



M. : 9377114198

Rajesh D. Parmar

ADVOCATE (Gujarat High Court)
B.Com., LL.B.

En. No. G / 111 / 1999

OFFICE : No. 213, Second Floor, "Suvama Deep" Complex, Opp. TBZ Jewellers,
Waghawadi Road, Bhavnagar. • Ph. : 0278-2514198 • E-mail : rajeshparmaradvocate@gmail.com

Date:01/07/2019

TITLE CLEARANCE REPORT

TO WHOM SO EVER IT MAY CONCERN

OWNER OF PROPERTY

ARIFBHAI MUSABHAI LOHIYA

Dear Sir,

The captioned party, who wants to Tie-up with the Bank, approached us & handed over the title-deeds etc. relating to an immovable property, We have verified the same and our report to thereon is under :-

PROPERTY : more particulars described hereunder at the schedule bearing Industrial Plot No.F-27 admeasuring 2004.97 Sq.Mtrs With Propose Construction 1007.92 Sq.Mtrs of Ward No. 4, Sheet No. 20, Survey No. 285, situated at Ruvapari Road Area, Bhavnagar Property is standing in the joint names of ARIFBHAI MUSABHAI LOHIYA.

BRIEF PARTICULARS REGARDING CHAIN OF TITLE :-

1. It appears that General Body of former Bhavnagar Nagarpalika vide its resolution No.13 dated 19/05/1960, allotted land admeasuring 2004.97 Sq.Mtrs of Plot No. F-27 situated at Ruvapari Road, Bhavnagar on 30 years lease to Jentilal L. Gandhi.
2. Thereafter the said Jentilal L.Gandhi Sold Out Property **Plot No.F-26 and Plot No. F-27 of Ward No. 4, Sheet No. 20, Survey No. 285**, situated at **Ruvapari Road Area, Bhavnagar** to Sabjaali Kasamali Marchant as per the prevailing Practice Of Bhavnagar Municipality transfer plot no. F-27 resolution no. 1966 dtd. 11/09/1964.
3. Thereafter the said Sabjaali Kasamali Marchant Sold Out Property **Plot No.F-26 and Plot No. F-27 of Ward No. 4, Sheet No. 20, Survey No. 285**, situated at **Ruvapari Road Area, Bhavnagar** to M/s Kasamali and Suns Minerals Pvt.Ltd. by way of register sale deed no.306 dtd. 31/07/1972 and Bhavnagar Municipal Corporation transfer name of M/s Kasamali and Suns Minerals Pvt. Ltd. and resolution no.2692 dtd. 27/08/1974.





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(2)

4. Bhavnagar Mahanagar Palika executed lease deed no.597 dtd. 31/03/1979 for 30 year to M/s Kasamali and Suns Minerals Pvt. Ltd. up to 29/05/1990. Thereafter the said lease right renew for further 30 years resolution No.26 dtd. 29/07/2010.
5. Thereafter the said M/s Kasamali and Suns Minerals Pvt. Ltd. Sold Out Property **Plot No.F-27 admeasuring 2004.97 Sq.Mtrs of Ward No. 4, Sheet No. 20, Survey No. 285, situated at Ruvapari Road Area, Bhavnagar to Arifbhai Musabhai Lohiya** by way of register sale deed no.3624 dtd. 26/10/2016.
6. Bhavnagar Municipal Corporation Estate department pass order dtd. 27/08/2018 for change of use Industrial Propose Convert into Commercial Propose.
7. Property deluy transfer in the name of Arifbhai Musabhai Lohiya in city survey record and Bhavnagar Mahanagar Palika.
8. The said **Arifbhai Musabhai Lohiya** applied before Bhavnagar Nagarpalika for approved Propose Shop/ Service Establishment Building Plan (Mercantile-I Use) of Plot NO.F-27 vide permission NO.12 dated 24/06/2019 and said **Arifbhai Musabhai Lohiya** carried out industrial construction on said plot.

In view of the above, we certify that the title of **Arifbhai Musabhai Lohiya** a partnership firm over the **Plot No.F-27 admeasuring 2004.97 Sq.Mtrs of Ward No. 4, Sheet No. 20, Survey No. 285, situated at Ruvapari Road Area, Bhavnagar** in question is clear, free from Encumbrances & marketable .

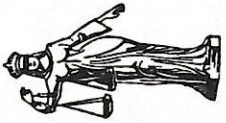
SEARCH :-

I have carried out searches from 1988 to 2019 (30 years) in the office of sub-registrar, Bhavnagar & he has not found any charge or mortgage registered thereat, over the property in question free from any Encumbrances.

SCHEDULE

Property :- all that piece and parcel of the land of **Plot No.F-27 admeasuring 2004.97 Sq.Mtrs With Propose Construction 1007.92 Sq.Mtrs of Ward No. 4, Sheet No. 20, Survey No. 285, situated at Ruvapari Road Area, Bhavnagar** and bounded as under :-





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(3)

EAST : Plot No.F-26
WEST : Plot No.F-28
NORTH : Property of Still Cast
SOUTH : Road

**LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR
SCRUTINY AND LEGAL OPINION (SPECIFY THE DOCUMENTS ARE
ORIGINAL OR XEROX)**

- 1) Original Register sale deed no.3624 dtd.26/10/2016 executed by Kasam And
Suns Minrals Pvt. Ltd. in Favour of **ARIFBHAI MUSABHAI
LOHIYA**
- 2) Taxes Paid receipt dtd.14/04/2019 issued by BMC.
- 3) Original assets Office Order dtd. 27/08/2018 for Commercial Use.
- 4) Original Development Permission No.12 dtd. 24/06/2019 and
Approved Plan issued by Bhavnagar Mahanagar Palika
- 5) Certified Copy of Resolution No.4 dtd. 25/04/2017 name of **ARIFBHAI
MUSABHAI LOHIYA**
- 6) Certified Copy of Property card name of Arifbhai Musabhai Lohiya
- 7) Certified Copy of Sketch Of Plot No. F-27 issued by Bhavnagar Mahanagar
Palika
- 8) Certified Copy of Sketch Of CTS No.285 issued by City Survey Office.
- 9) Xerox Copy of assets Office Order dtd. 03/12/2010 for Renew
lease.
- 10) Xerox Copy of Resolution No.26 dtd 29/07/2010 Pass by BMC.
- 11) Xerox Copy of Resolution No.306 dtd 18/06/2010 Pass by BMC.
- 12) Xerox Copy of Lease deed no.597 dtd. 31/03/1979 executed by Bhavnagar
Mahanagar Palika in Favour of M/s Kasamali Minerals Sons Pvt. Ltd.
- 13) Xerox copy of Register Lease deed no.1162 dtd. 26/11/1976 executed by
Bhavnagar Mahanagar Palika in Favour of M/s Kasamali Minerals Sons Pvt.
Ltd.
- 14) Xerox copy of Register sale deed no.306 dtd. 04/01/1972 executed by
Sabjadali Kasamali Marchant in Favour of M/s Kasamali Minerals Sons Pvt.
Ltd.
- 15) Xerox copy of Certificated Of Incorporation in the name of M/s Kasamali
Minerals Sons Pvt. Ltd. issued by Register Of Companies
- 16) Xerox copy of Memorandum Of Association of Kasamali and Suns Minerals
Private Ltd.
- 17) Xerox Copy of Articles Of Association Of Kasamali and Suns Minerals
Private Ltd.

Date : 01/07/2019

Place : Bhavnagar

Yours faithfully


(Rajesh. D. Parmar)

ADVOCATE.



અરજી પહોંચ

મેલ્કતનું વર્ણન વોર્ડ નં.4 શીટ નં.20 સર્વે નં.285 પ્લોટ નં.એફ-27
માપ-250.00 ચો.મી તથા 111.24 ચો.મી
Search in : BHAVNAGAR Ward No 4/BHAVNAGAR Ward No 4

પહોંચ નંબર: 201૯૦૧૧૦૦૭૭૧૧ અરજી નંબર: ૪૫૫૦ અરજી વર્ષ: ૨૦૧૯

તા: ૧ માહે: જુલાઈ સને: ૨૦૧૯

રજુ કરનારનું નામ રાજેશ ડી પરમાર (એડવોકેટ)

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી..... ૦
નકલ કરવા ની ફી સાઈડ / ફોલીયો..... ૦
શેરોની નકલ કરવા માટે ફી..... ૦
ટપાલ ખર્ચ..... ૨૭૦
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....
Year: ૧૯૯૯ ૨૦૧૯

દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ. ૨૭૦

અંકે રૂપિયાબસો સીતેર પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

(A.B.Thakor)
સબ રજીસ્ટ્રાર
ભાવનગર-1-City

IGR-NIC 1002908737117240208

૧/૭/૨૦૧૯

૧:૦૫:૪૫ pm

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Search in
 2019 (2019)

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ଓଡ଼ିଆ ଭାଷା : BHAVNAGAR Ward No 4

પ્રાચીન ગુફો

બીડ ૦.4 થી 2 ૦.20 સુધે ૦.285 પહોટ ૦.૩૬-27 યાદ્ય-250.00 ચો.મી તથા 111.24 ચો.મી

[illegible]

6. Ինչպես օգտագործել և փոխանակել փողերը և փողերի փոխանակումը
 7. Ինչպես օգտագործել և փոխանակել փողերը և փողերի փոխանակումը

[illegible][illegible]

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ટાઈપોગ્રાફી-૧૭૫

ሕይወት-ጥገና-ጥገና-ጥገና

