-04-1965 initially registered at sr. no. 363 and finally regd. at sr. no. 808 on dtd. 15-09-1965 before Sub Registrar, Himatnagar executed between Sheth Shantagauri Trikamal & others.
3. Xerox copy of Partition deed dtd: 03-04-1965 initially registered at sr. no. 369 and finally regd. at sr. no. 809 on dtd. 15-09-1965 before Sub Registrar, Himatnagar executed between Sheth Indrakant Trikamal & others.
4. Xerox copy of Partition deed dtd: 03-04-1965 initially registered at sr. no. 371 and finally regd. at sr. no. 810 on dtd. 16-09-1965 before Sub



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Registrar, Himatnagar executed between Sheth Vinodchandra Trikamal & others.

5. Xerox copy of Partition deed dtd: 03-04-1965 initially registered at sr. no. 373 and finally regd. at sr. no. 811 on dtd. 16-09-1965 before Sub Registrar, Himatnagar executed between Sheth Chandrakant Trikamal & others.
6. Xerox copy of Partition deed dtd: 03-04-1965 initially registered at sr. no. 375 and finally regd. at sr. no. 812 on dtd. 21-09-1965 before Sub Registrar, Himatnagar executed between Sheth Sundarlal Trikamal & others.
7. Xerox copy of Partition deed dtd: 18-04-1966 initially registered at sr. no. 569 and finally regd. at sr. no. 616 on dtd. 02-06-1966 before Sub Registrar, Himatnagar executed between Sheth Narendrakumar Trikamal & others.
8. Xerox copy of sale deed dtd: 22-04-1981 registered at sr. no. 1008 before Sub Registrar, Himatnagar for House site land of Plot Nos. 180 & 181 of S.No. 69 to 74 & 75 paiki of Himatnagar executed by Smt. Bhartiben Sundarlal Sheth through her power of attorney in favour of Ramchand Amulmal Goplani.
9. Xerox copy of sale deed dtd: 22-04-1981 registered at sr. no. 1009 before Sub Registrar, Himatnagar for House site land of Plot Nos. 174 & 175 of S.No. 69 to 74 & 75 paiki of Himatnagar executed by Smt. Devkanya Chandrakant Sheth through her power of attorney in favour of Dr. Vishnukumar Amulmal Goplani.
10. Xerox copy of sale deed dtd: 22-04-1981 registered at sr. no. 1010 before Sub Registrar, Himatnagar for House site land of Plot No. 176 of S.No. 69 to 74 & 75 paiki of Himatnagar executed by Smt. Gunvantiben Indrakant Sheth through her power of attorney in favour of Smt. Poonamben Vishnukumar Goplani.
11. Xerox copy of sale deed dtd: 22-04-1981 registered at sr. no. 1011 before Sub Registrar, Himatnagar for House site land of Plot No. 177 of S.No. 69 to 74 & 75 paiki of Himatnagar executed by Smt. Nitaben Narendrakumar Sheth through her power of attorney in favour of Smt. Poonamben Vishnukumar Goplani.
12. Xerox copy of sale deed dtd: 22-04-1981 registered at sr. no. 1012 before Sub Registrar, Himatnagar for House site land of Plot No. 179 of S.No. 69 to 74 & 75 paiki of Himatnagar executed by Smt. Bhartiben



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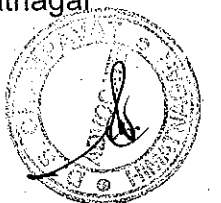
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Sundarlal Sheth through her power of attorney in favour of Tarachand Jethanand Krushnani.

13. Xerox copy of sale deed dtd: 22-04-1981 registered at sr. no. 1013 before Sub Registrar, Himatnagar for House site land of Plot No. 178 of S.No. 69 to 74 & 75 paiki of Himatnagar executed by Smt. Nitaben Narendrakumar Sheth through her power of attorney in favour of Tarachand Jethanand Krushnani.
14. Transfer letter dtd. 14-03-1992 issued by Nagarpalika, Himatnagar regarding transfer of ownership from Tarachand Jethanand Krushnani in the name of Smt. Poonamben Vishnukumar Goplani.
15. Xerox copy of sale deed dtd: 11-02-2011 registered at sr. no. 1516 before Sub Registrar, Himatnagar for House site land of Plot No. 180 & 181 of S.No. 69 to 74 & 75 paiki of Himatnagar executed by Ramchand Amulmal Goplani in favour of Dr. Vishnukumar Amulmal Goplani.
16. Xerox copy of sale deed dtd: 06-06-2012 registered at sr. no. 4701 before Sub Registrar, Himatnagar for House site land of Plot Nos. 174 & 175 of S.No. 69 to 74 & 75 paiki of Himatnagar executed by Dr. Vishnukumar Amulmal Goplani in favour of Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation.
17. Xerox copy of sale deed dtd: 06-06-2012 registered at sr. no. 4702 before Sub Registrar, Himatnagar for House site land of Plot Nos. 180 & 181 of S.No. 69 to 74 & 75 paiki of Himatnagar executed by Dr. Vishnukumar Amulmal Goplani in favour of Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation.
18. Xerox copy of sale deed dtd: 07-06-2012 registered at sr. no. 4748 before Sub Registrar, Himatnagar for House site land of Plot Nos. 176 & 177 of S.No. 69 to 74 & 75 paiki of Himatnagar executed by Smt. Poonamben Vishnukumar Goplani in favour of Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation.
19. Xerox copy of sale deed dtd: 07-06-2012 registered at sr. no. 4748 before Sub Registrar, Himatnagar for House site land of Plot Nos. 178 & 179 of S.No. 69 to 74 & 75 paiki of Himatnagar executed by Smt. Poonamben Vishnukumar Goplani in favour of Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation.
20. Certified copies of Property Register Cards relating to City Survey Nos. 3057 to 3064 of Himatnagar issued by City Survey Office of Himatnagar.



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regarding ownership of Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation.

21. Tax paid receipts issued by Nagarpalika, Himatnagar.

22. Permission for construction granted by Himatnagar Nagarpalika vide resolution No. 59(5), dtd. 12-10-2017.

23. Approved plan of proposed construction granted by Himatnagar Nagarpalika.

24. Search fee paid receipt.

7. Evolution, Background and Tracing of Title Property i.e. Flow of title during last 30 years:

On perusal of above referred documents my detailed title investigation along with my title clearance certificate is as under.

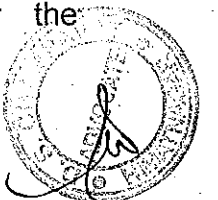
This certificate is issued on the strength of documents produced before me by applicant / owner.

As per instruction, I have investigated the Title of the above referred property and have caused to be taken searches of available Nagarpalika, Revenue, City Survey and registration record for last 30 years and from that and information given to me by applicant and believing the same to be true, correct and trustworthy and also believing the documents / copies / papers to be true and genuine and also based upon the information given by owners that no transfer / agreement was made in respect of the said property in question whatsoever as on to day, I here by give my report on Title as under :-

Looking to the above referred documents and from the searches of the records being maintained by **Nagarpalika & City Survey authorities of Himatnagar and from the searches of the records being maintained by the Sub-Registrar, Himatnagar, I found that,**

The immovable property in question more fully described in the schedule written hereinabove at present held by **Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation** are earlier situated within the local limits of **Nagarpalika and out of City Survey area of Himatnagar**, particularly in **House site land of Survey No. 69 to 74 & 75 paiki known as "Girdharnagar Estate" of Himatnagar.**

Earlier said immovable property in question is situated within the house site land of **Girdharnagar Estate, Motipura, Himatnagar** under the **Nagarpalika area of Himatnagar only.**



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ડિસન્ટ હોટલની બાજુમાં, ન્યાયમંદિર, હિંમતનગર.

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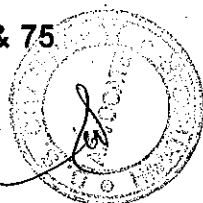
Previously House site land of Survey No. 69 to 74 and 75 paiki of Motipura, Himatnagar admeasuring about 73568 sq. yards purchased by Amrutlal Somnath Bhatt, R/o Ahmedabad from original owner the then Ex. Maharaja Himatsinhji of Ex. Idar State vide Idar State Parvana Regd. No.752/47-48, dtd.13-3-1948. The said House site land known as Girdharnagar Estate. Subsequently said purchaser Amrutlal Somnath Bhatt was become insolvent vide order of Hon'ble Court, dtd. 26-2-1953 and Receiver has been appointed by Hon'ble Court for the administration of said properties of Amrutlal Somnath Bhatt.

Thereafter Sheth Trikamlal Girdharlal has applied before Judicial Court to purchased the said property and to that effect permission has been granted vide order dtd.11-7-1958 and on the strength of said permission accorded by Judicial Court, Mr. T. A. Laher, the appointed receiver has sold the said House site land of Amrutlal Somnath Bhatt bearing Survey No. 69 to 74 and 75 paiki of Motipura, Himatnagar admeasuring about 73568 sq. yards to Sheth Trikamlal Girdharlal (H.U.F.) vide sale deed dtd.5-9-1958.

Thereafter from the Hindu undivided family, the said Sheth Trikamlal Girdharlal was retired as Karta of H.U.F., vide dissolution deed bearing Reg. No. 9691, dtd. 05-12-1962 & Mr. Indravadan Trikamlal Sheth becomes the Karta of Sheth Trikamlal Girdharlal (H.U.F.) and also becomes the owner of said House site land of Girdharnagar Estate.

Necessary plots / sub plots were also parted in the said Houser site land of Girdharnagar Estate. The copy of Lay Out Plan showing the Sub Plots of the Girdharnagar Estate comprising parts of Survey Nos. 69 to 74 & 75 paiki of Himatnagar is also annexed herewith.

Thereafter Partial partition made between the members of Sheth Trikamlal Girdharlal (H.U.F.) by way of Partition deed dtd. 02-04-1965 and all the Six members of said Sheth Trikamlal Girdharlal (H.U.F.) having 1/6 Share to each in the said House site land admeasuring in total about 6,62,112 sq. feets., of Survey Nos. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar and because of said partition, the (1) House site land of Plot Nos. 4, 5, 19 to 22, 27 to 30, 50, 51, 70, 71 & 76 admeasuring in total about 39861 sq. feets & Plot No. 56 admeasuring about 4576 sq. feets of Survey Nos. 69 to 74 & 75



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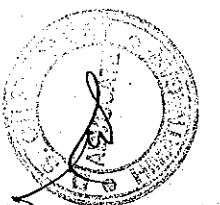
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Ref. N. :

Date : - - 20

paiki of Girdharnagar Estate Himatnagar including undivided 1/6 share from the land of Roads comes in to the name / share and under the sole ownership of Shantagauri Trikamlal Sheth, (2) House site land of Plot Nos. 2, 3, 13, 17, 41, 42, 46, 54, 114, 145 to 147, 154, 155, 166 to 170, 176, 190, 192, 192-1, 193 to 195, 213 to 216, 226 to 228 admeasuring in total about 62957 sq. feets of Survey Nos. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar including undivided 1/6 share from the land of Roads comes in to the name / share and under the sole ownership of Indrakant Trikamlal Sheth, (3) House site land of Plot Nos. 16, 35, 36, 37, 43, 44, 49, 52, 96, 96-1, 108, 115, 116, 128, 129, 130, 143, 144, 165, 174, 175, 182, 183, 184, 185, 190-1, 191, 191-1, 196, 217, 218 & 219 admeasuring in total about 63047 sq. feets of Survey Nos. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar including undivided 1/6 share from the land of Roads comes in to the name / share and under the sole ownership of Chandrakant Trikamlal Sheth, (4) House site land of Plot Nos. 1, 6, 7, 12, 18, 38, 39, 40, 53, 79, 94, 109, 117, 125, 126, 127, 137 to 139, 159, 160, 164, 179, 180, 181, 186 to 189, 189-1, 209 to 212 admeasuring in total about 62987 sq. feets of Survey Nos. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar including undivided 1/6 share from the land of Roads comes in to the name / share and under the sole ownership of Sundarlal Trikamlal Sheth, (5) House site land of Plot Nos. 8 to 11, 14, 47, 48, 95, 110, 118, 119, 140 to 142, 150 to 153, 156 to 158, 161 to 163, 171 to 173, 201 to 204, 224 & 225 admeasuring in total about 62979 sq. feets of Survey Nos. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar including undivided 1/6 share from the land of Roads comes in to the name / share and under the sole ownership of Vinodchandra Trikamlal Sheth & (6) House site land of Plot Nos. 23 to 26, 31 to 34, 107, 120 to 124, 131, 132, 135, 136, 148, 149, 177, 178, 197 to 200, 205 to 208 & 220 to 223 admeasuring in total about 63291 sq. feets of Survey Nos. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar including undivided 1/6 share from the land of Roads comes in to the name / share and under the sole ownership of Narendrakumar Trikamlal Sheth. The said Partition deed dtd. 2-4-1965 regd. at sr. No. 363 before Sub Registrar, Himatnagar on dtd.3-4-1965.



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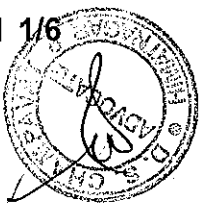
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Thereafter Partition deed dtd. 03-04-1965, which was initially registered at sr. no. 373 before Sub Registrar, Himatnagar executed between Sheth Chandrakant Trikamal, Devkanya Chandrakant Sheth & Minor Achyut Chandrakant Sheth, All members of Sheth Chandrakant Trikamal (H.U.F.), the House site land of Plot Nos. 16, 35, 36, 37, 43, 44, 49, 52, 96, 96-1, 108, 115, 116, 128, 129, 130, 143, 144, 165, 174, 175, 182, 183, 184, 185, 190-1, 191, 191-1, 196, 217, 218 & 219 admeasuring in total about 63047 sq. feets of Survey Nos. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar including undivided 1/6 share from the land of Roads comes in to the name / share and under the sole ownership of comes in to the names / share and under the sole ownership of Smt. Devkanya Chandrakant Sheth. The copy of said Partition deed finally regd. at sr. No. 811 before Sub Registrar, Himatnagar is also annexed herewith.

Further because of Partition deed dtd. 03-04-1965, which was initially registered at sr. no. 371 before Sub Registrar, Himatnagar executed between Sheth Vinodchandra Trikamal, Hemanginibahen Vinodchandra Sheth & Minor Saurabh Vinodchandra Sheth, All members of Sheth Vinodchandra Trikamal (H.U.F.), the House site land of Plot Nos. 8 to 11, 14, 47, 48, 95, 110, 118, 119, 140 to 142, 150 to 153, 156 to 158, 161 to 163, 171 to 173, 201 to 204, 224 & 225 admeasuring in total about 62979 sq. feets of Survey Nos. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar including undivided 1/6 share from the land of Roads comes in to the name / share and under the sole ownership of Smt. Hemanginibahen Vinodchandra Sheth. The copy of said Partition deed finally regd. at sr. No. 810 before Sub Registrar, Himatnagar is also annexed herewith.

Further because of Partition deed dtd. 03-04-1965, which was initially registered at sr. no. 375 before Sub Registrar, Himatnagar executed between Sheth Sundarlal Trikamal, Bhartiben Sundarlal Sheth & Minor Ashit Sundarlal Sheth, All members of Sheth Sundarlal Trikamal (H.U.F.), the House site land of Plot Nos. 1, 6, 7, 12, 18, 38, 39, 40, 53, 79, 94, 109, 117, 125, 126, 127, 137 to 139, 159, 160, 164, 179, 180, 181, 186 to 189, 189-1, 209 to 212 admeasuring in total about 62987 sq. feets of Survey Nos. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar including undivided 1/6



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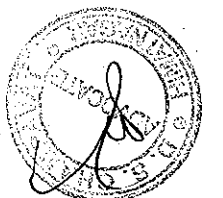
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share from the land of Roads comes in to the name / share and under the sole ownership of Smt. Bhartiben Sundarlal Sheth. The copy of said Partition deed finally regd. at sr. No. 812 before Sub Registrar, Himatnagar is also annexed herewith.

Further because of Partition deed dtd. 03-04-1965, which was initially registered at sr. no. 369 before Sub Registrar, Himatnagar executed between Sheth Indrakant Trikamal, Gunvantiben Indrakant Sheth & Minor Naishad Indrakant Sheth, All members of Sheth Indrakant Trikamal (H.U.F.), the House site land of Plot Nos. 2, 3, 13, 17, 41, 42, 46, 54, 114, 145 to 147, 154, 155, 166 to 170, 176, 190, 192, 192-1, 193 to 195, 213 to 216, 226 to 228 admeasuring in total about 62957 sq. feets of Survey Nos. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar including undivided 1/6 share from the land of Roads comes in to the name / share and under the sole ownership of Smt. Gunvantiben Indrakant Sheth. The copy of said Partition deed finally regd. at sr. No. 809 before Sub Registrar, Himatnagar is also annexed herewith.

Further because of Partition deed dtd. 18-04-1966, which was initially registered at sr. no. 569 before Sub Registrar, Himatnagar executed between Sheth Narendrakumar Trikamal, Nitaben Narendrakumar Sheth & Minor Raj Narendrakumar Sheth, All members of Sheth Narendrakumar Trikamal (H.U.F.), the House site land of Plot Nos. 23 to 26, 31 to 34, 107, 120 to 124, 131, 132, 135, 136, 148, 149, 177, 178, 197 to 200, 205 to 208 & 220 to 223 admeasuring in total about 63291 sq. feets of Survey Nos. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar including undivided 1/6 share from the land of Roads comes in to the name / share and under the sole ownership of Smt. Nitaben Narendrakumar Sheth. The copy of said Partition deed finally regd. at sr. No. 616 before Sub Registrar, Himatnagar is also annexed herewith.

Thus because of partial partition deeds as above, the present immovable properties in question i.e. House site land of Plot Nos. 174 to 181 of Survey Nos. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar comes in to the name / share and under the sole ownership as mentioned hereunder.



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કિસન્ટ હોટલની બાજુમાં, ન્યાયમંદિર, હિંમતનગર.

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Date : - - 20

Location	Survey Nos.	Plot Nos.	Name of Owner
Girdharnagar Estate, Himatnagar	69 to 74 & 75 paiki of Himatnagar	174 & 175	Smt. Devkanya Chandrakant Sheth
		176	Smt. Gunvantben Indrakant Sheth
		177 & 178	Smt. Nitaben Narendrakumar Sheth
		179, 180 & 181	Smt. Bhartiben Sundarlal Sheth

Plot Nos. 174 & 175

As referred above / because of partition deed, the House site land of Plot Nos. 174 admeasuring about 167-59 sq. mtrs., & Plot No. 175 admeasuring about 165-18 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar comes in to the name and under the sole ownership of Smt. Devkanya Chandrakant Sheth.

Thereafter said Smt. Devkanya Chandrakant Sheth has sold the said House site land of Plot Nos. 174 admeasuring about 167-59 sq. mtrs., & Plot No. 175 admeasuring about 165-18 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar through her power of Attorney to Dr. Goplani Vishnukumar Amulmal vide Regd. sale deed dtd: 22-04-1981, which was registered at sr. no. 1009 before Sub Registrar, Himatnagar. The copy of said sale deed is also annexed herewith. Thus by virtue of said transaction, the said Dr. Goplani Vishnukumar Amulmal becomes the sole owner occupant of House site land of Plot Nos. 174 admeasuring about 167-59 sq. mtrs., & Plot No. 175 admeasuring about 165-18 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar.

Earlier before year 2005-06, the said house site land of Girdharnagar Estate are only situated within the Nagarpalika area and out of City Survey and Revenue area of Himatnagar and therefore record of rights relating to said property were maintained by statutory body like Nagarpalika / Nagarpanchayat, Himatnagar only.

Since from year 1981 up to year 2011-12, the said Dr. Goplani Vishnukumar Amulmal was holding the said House site land of Plot Nos. 174 admeasuring about 167-59 sq. mtrs., & Plot No. 175 admeasuring about 165-18 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate



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Date : - - 20

Himatnagar as sole owner occupant and in year 2011-12, the Nagarpalika, Himatnagar has assessed the said House site land of Plot Nos. 174 & 175 of Girdharnagar Estate Himatnagar and have allotted Nagarpalika Property Nos. 12/398 & 12/399 of Himatnagar.

Thereafter Dr. Goplani Vishnukumar Amulmal, R/o. Himatnagar has sold the said House site land of Plot Nos. 174 admeasuring about 167-59 sq. mtrs., & Plot No. 175 admeasuring about 165-18 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar allotted Nagarpalika Property Nos. 12/398 & 12/399 of Himatnagar situated within the Nagarpalika Area of Himatnagar, Ta. Himatnagar, District: Sabarkantha to Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation vide Regd. sale deed dtd. 06-06-2012. The said sale deed registered at sr. no. 4701 before Sub Registrar, Himatnagar and it is in consideration of Rs.9,50,000/-. The said sale deed is also annexed herewith. The said sale deed bears the seal and signatures of registering authority and its also bears the signatures of executing parties along with attesting witnesses. Thus registration of above sale deed, there remains no doubt and its confirmed by registering authority. I have gone through the said sale-deed and have found same to be in order..

Thus by virtue of above sale deed, the said Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation become the sole owner occupant of House site land of Plot Nos. 174 admeasuring about 167-59 sq. mtrs., & Plot No. 175 admeasuring about 165-18 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar allotted Nagarpalika Property Nos. 12/398 & 12/399 of Himatnagar situated within the Nagarpalika Area of Himatnagar, Ta. Himatnagar, District: Sabarkantha.

Plot Nos. 176

As referred above / because of partition deed, the House site land of Plot Nos. 176 admeasuring about 162-40 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar comes in to the name and under the sole ownership of Smt. Gunvantben Indrakant Sheth.

Thereafter said Smt. Gunvantben Indrakant Sheth has sold the said House site land of Plot No. 176 admeasuring about 162-40 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar through her power of Attorney to Smt. Poonamben Vishnukumar Goplani vide Regd. sale deed dtd: 22-04-1981, which was registered at sr. no. 1010 before Sub



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મો : ૯૪૨૬૫ ૦૬૮૪૦

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મો : ૯૯૭૪૪ ૯૩૩૩૯

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Date : - - 20

Registrar, Himatnagar. The copy of said sale deed is also annexed herewith. Thus by virtue of said transaction, the said Smt. Poonamben Vishnukumar Goplani becomes the sole owner occupant of House site land of Plot No. 176 admeasuring about 162-40 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar.

Earlier before year 2005-06, the said house site land of Girdharnagar Estate are only situated within the Nagarpalika area and out of City Survey and Revenue area of Himatnagar and therefore record of rights relating to said property were maintained by statutory body like Nagarpalika / Nagarpanchayat, Himatnagar only.

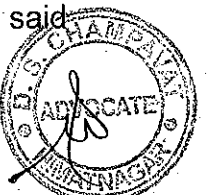
Since from year 1981 up to year 2011-12, the said Smt. Poonamben Vishnukumar Goplani was holding the said House site land of Plot No. 176 admeasuring about 162-40 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar as sole owner occupant and in year 2011-12, the Nagarpalika, Himatnagar has assessed the said House site land of Plot No. 176 of Girdharnagar Estate Himatnagar and have allotted Nagarpalika Property Nos. 12/400 of Himatnagar.

Plot Nos. 177

As referred above / because of partition deed, the House site land of Plot Nos. 177 admeasuring about 159-87 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar comes in to the name and under the sole ownership of Smt. Nitaben Narendrakumar Sheth.

Thereafter said Smt. Nitaben Narendrakumar Sheth has sold the said House site land of Plot No. 177 admeasuring about 159-87 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar through her power of Attorney to Smt. Poonamben Vishnukumar Goplani vide Regd. sale deed dtd: 22-04-1981, which was registered at sr. no. 1011 before Sub Registrar, Himatnagar. The copy of said sale deed is also annexed herewith. Thus by virtue of said transaction, the said Smt. Poonamben Vishnukumar Goplani becomes the sole owner occupant of House site land of Plot No. 177 admeasuring about 159-87 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar.

Earlier before year 2005-06, the said house site land of Girdharnagar Estate are only situated within the Nagarpalika area and out of City Survey and Revenue area of Himatnagar and therefore record of rights relating to said



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property were maintained by statutory body like Nagarpalika /
Nagarpanchayat, Himatnagar only.

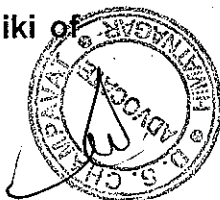
Since from year 1981 up to year 2011-12, the said Smt. Poonamben Vishnukumar Goplani was holding the said House site land of Plot No. 177 admeasuring about 159-87 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar as sole owner occupant and in year 2011-12, the Nagarpalika, Himatnagar has assessed the said House site land of Plot No. 176 of Girdharnagar Estate Himatnagar and have allotted Nagarpalika Property Nos. 12/401 of Himatnagar.

Thus ownership & occupancy rights of said Smt. Poonamben Vishnukumar Goplani, R/o. Himatnagar over said (1) House site land of Plot No. 176 admeasuring about 162-40 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar & (2) House site land of Plot No. 177 admeasuring about 159-87 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar, there remains no doubt and its further confirm from the records of Sub Registrar & Nagarpalika, Himatnagar.

Plot Nos. 176 & 177

Thereafter Smt. Poonamben Vishnukumar Goplani, R/o. Himatnagar has sold the said House site land of Plot Nos. 176 admeasuring about 162-40 sq. mtrs., & Plot No. 177 admeasuring about 159-87 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar allotted Nagarpalika Property Nos. 12/400 & 12/401 of Himatnagar situated within the Nagarpalika Area of Himatnagar, Ta. Himatnagar, District: Sabarkantha to Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation vide Regd. sale deed dtd. 07-06-2012. The said sale deed registered at sr. no. 4748 before Sub Registrar, Himatnagar and it is in consideration of Rs.12,50,000/-. The said sale deed is also annexed herewith. The said sale deed bears the seal and signatures of registering authority and its also bears the signatures of executing parties along with attesting witnesses. Thus registration of above sale deed, there remains no doubt and its confirmed by registering authority. I have gone through the said sale-deed and have found same to be in order..

Thus by virtue of above sale deed, the said Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation become the sole owner occupant of House site land of Plot Nos. 176 admeasuring about 162-40 sq. mtrs., & Plot No. 177 admeasuring about 159-87 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of



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Date : - - 20

Girdharnagar Estate Himatnagar allotted Nagarpalika Property Nos. 12/400 & 12/401 of Himatnagar situated within the Nagarpalika Area of Himatnagar, Ta. Himatnagar, District: Sabarkantha.

Plot Nos. 178

As referred above / because of partition deed, the House site land of Plot Nos. 178 admeasuring about 157-66 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar comes in to the name and under the sole ownership of Smt. Nitaben Narendrakumar Sheth.

Thereafter said Smt. Nitaben Narendrakumar Sheth has sold the said House site land of Plot No. 178 admeasuring about 157-66 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar through her power of Attorney to Tarachand Jethanand Krushnani vide Regd. sale deed dtd: 22-04-1981, which was registered at sr. no. 1013 before Sub Registrar, Himatnagar. The copy of said sale deed is also annexed herewith. Thus by virtue of said transaction, the said Tarachand Jethanand Krushnani becomes the sole owner occupant of House site land of Plot No. 178 admeasuring about 157-66 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar.

Since from year 1981 up to year 1990-91, the said Tarachand Jethanand Krushnani was holding the said House site land of Plot No. 178 admeasuring about 157-66 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar as sole owner occupant and thereafter on dtd. 08-02-1991, the said Tarachand Jethanand Krushnani was expired and before his death, the said deceased Tarachand Jethanand Krushnani has executed one Will and as the said executor of Will was expired, the said Will comes in to effect and on the strength of said Will and also as per the contents of said Will, the deceased Tarachand Jethanand Krushnani has earlier entrusted the present House site land of Plot No. 178 & Plot No. 179 of Girdharnagar Estate Himatnagar allotted Nagarpalika Property No. 8/1151 & 8/1152 (Old) of Himatnagar to his legal heir daughter Smt. Poonamben Vishnukumar Goplani and thereafter said Smt. Poonamben Vishnukumar Goplani has applied before Nagarpalika, Himatnagar for entering her name as owner of the said House site land of Plot No. 178 & Plot No. 179 of Girdharnagar Estate Himatnagar allotted Nagarpalika Property No. 8/1151 & 8/1152 (Old) of Himatnagar and have also produced the Death Certificate of Tarachand Jethanand Krushnani.



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Date : - - 20

Will executed by Tarachand Jethanand Krushnani, Copies of Sale deeds and Tax paid receipts before Nagarpalika Authorities and after verifications of said documents and also after due legal process, the said House site land of Plot No. 178 & Plot No. 179 of Girdharnagar Estate Himatnagar allotted Nagarpalika Property No. 8/1151 & 8/1152 (Old) of Himatnagar transferred in the name of Smt. Poonamben Vishnukumar Goplani. Necessary transfer letter dtd. 14-03-1992 also issued by Nagarpalika, Himatnagar in the name of Smt. Poonamben Vishnukumar Goplani.

Thus by virtue of heir ship right, the said House site land of Plot No. 178 admeasuring about 157-66 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar bearing Nagarpalika Property No. 8/1151 (Old) of Himatnagar comes in to the name and under the sole ownership of Smt. Poonamben Vishnukumar Goplani.

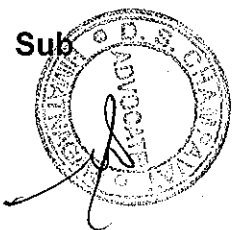
Earlier before year 2005-06, the said house site land of Girdharnagar Estate are only situated within the Nagarpalika area and out of City Survey and Revenue area of Himatnagar and therefore record of rights relating to said property were maintained by statutory body like Nagarpalika / Nagarpanchayat, Himatnagar only.

Since from year 1992 up to year 2011-12, the said Smt. Poonamben Vishnukumar Goplani was holding the said House site land of Plot No. 178 admeasuring about 157-66 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar as sole owner occupant and Nagarpalika, Himatnagar has assessed the said House site land of Plot No. 178 of Girdharnagar Estate Himatnagar and have allotted Nagarpalika Property No. 12/402 (New) of Himatnagar.

Plot Nos. 179

As referred above / because of partition deed, the House site land of Plot Nos. 179 admeasuring about 155-70 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar comes in to the name and under the sole ownership of Smt. Bhartiben Sundarlal Sheth.

Thereafter said Smt. Bhartiben Sundarlal Sheth has sold the said House site land of Plot No. 179 admeasuring about 155-70 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar through her power of Attorney to Tarachand Jethanand Krushnani vide Regd. sale deed dtd: 22-04-1981, which was registered at sr. no. 1012 before Sub



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Registrar, Himatnagar. The copy of said sale deed is also annexed herewith. Thus by virtue of said transaction, the said Tarachand Jethanand Krushnani becomes the sole owner occupant of House site land of Plot No. 179 admeasuring about 155-70 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar.

Since from year 1981 up to year 1990-91, the said Tarachand Jethanand Krushnani was holding the said House site land of Plot No. 179 admeasuring about 155-70 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar as sole owner occupant and thereafter on dtd. 08-02-1991, the said Tarachand Jethanand Krushnani was expired and before his death, the said deceased Tarachand Jethanand Krushnani has executed one Will and as the said executor of Will was expired, the said Will comes in to effect and on the strength of said Will and also as per the contents of said Will, the deceased Tarachand Jethanand Krushnani has earlier entrusted the present House site land of Plot No. 178 & Plot No. 179 of Girdharnagar Estate Himatnagar allotted Nagarpalika Property No. 8/1151 & 8/1152 (Old) of Himatnagar to his legal heir daughter Smt. Poonamben Vishnukumar Goplani and thereafter said Smt. Poonamben Vishnukumar Goplani has applied before Nagarpalika, Himatnagar for entering her name as owner of the said House site land of Plot No. 178 & Plot No. 179 of Girdharnagar Estate Himatnagar allotted Nagarpalika Property No. 8/1151 & 8/1152 (Old) of Himatnagar and have also produced the Death Certificate of Tarachand Jethanand Krushnani, Will executed by Tarachand Jethanand Krushnani, Copies of Sale deeds and Tax paid receipts before Nagarpalika Authorities and after verifications of said documents and also after due legal process, the said House site land of Plot No. 178 & Plot No. 179 of Girdharnagar Estate Himatnagar allotted Nagarpalika Property No. 8/1151 & 8/1152 (Old) of Himatnagar transferred in the name of Smt. Poonamben Vishnukumar Goplani. Necessary transfer letter dtd. 14-03-1992 also issued by Nagarpalika, Himatnagar in the name of Smt. Poonamben Vishnukumar Goplani.

Earlier before year 2005-06, the said house site land of Girdharnagar Estate are only situated within the Nagarpalika area and out of City Survey and Revenue area of Himatnagar and therefore record of rights relating to said property were maintained by statutory body like Nagarpalika / Nagarpanchayat, Himatnagar only.



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Thus by virtue of heir ship right, the said House site land of Plot No. 179 admeasuring about 155-70 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar bearing Nagarpalika Property No. 8/1152 of Himatnagar comes in to the name and under the sole ownership of Smt. Poonamben Vishnukumar Goplani.

Since from year 1992 up to year 2011-12, the said Smt. Poonamben Vishnukumar Goplani was holding the said House site land of Plot No. 179 admeasuring about 155-70 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar as sole owner occupant and Nagarpalika, Himatnagar has assessed the said House site land of Plot No. 179 of Girdharnagar Estate Himatnagar and have allotted Nagarpalika Property No. 12/403 (New) of Himatnagar.

Thus ownership & occupancy rights of said Smt. Poonamben Vishnukumar Goplani, R/o. Himatnagar over said (1) House site land of Plot No. 178 admeasuring about 157-66 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar & (2) House site land of Plot No. 179 admeasuring about 155-70 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar, there remains no doubt and its further confirm from the records of Sub Registrar & Nagarpalika, Himatnagar.

Thereafter Smt. Poonamben Vishnukumar Goplani, R/o. Himatnagar has sold the said House site land of Plot Nos. 178 admeasuring about 157-66 sq. mtrs., & Plot No. 179 admeasuring about 155-70 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar allotted Nagarpalika Property Nos. 12/402 & 12/403 of Himatnagar situated within the Nagarpalika Area of Himatnagar, Ta. Himatnagar, District: Sabarkantha to Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation vide Regd. sale deed dtd. 07-06-2012. The said sale deed registered at sr. no. 4749 before Sub Registrar, Himatnagar and it is in consideration of Rs.12,50,000/-. The said sale deed is also annexed herewith. The said sale deed bears the seal and signatures of registering authority and its also bears the signatures of executing parties along with attesting witnesses. Thus registration of above sale deed, there remains no doubt and its confirmed by registering authority. I have gone through the said sale-deed and have found same to be in order..

Thus by virtue of above sale deed, the said Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation become the sole owner occupant of House site



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Date : - - 20

land of Plot Nos. 178 admeasuring about 157-66 sq. mtrs., & Plot No. 179 admeasuring about 155-70 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar allotted Nagarpalika Property Nos. 12/402 & 12/403 of Himatnagar situated within the Nagarpalika Area of Himatnagar, Ta. Himatnagar, District: Sabarkantha.

Plot Nos. 180 & 181

As referred above / because of partition deed, the House site land of Plot Nos. 180 admeasuring about 154-31 sq. mtrs., & Plot No. 181 admeasuring about 130-99 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar comes in to the name and under the sole ownership of Smt. Bhartiben Sundarlal Sheth.

Thereafter said Smt. Bhartiben Sundarlal Sheth has sold the said House site land of Plot Nos. 180 admeasuring about 154-31 sq. mtrs., & Plot No. 181 admeasuring about 130-99 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar through her power of Attorney to Ramchand Amulmal Goplani vide Regd. sale deed dtd: 22-04-1981, which was registered at sr. no. 1008 before Sub Registrar, Himatnagar. The copy of said sale deed is also annexed herewith. Thus by virtue of said transaction, the said Ramchand Amulmal Goplani becomes the sole owner occupant of House site land of Plot Nos. 180 admeasuring about 154-31 sq. mtrs., & Plot No. 181 admeasuring about 130-99 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar.

Earlier before year 2005-06, the said house site land of Girdharnagar Estate are only situated within the Nagarpalika area and out of City Survey and Revenue area of Himatnagar and therefore record of rights relating to said property were maintained by statutory body like Nagarpalika / Nagarpanchayat, Himatnagar only.

Since from year 1981 up to year 2010-11, the said Ramchand Amulmal Goplani was holding the said House site land of Plot Nos. 180 admeasuring about 154-31 sq. mtrs., & Plot No. 181 admeasuring about 130-99 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar as sole owner occupant and in year 2010-11, the Nagarpalika, Himatnagar has assessed the said House site land of Plot Nos. 180 & 181 of Girdharnagar Estate Himatnagar and have allotted Nagarpalika Property Nos. 12/404 & 12/405 of Himatnagar.



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મો: ૯૪૨૬૫ ૦૬૮૪૦
મો: ૯૯૭૪૪ ૯૩૩૩૯

એલ એલ.બી.
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ADVOCATE

D.S. Champavat S.D. Champavat

Mo. 94265 06840
Mo. 99744 93339

LL.B.

Advocate

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ઓફીસ : એ/૧૧, આકાર કોમ્પ્લેક્સ, પુજા ટાયરની સામે,
ડિસન્ટ હોટલની બાજુમાં, ન્યાયમંદિર, હિંમતનગર.

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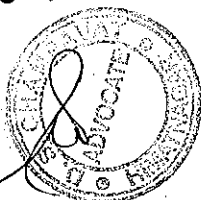
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Thereafter Ramchand Amulmal Goplani, R/o. Himatnagar has sold the said House site land of Plot Nos. 180 admeasuring about 154-31 sq. mtrs., & Plot No. 181 admeasuring about 130-99 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar allotted Nagarpalika Property Nos. 12/404 & 12/405 of Himatnagar situated within the Nagarpalika Area of Himatnagar, Ta. Himatnagar, District: Sabarkantha to Dr. Goplani Vishnukumar Amulmal vide Regd. sale deed dtd. 11-02-2011. The said sale deed registered at sr. no. 1516 before Sub Registrar, Himatnagar and it was in consideration of Rs.50,000/-. The said sale deed is also annexed herewith. The said sale deed bears the seal and signatures of registering authority and its also bears the signatures of executing parties along with attesting witnesses. Thus registration of above sale deed, there remains no doubt and its confirmed by registering authority. I have gone through the said sale-deed and have found same to be in order..

Thereafter Dr. Goplani Vishnukumar Amulmal, R/o. Himatnagar has sold the said House site land of Plot Nos. 180 admeasuring about 154-31 sq. mtrs., & Plot No. 181 admeasuring about 130-99 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar allotted Nagarpalika Property Nos. 12/404 & 12/405 of Himatnagar situated within the Nagarpalika Area of Himatnagar, Ta. Himatnagar, District: Sabarkantha to Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation vide Regd. sale deed dtd. 06-06-2012. The said sale deed registered at sr. no. 4702 before Sub Registrar, Himatnagar and it is in consideration of Rs.9,50,000/-. The said sale deed is also annexed herewith. The said sale deed bears the seal and signatures of registering authority and its also bears the signatures of executing parties along with attesting witnesses. Thus registration of above sale deed, there remains no doubt and its confirmed by registering authority. I have gone through the said sale-deed and have found same to be in order..

Thus by virtue of above sale deed, the said Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation become the sole owner occupant of House site land of Plot Nos. 180 admeasuring about 154-31 sq. mtrs., & Plot No. 181 admeasuring about 130-99 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar allotted Nagarpalika Property Nos. 12/404 & 12/405 of Himatnagar situated within the Nagarpalika Area of Himatnagar, Ta. Himatnagar, District: Sabarkantha.



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ડિસન્ટ હોટલની બાજુમાં, ન્યાયમંદિર, હિંમતનગર.

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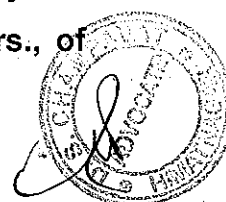
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In short, present applicant Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation becomes the sole owner occupant of House site land of Plot Nos. 174 to 181 admeasuring in total about 1253-70 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar allotted Nagarpalika Property Nos. 12/398 to 12/405 of Himatnagar situated within the Nagarpalika Area of Himatnagar, Ta. Himatnagar, District: Sabarkantha by way of different transactions as mentioned hereunder.

Survey No.	Plot No.	N. Prop. No.	P. Prop. No.	Name of Seller	Name of Purchaser	Date & Reg. No. of Sale deed
69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar	174 & 175	12/398 & 12/399		Dr. Goplani Vishnukumar Amulmal	Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation	Dtd. 6-6-2012 bearing sr. no. 4701
	176 & 177	12/400 & 12/401		Poonamben Vishnukumar Goplani	Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation	Dtd. 7-6-2012 bearing sr. no. 4748
	178 & 179	12/402 & 12/403		Poonamben Vishnukumar Goplani	Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation	Dtd. 7-6-2012 bearing sr. no. 4749
	180 & 181	12/404 & 12/405		Dr. Goplani Vishnukumar Amulmal	Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation	Dtd. 6-6-2012 bearing sr. no. 4702

As Town Planning Scheme comes in to effect at Himatnagar and said House site land of Plot Nos. 174 to 181 admeasuring in total about 1253-70 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar allotted Town Planning Scheme No. 02 Himatnagar. Because of said Town Planning Scheme, the area from the said entire Plot Nos. 174 to 181 paiki admeasuring about 150-18 sq. mtrs., deducted for T. P. Road. Thus area of the said House site land of Plot Nos. 174 to 181 of Survey No. 69 to 74 & 75 paiki of Himatnagar now remains as 1103-52 sq. mtrs., of Girdharnagar Estate Himatnagar



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Ref. N. :

Date : - - 20

Recently said House site land of Girdharnagar Estate, Himatnagar comes within the jurisdiction of City Survey Department of Himatnagar and hence records of rights relating to said properties of Gamtal land of Old Survey No. 69 to 74 & 75 paiki of Himatnagar, now maintained by City Survey Office of Himatnagar.

Recently City Survey Office has inquired the said properties in question i.e. (1) House site land of Plot No. 174 admeasuring about 167-59 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar and after the investigations, measurement sheet and other inquiries the said City Survey Office of Himatnagar has allotted City Survey No. 3057 admeasuring about 167-59 sq. mtrs., of Himatnagar, (2) House site land of Plot No. 175 admeasuring about 165-18 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar and after the investigations, measurement sheet and other inquiries the said City Survey Office of Himatnagar has allotted City Survey No. 3058 admeasuring about 165-18 sq. mtrs., of Himatnagar, (3) House site land of Plot No. 176 admeasuring about 162-40 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar and after the investigations, measurement sheet and other inquiries the said City Survey Office of Himatnagar has allotted City Survey No. 3059 admeasuring about 162-40 sq. mtrs., of Himatnagar, (4) House site land of Plot No. 177 admeasuring about 159-87 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar and after the investigations, measurement sheet and other inquiries the said City Survey Office of Himatnagar has allotted City Survey No. 3060 admeasuring about 159-87 sq. mtrs., of Himatnagar, (5) House site land of Plot No. 178 admeasuring about 157-66 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar and after the investigations, measurement sheet and other inquiries the said City Survey Office of Himatnagar has allotted City Survey No. 3061 admeasuring about 157-66 sq. mtrs., of Himatnagar, (6) House site land of Plot No. 179 admeasuring about 155-70 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar and after the investigations, measurement sheet and other inquiries the said City Survey Office of Himatnagar has allotted City Survey No. 3062 admeasuring about 155-70 sq. mtrs., of Himatnagar, (7) House site land of Plot No. 180 admeasuring about 154-31 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate



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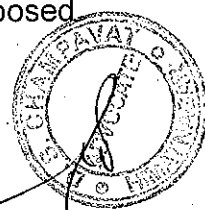
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Himatnagar and after the investigations, measurement sheet and other inquiries the said City Survey Office of Himatnagar has allotted City Survey No. 3063 admeasuring about 154-31 sq. mtrs., of Himatnagar & (8) House site land of Plot No. 181 admeasuring about 130-99 sq. mtrs., of Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate Himatnagar and after the investigations, measurement sheet and other inquiries the said City Survey Office of Himatnagar has allotted City Survey No. 3064 admeasuring about 130-99 sq. mtrs., of Himatnagar.

The said City Survey Office of Himatnagar has confirmed the ownership of Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation and necessary entry regarding ownership of Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation posted in City Survey records of Himatnagar. The certified copies of City Survey No. 3057 to 3064 of Himatnagar issued by City Survey Office of Himatnagar shows the name of Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation as sole owner occupant of said immovable properties in question. Thus Govt. Office like City Survey Authority has recognized the ownership and occupancy rights of said Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation over said immovable properties in question.

Further said immovable property in question also transferred in the name of Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation in to the concerned records of Nagarpalika, Himatnagar.

Thereafter said Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation wanted to develop the said House site land of Plot Nos. 174 to 181 admeasuring in total about 1103-52 sq. mtrs., of Old Revenue Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate paiki of Himatnagar allotted City Survey Nos. 3057 to 3064 of Himatnagar in the name and style of Nakshtra Plaza and for that necessary permission for constructions of Commercial Shops (1 to 18) at Ground Floor and Resi. Flat Type construction at First Floor (12 Apartment), Second Floor (12 Apartment) & Third Floor (12 Apartment) sanction by Town Development Committee under Nagarpalika Himatnagar vide their resolution bearing No. 59(5), dtd. 12-10-2017 and on the strength of said permission accorded by said Nagarpalika Himatnagar, the said present owner Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation has started to carried out the construction as per sanctioned plan and said proposed constructed premises / scheme known as Nakshtra Plaza.



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ADVOCATE

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 Mo. 99744 93339 Advocate

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ઓફીસ : એ/૧૧, આકાર કોમ્પ્લેક્સ, પુજા ટાયરની સામે,
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Date : - - 20

The said permission with approved plan are also annexed herewith. Taxes relating to said plots were also paid and receipts for the same area also annexed herewith. Thus statutory body like Nagarpalika has recognized the ownership right of **Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation** over immovable properties in question.

Thus **Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation** becomes the owner occupant of **House site land of Plot Nos. 174 to 181** admeasuring in total about **1253-70 sq. mtrs., of Old Revenue Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate paiki of Himatnagar in Town Planning Scheme No. 02 of Himatnagar** and out of which land admeasuring about **150-18 sq. mtrs., deducted for T. P. Road =1103-52 sq. mtrs.,** and at present because of **City Survey** comes in to effect allotted **City Survey Nos. 3057 to 3064 of Himatnagar and Nagarpalika Property Nos. 12/398 to 12/405 of Himatnagar** situated within the limits of **Nagarpalika & at present City Survey area of Himatnagar in the area known as Girdharnagar Estate under Nagarpalika, Himatnagar, Ta: Himatnagar, Dist: Sabarkantha** and name of said applicant owner also entered in to the concerned records of rights of Himatnagar.

Thus **Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation** had a clear title till their stage of ownership is concerned.

At present the applicants **Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation** had requested undersigned to issue the title clearance certificate for entire property i.e. **House site land of Plot Nos. 174 to 181** admeasuring in total about **1253-70 sq. mtrs., of Old Revenue Survey No. 69 to 74 & 75 paiki of Girdharnagar Estate paiki of Himatnagar in Town Planning Scheme No. 02 of Himatnagar** and out of which land admeasuring about **150-18 sq. mtrs., deducted for T. P. Road =1103-52 sq. mtrs.,** and at present because of **City Survey** comes in to effect allotted **City Survey Nos. 3057 to 3064 of Himatnagar and Nagarpalika Property Nos. 12/398 to 12/405 of Himatnagar** situated within the limits of **Nagarpalika & at present City Survey area of Himatnagar in the area known as Girdharnagar Estate under Nagarpalika, Himatnagar, Ta: Himatnagar, Dist: Sabarkantha** and for that said applicant has declared that the said immovable properties in question is solely owned by him whatsoever as on to day & that the said immovable property in question are not subject matter of any pending proceedings, nor any order, decree,



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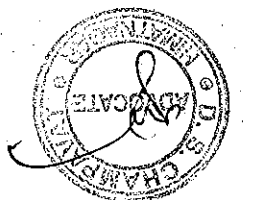
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attachment or any order of any court or authority is operating against the said immovable property in question adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force, and there are no other facts or particulars which can adversely affect the title. Further there are no transfer agreements / Banakhat or sale deeds executed by him / them or other co-owners / developer for present immovable property in question or any construction Part / Portion constructed in the said House site land in favour of any party, nor any power of attorney / authority executed by him / them in favour of any person or persons.

On perusal of above referred documents and information given by **Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation**, the undersigned has issued this title clearance certificate for the immovable properties in question in the name of **Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation**.

I have also taken the necessary searches for the period of **last 30 years** from the office of **Sub-Registrar, Himatnagar** and during my searches, I could find nothing adverse affecting the title of applicant i.e. **Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation** over his properties in question & said receipt is also annexed herewith.

It may be noted that this a **General Title Clearance Certificate** for the entire property held by **Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation** i.e. House site land of Plot Nos. 174 to 181 admeasuring in total about **1253-70 sq. mtrs.**, of Old Revenue Survey No. 69 to 74 & 75 paiki of **Girdharnagar Estate paiki of Himatnagar in Town Planning Scheme No. 02 of Himatnagar** and out of which land admeasuring about **150-18 sq. mtrs.**, deducted for T. P. Road = **1103-52 sq. mtrs.**, and at present because of City Survey comes in to effect allotted City Survey Nos. 3057 to 3064 of Himatnagar and Nagarpalika Property Nos. 12/398 to 12/405 of Himatnagar situated within the limits of Nagarpalika & at present City Survey area of Himatnagar in the area known as **Girdharnagar Estate under Nagarpalika, Himatnagar, Ta: Himatnagar, Dist: Sabarkantha** and as such the holder of the entire properties had a clear title till his stage of ownership is concerned but if the said present owner shall deal with the said properties in piecemeal, then the



ડી.એસ.ચંપાવત
એસ.ડી. ચંપાવત

મો : ૯૪૨૬૫ ૦૬૮૪૦
મો : ૯૯૭૪૪ ૯૩૩૩૯

એલ એલ.બી.
એડવોકેટ



ADVOCATE

D.S. Champavat
S.D. Champavat

Mo. 94265 06840
Mo. 99744 93339

LL.B.
Advocate

રહેઠાણ : દોલત વિલાસ પેલેસ પાસે, મહાવીરનગર,
હિમતનગર-૩૮૩ ૦૦૧.

Gmail : dilipsinhchampavat@gmail.com
Gmail : siddharajsingh@gmail.com

ઓફીસ : એ/૧૧, આકાર કોમ્પ્લેક્સ, પુજા ટાયરની સામે,
ડિસન્ટ હોટલની બાજુમાં, ન્યાયમંદિર, હિમતનગર.

Resi. : Near Dolat Vilas Palace,
Mahavirnagar, Himatnagar - 383 001.
Office : A/11, Akar Complex, Opp. Puja Tyre
Nr. Desant Hotel, Nyay Mandir, Himatnagar.

Ref. N. :

Date : - - 20

individual owners shall have to obtained fresh title clearance certificate for the property held by him / them.

I hereby declare that each member of the Scheme Acquire right, title and interest over the said property after execution of registered sale deed for their respective units.

:Final Certificate / Opinion:

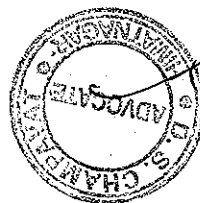
In view of what is stated herein above, I am of the opinion that the title of **Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation** regarding his immovable property in question more fully described in the schedule hereinabove up to the stage of his ownership is clear, marketable and free from any charge, lien or encumbrances and free from any reasonable doubt whatsoever as on to-day.

Remarks:

This report issued for the House site land of Plot Nos. 174 to 181 of Survey No. 69 to 74 & 75 paiki of Himatnagar allotted City Survey No. 3057 to 3064 of Himatnagar without construction in the name and regarding ownership of **Patel Rohitbhai Maganbhai, Prop. of Shubh Corporation** and at present the said applicant owner has obtained the permission for commercial cum residential const. from Nagarpalika, Himatnagar.

Thus present applicant has to carry out the const. work as per sanctioned plan and thereafter for the said constructed premises also obtained the B.U. Permission (Completion Certificate) from Nagarpalika, Himatnagar. The said constructed Units also require to assessed by Nagarpalika, Himatnagar. Further said each constructed units, the City Survey Authority has to prepare the measurement sheet and also required to issue the separate property register card for each unit.

The above procedure / remarks required to follow before Regd. sale deed for unit concerned and also mortgaging the said property in piecemeal / separate constructed unit with any financial institution.



D. S. Champavat)
Advocate.

અરજી પહોંચ

મેલકતનું વર્ણન સર્વે નં.69 થી 74 તથા 75 પેકી પ્લોટ નં.174 થી 181

Search in : HIMATNAGAR../HIMATNAGAR..

પહોંચ નંબર: ૨૦૧૮૧૩૦૦૧૩૮૮૮

અરજી નંબર:

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અરજી વર્ષ:

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તા: ૧૯

માહે: ઓક્ટોબર

સને: ૨૦૧૮

રજી કરનારનું નામ ડી.એસ.ચંપાવત એડવોકેટ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

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શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

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શોધ અગર તપાસણી.....

Year: ૧૯૮૯ ૨૦૧૮

૧૬૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૧૬૦

અંકે રૂપીયા એકસો સાઠ૬ પુરા.

દસ્તાવેજ

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

(R. A. PATEL)
સબ રજીસ્ટ્રાર
હિમતનગર

IGR-NIC

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