

JAYVANTSINH D. SARVAIYA

ADVOCATE,
(Gujarat High Court)
Enrolment No:G/491/1976

OFFICE :

102, First Floor, Shiv Shakti Complex,
Opp. J. K. Restaurant, Court Road,
BHAVNAGAR.
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CERTIFICATE OF TITLE

TO,

(1) Sachapara Sureshbhai Bhimjibhai

(2) Sachapara Dharmeshbhai Bhimjibhai.

Ref: Investigation of title to the non-agricultural land 21,948.00 Sq.mts converted for residential purpose bearing Plot No.1 to 113, comprising the area of 14461.82 Sq.Mts forming part of revenue survey no: 108 paiki 1/1 [T.P.Scheme No:16 (Adhewada), O.P.No:118, F.P.No:118] forming part of the situated at Village: Adhewada, Taluka and District: Bhavnagar, Registration Sub-district Bhavnagar-4 belonging to **Sachapara Sureshbhai Bhimjibhai, Sachapara Dharmeshbhai Bhimjibhai.**

I **Jayvatsinh D. Sarvaiya Advocate**, have examined the documents of title produced before me. The present certificate of the title is issued for the above prescribed property, strictly based on the documents of title produced before me and by relying on the available record verified at the office of the concerned Sub-Registrar-4-Tarsamiya for the years **1994 to 2023** vide receipt No.202332900000993 on dated 13.02.2023 and attached with this individual plots search as mentioned annexure-A .

The documents produced before me 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 **Sachapara Sureshbhai Bhimjibhai, Sachapara Dharmeshbhai Bhimjibhai** 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 **Sachapara Sureshbhai Bhimjibhai, Sachapara Dharmeshbhai Bhimjibhai** is the rightful owner of the said property. Therefore it is hereby certified that the title of **Sachapara Sureshbhai Bhimjibhai, Sachapara Dharmeshbhai Bhimjibhai** in respect of said property is clear, true & legal.

THE SCHEDULE

BRIEF DESCRIPTION OF ABOVE REFERRED PROPERTY

All the piece and parcel of non-agricultural land 21,948.00 Sq.mts converted for residential purpose bearing Plot No.1 to 113, comprising the area of 14461.82 Sq.Mts forming part of revenue survey no: 108 paiki 1/1 [T.P.Scheme No:16



(Adhewada), O.P.No:118, F.P.No:118] forming part of the situated at Village:
Adhewada, Taluka and District: Bhavnagar, Registration Sub-district Bhavnagar-4,
which is bounded on towards,

NORTH: Road.

SOUTH: Adj. R.S.No:110 and 111.

EAST : Adj. R.S.No:109.

WEST : Adj. R.S.No:107.

ANNEXURE-A

1. The captioned land forming part of revenue survey no:108 adm. A-5, G-24 was originally an agricultural land belonging to Kanbi Giga and Jivraj Kanji recorded vide promulgation entry no:34, (date is not legible) mutated in the records of rights(Village form no:6).
2. Gigabhai Kanjibhai and Jivrajbhai Kanjibhai effected Partition of total land his share Acre-10 gunthas-35 out of that land bearing Rev. sur. No:-108 Acre-5 Gunthas-24 and other places of land (with which we are not concerned) were recorded in the name of his Jivrajbhai Kanjibhai recorded vide entry no: 119, date:-17-02-1995 mutated in the records of rights (Village form no:6).
3. Jivrajbhai Kanjibhai partition their agricultural land of R.S.No:108 and others between his sons namely (1) Bhimjibhai Jivrajbhai-land bearing Rev. Sur. No. 108 Acre-5 Gunthas-24 and other pieces of land (with which we are not concerned) and (2) Shamjibhai Jivrajbhai-land bearing Rev. Sur. No. 59 paiki 2 Acre-3 Gunthas-39 and other pieces of land (with which we are not concerned) The entry was made in v/f no. 6 vide Entry No.775 dated 17/12/1974 said entry was certified by competent authority on dt:25/02/1975. Thus Bhimjibhai Jivrajbhai became the owner/occupant of the said agricultural land.
4. Bhimjibhai Jivrajbhai add his heirs in land of R.S.No:108 Paiki and others (with which we are not concerned) namely (1) Radhaben Bhimjibhai, (2) Ushaben Bhimjibhai, (3) Sureshbhai Bhimjibhai, (4) Bhavnaben Bhimjibhai, (5) Dharmeshbhai Bhimjibhai, (6) Sangitaben Bhimjibhai and same time out of joint owners (1) Radhaben Bhimjibhai, (2) Ushaben Bhimjibhai, (3)



Bhavnaben Bhimjibhai, (4) Sangitaben Bhimjibhai had relinquished their rights. The entry was made in v/f no. 6 vide Entry No.4883 dated 20/06/2012 said entry was certified by competent authority on dt:01/08/2012.

5. Bhavnagar Area Development Authority approved Lay-Out plan showing Plot No.1 to 113 with internal common road and curve, total land admeasuring 21948.00 Sq.Mts. for survey No.108 P 1 P 1, of village Adhewada, Taluka and District Bhavnagar vide its development permission No:BADA/TEK/295/2014/ S.R./271/VASHI/3315/2014 dated 29/07/2014.
6. The Collector, Bhavnagar District, Bhavnagar allowed conversion of land admeasuring 21948.00 Sq.Mts. for survey No.108 P 1 P 1, of village Adhewada, Taluka and District Bhavnagar from agricultural into Non Agricultural in resident purpose vide its order dated 05/02/2015. Thereafter Bhimjibhai Jivrajibhai died on 15/04/2021 and his name was deleted from village form no:2 entry no:4104 and 8/A in account no:3640.
7. On introduction of T.P.Scheme No.16 [Adhewada], Town Planning Officer, Bhavnagar Area Development Authority, allotted F.P.No.118 to said land owner i.e. Sachapara Sureshbhai Bhimjibhai, Sachapara Dharmeshbhai Bhimjibhai.
8. Sachapra Radhaben Bhimjibhai, Sachapra Ushaben Bhimjibhai W/o Kikani Gordhanbhai, Sachapara Bhavnaben Bhimjibhai W/o Ghorji Nareshbhai, Sachapara Sangitaben Bhimjibhai W/o Sheta Kalpeshbhai executed release deed for non-agricultural land 21,948.00 Sq.mts converted for residential purpose bearing Plot No.1 to 113, comprising the area of 14461.82 Sq.Mts forming part of revenue survey no: 108 paiki 1/1 [T.P.Scheme No:16 (Adhewada), O.P.No:118, F.P.No:118] forming part of the situated at Village: Adhewada, Taluka and District: Bhavnagar, to Sachapara Sureshbhai Bhimjibhai, Sachapara Dharmeshbhai Bhimjibhai vide release deed registered at serial no:4539 dt:01/10/2022.
9. Sachapara Sureshbhai Bhimjibhai self and Sachapara Dharmeshbhai Bhimjibhai power of attorney holder sold non-agricultural land 21,948.00 Sq.mts converted for residential purpose bearing Plot No.31, comprising the area of 124.06 Sq.Mts forming part of revenue survey no: 108 paiki 1/1



[T.P.Scheme No:16 (Adhewada), O.P.No:118, F.P.No:118] forming part of the situated at Village: Adhewada, Taluka and District: Bhavnagar to Mehulbhai Bharatbhai Bhisara and Vishal Bharatbhai Bhisara vide sale deed registered at serial no:5302 dt:19.11.2022.

10. Sachapara Sureshbhai Bhimjibhai self and Sachapara Dharmeshbhai Bhimjibhai power of attorney holder sold non-agricultural land 21,948.00 Sq.mts converted for residential purpose bearing Plot No.32, comprising the area of 100.75 Sq.Mts forming part of revenue survey no: 108 paiki 1/1 [T.P.Scheme No:16 (Adhewada), O.P.No:118, F.P.No:118] forming part of the situated at Village: Adhewada, Taluka and District: Bhavnagar to Surekhaben Kishorkumar Vedani and Kishorkumar Manishankar Vedani vide sale deed registered at serial no:4628 dt:06.10.2022.
11. Sachapara Sureshbhai Bhimjibhai self and Sachapara Dharmeshbhai Bhimjibhai power of attorney holder sold non-agricultural land 21,948.00 Sq.mts converted for residential purpose bearing Plot No.39, comprising the area of 124.06 Sq.Mts forming part of revenue survey no: 108 paiki 1/1 [T.P.Scheme No:16 (Adhewada), O.P.No:118, F.P.No:118] forming part of the situated at Village: Adhewada, Taluka and District: Bhavnagar to Mehulbhai Lallubhai Pandya vide sale deed registered at serial no:5301 dt:19.11.2022.
12. Sachapara Sureshbhai Bhimjibhai self and Sachapara Dharmeshbhai Bhimjibhai power of attorney holder sold non-agricultural land 21,948.00 Sq.mts converted for residential purpose bearing Plot No.40, comprising the area of 100.75 Sq.Mts forming part of revenue survey no: 108 paiki 1/1 [T.P.Scheme No:16 (Adhewada), O.P.No:118, F.P.No:118] forming part of the situated at Village: Adhewada, Taluka and District: Bhavnagar to Kuldip Bhupatbhai Pandya vide sale deed registered at serial no:5300 dt:19.11.2022.
13. Sachapara Sureshbhai Bhimjibhai self and Sachapara Dharmeshbhai Bhimjibhai power of attorney holder sold non-agricultural land 21,948.00 Sq.mts converted for residential purpose bearing Plot No.59, comprising the area of 100.75 Sq.Mts forming part of revenue survey no: 108 paiki 1/1



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[T.P.Scheme No:16 (Adhewada), O.P.No:118, F.P.No:118] forming part of the situated at Village: Adhewada, Taluka and District: Bhavnagar to Panchabhai Bijalbhai Baraiya vide sale deed registered at serial no:5304 dt:19.11.2022.

14. Sachapara Sureshbhai Bhimjibhai self and Sachapara Dharmeshbhai Bhimjibhai power of attorney holder sold non-agricultural land 21,948.00 Sq.mts converted for residential purpose bearing Plot No.60, comprising the area of 100.75 Sq.Mts forming part of revenue survey no: 108 paiki 1/1 [T.P.Scheme No:16 (Adhewada), O.P.No:118, F.P.No:118] forming part of the situated at Village: Adhewada, Taluka and District: Bhavnagar to Ashish Maganbhai Sachapara vide sale deed registered at serial no:5303 dt:19.11.2022.
15. Sachapara Sureshbhai Bhimjibhai self and Sachapara Dharmeshbhai Bhimjibhai power of attorney holder sold non-agricultural land 21,948.00 Sq.mts converted for residential purpose bearing Plot No.63, comprising the area of 100.75 Sq.Mts forming part of revenue survey no: 108 paiki 1/1 [T.P.Scheme No:16 (Adhewada), O.P.No:118, F.P.No:118] forming part of the situated at Village: Adhewada, Taluka and District: Bhavnagar to Ashokkumar Devjibhai Dhameliya and Naynaben Ashokkumar Dhameliya vide sale deed registered at serial no:4629 dt:06.10.2022.
16. Sachapara Sureshbhai Bhimjibhai self and Sachapara Dharmeshbhai Bhimjibhai power of attorney holder sold non-agricultural land 21,948.00 Sq.mts converted for residential purpose bearing Plot No.64, comprising the area of 100.75 Sq.Mts forming part of revenue survey no: 108 paiki 1/1 [T.P.Scheme No:16 (Adhewada), O.P.No:118, F.P.No:118] forming part of the situated at Village: Adhewada, Taluka and District: Bhavnagar to Dinkarra Dayaljibhai Pandit and Komalben Umiyashankar Vyas vide sale deed registered at serial no:4627 dt:06.10.2022.
17. Sachapara Sureshbhai Bhimjibhai self and Sachapara Dharmeshbhai Bhimjibhai power of attorney holder sold non-agricultural land 21,948.00 Sq.mts converted for residential purpose bearing Plot No.66, comprising the area of 100.75 Sq.Mts forming part of revenue survey no: 108 paiki 1/1



[T.P.Scheme No:16 (Adhewada), O.P.No:118, F.P.No:118] forming part of the situated at Village: Adhewada, Taluka and District: Bhavnagar to Jalpa Nayankumar Joshi vide sale deed registered at serial no:5309 dt:19.11.2022.

18. Sachapara Sureshbhai Bhimjibhai self and Sachapara Dharmeshbhai Bhimjibhai power of attorney holder sold non-agricultural land 21,948.00 Sq.mts converted for residential purpose bearing Plot No.67, comprising the area of 100.75 Sq.Mts forming part of revenue survey no: 108 paiki 1/1 [T.P.Scheme No:16 (Adhewada), O.P.No:118, F.P.No:118] forming part of the situated at Village: Adhewada, Taluka and District: Bhavnagar to Nayankumar Harishankar Joshi vide sale deed registered at serial no:5307 dt:19.11.2022.
19. Sachapara Sureshbhai Bhimjibhai self and Sachapara Dharmeshbhai Bhimjibhai power of attorney holder sold non-agricultural land 21,948.00 Sq.mts converted for residential purpose bearing Plot No.68, comprising the area of 108.55 Sq.Mts forming part of revenue survey no: 108 paiki 1/1 [T.P.Scheme No:16 (Adhewada), O.P.No:118, F.P.No:118] forming part of the situated at Village: Adhewada, Taluka and District: Bhavnagar to Nayankumar Harishakar Joshi vide sale deed registered at serial no:5308 dt:19.11.2022.
20. Sachapara Sureshbhai Bhimjibhai self and Sachapara Dharmeshbhai Bhimjibhai power of attorney holder sold non-agricultural land 21,948.00 Sq.mts converted for residential purpose bearing Plot No.64, comprising the area of 100.75 Sq.Mts forming part of revenue survey no: 108 paiki 1/1 [T.P.Scheme No:16 (Adhewada), O.P.No:118, F.P.No:118] forming part of the situated at Village: Adhewada, Taluka and District: Bhavnagar to Labhuben Himatbhai Bhatt Vyas vide sale deed registered at serial no:4630 dt:06.10.2022.
21. Sachapara Sureshbhai Bhimjibhai self and Sachapara Dharmeshbhai Bhimjibhai power of attorney holder sold non-agricultural land 21,948.00 Sq.mts converted for residential purpose bearing Plot No.76, comprising the area of 124.06 Sq.Mts forming part of revenue survey no: 108 paiki 1/1



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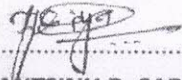
[T.P.Scheme No:16 (Adhewada), O.P.No:118, F.P.No:118] forming part of the situated at Village: Adhewada, Taluka and District: Bhavnagar to Labhuben Himatbhai Bhatt vide sale deed registered at serial no:4627 dt:06.10.2022.

22. Sachapara Sureshbhai Bhimjibhai self and Sachapara Dharmeshbhai Bhimjibhai power of attorney holder sold non-agricultural land 21,948.00 Sq.mts converted for residential purpose bearing Plot No.77, comprising the area of 124.06 Sq.Mts forming part of revenue survey no: 108 paiki 1/1 [T.P.Scheme No:16 (Adhewada), O.P.No:118, F.P.No:118] forming part of the situated at Village: Adhewada, Taluka and District: Bhavnagar to Nilkanth Labhshankar Baraiya and Mayaben Nilakanth Baraiya vide sale deed registered at serial no:5306 dt:19.11.2022.
23. Sachapara Sureshbhai Bhimjibhai self and Sachapara Dharmeshbhai Bhimjibhai power of attorney holder sold non-agricultural land 21,948.00 Sq.mts converted for residential purpose bearing Plot No.78, comprising the area of 112.00 Sq.Mts forming part of revenue survey no: 108 paiki 1/1 [T.P.Scheme No:16 (Adhewada), O.P.No:118, F.P.No:118] forming part of the situated at Village: Adhewada, Taluka and District: Bhavnagar to Nilkanth Labhshankar Baraiya and Mayaben Nilakanth Baraiya vide sale deed registered at serial no:5305 dt:19.11.2022.
24. In view of the above stated examination of documents it is to certify that title of the present owner: **Sachapara Sureshbhai Bhimjibhai and Sachapara Dharmeshbhai Bhimjibhai** over the said property is clear, true, legal, marketable and free from any encumbrances.

DATE:13-02-2023

PLACE: BHAVNAGAR

SIGNED & VERIFIED BY:



(JAYVANTSINH D. SARVAIYA)
ADVOCATE

(Enrolment No. G/491/1976)

