

Dt. :

CERTIFICATE OF TITLE

Dt: 3.5.2019

To,
Shri Muljibhai Dhanjibhai Vaghasiya
Bhavnagar.

Dear Sir,

Sub: Title scrutiny report of Non-Agriculture land bearing Plots No: 1 to 113 total net plots area admeasuring 25030.00 Sq. Mts. situated at village Ruva Survey No: 1,2,3,4 & 146, part of TP Scheme No: 8 (Ruva) F.P. No: 26/1, 26/2, 27/2 Dist: Bhavnagar.

with reference to the subject above, I submit my Title and Legal Scrutiny Report as hereunder :

1. Name and address of the title holder:-
Shri Muljibhai Dhanjibhai Vaghasiya
Add: Survey No: 273, Gulabvadi,
Behind Uni. Admn. Building, Bhavnagar.

2. Details/ description of the documents scrutinized

S.No	Date of Document	Name of Document	Whether Original/Certified/ True copy/ Photostat
1.	28/08/1953	Promulgation entry no. 62 in the name of Kanbi Bachu Dhanji	True Copy
2.	26/05/1953	Registered Sale Deed No. 426 executed in favour of Rana Rama, Bhaya Rama and Nanu Rama registered Sale Deed No. 426	True Copy
3.	01/02/1955	Revenue Entry No: 96 in the mane of Rana Rama, Bhaya Rama and Nanu Rama	True Copy
4.	23/04/1967	Revenue Entry No: 512 for mutation of names of the legal heirs of Nanu Rama.	True Copy



Umesh J. Trivedi
Advocate

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5. 01/10/1973 Revenue Entry No: 585 for partition took place between the legal heirs of Nanu Rama. **True Copy**
6. 03/03/1978 Rana Rama died intestate in 1977 leaving behind him, his heirs, namely son Nathabhai, widow Raliatben and two daughters Jamnaben and Radhaben. Raliatben, Jamnaben and Radhaben, who did not want to take their share from the lands of late Ranabhai Ramabhai and accordingly which were mutated in the name of Shri Nathabhai Ranabhai in record of rights Village Form No. 6 vide revenue entry No. 107B. **True Copy**
7. 27/05/1986 Revenue entry no. 1434 since Bhaya Rama died intestate somewhere in 1984 leaving behind him his legal heirs viz. his widows Dudhiben and Laxmiben and one daughter Champaben and their names were mutated in his place in the record of rights.
8. 11/05/1993 Orders passed by the Competent Authority, Urban
14/05/1993 Land Ceiling, Bhavnagar **Photostat**
24/06/1993
9. 12/04/1999 The Deputy Secretary, Revenue Department, Government of Gujarat passed 3 orders nos. ULC- 3494- 2028- 4947- V- 3, ULC- 3494- 989- 4774- V- 3, and ULC- 3494- 904- 4773- V- 3. **Photostat**
10. 05/02/1992 Power of attorney executed by Smt. Halviben Nanubhai, Karshanbhai Nanubhai, Laxmanbhai Nanubhai and Dhanjibhai Nanubhai and Rudiben Nanubhai, W/o. Shri Ghusabhai Makwana, Jinabhai Gokulbhai, Ghelabhai Gokulbhai, Bhupatbhai Gokulbhai, Bholabhai Gokulbhai, Vallabhbhai Laxmanbhai and Bhagatbhai Laxmanbhai in favour of Gokulbhai Nanubhai. **Photostat**
11. 24/08/2001 Sale deed of agricultural lands admeasuring 01 Acre 28 Guntha and a02 Acre 04 Guntha forming parts of R.S. No. 1 and 2 of Village Ruva to Shri **True Copy**



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Pankajbhai H. Valia, Bharatbhai H. Valia and Kiritbhai Dahyabhai Patel vide registered Sale Deed No. 135

12. 18/06/2002 The said lands were mutated in the names of above **True Copy**
purchasers in record of rights Village Form No. 6
vide entry no. 3039.
13. 24/08/2001 Registered sale deed No: 136 executed by Shri **True Copy**
Nathabhai Ranabhai as Owner/ Vendor and
Smt. Raliatben Ranabhai, Jamnaben Ranabhai,
Radhaben Ranabhai, Dharamshibhai Nathabhai,
Hiraben Nathabhai and Babubhai Nathabhai as
confirming party through their constituted attorney
Shri Gokulbhai Nanubhai under their Power of Attorney
dated sold their agricultural lands admeasuring 2 Acre 07
Guntha, 01 Acre 16 Guntha and 01 Acre 11 Guntha forming
parts of R.S. Nos. 2, 3 and 4 to Shri Pankajbhai Haribhai Valia,
Bharatbhai Haribhai Valia and Kiritbhai Dahyabhai Patel.
14. 18/06/2002 The names of purchasers for the said lands were **True Copy**
mutated in the record of rights Village Form No. 6
vide mutation entry no. 3041
15. 31/08/2001 Registered sale deed No: 188 executed by **True Copy**
Smt. Dudhiben Bhayabhai and Smt. Laxmiben
Bhayabhai both widows of Late Bhayabhai Ramabhai
died intestate on 15/01/1990 and 11/11/1991
respectively leaving their shares in the agricultural land
admeasuring 01 Acre 04 Guntha forming part of
R.S. No. 61 and 02 Acre 24 Guntha comprising
R.S. No. 146 both of Village Ruva in the hands of their
daughters and Co- owners Champaben alias Ambaben
Bhayabhai in favour of Shri Pankajbhai H. Valia,
Bharatbhai H. Valia and Kiritbhai Dahyabhai Patel.
16. 18/06/2002 The said the land were mutated in the names of **True Copy**
purchasers in the record of rights Village Form
No. 6 at entry no. 3040
17. ---- Village Form No: 8A of above survey Nos. **True Copy**



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|-----|------------|---|------------------|
| 18. | ---- | Village Form No: 7-12 of above survey Nos. | True Copy |
| 19. | ---- | Receipts of revenue and education cess paid for | True Copy |
| 20. | ----- | Form No: F for allocation of Final Plots under the Gujarat Town Planning and Urban Devp. Act. | True Copy |
| 21. | 11/11/2003 | Approved layout plan vide Development Permission No. BADA/ Tech./ 78/ 2003/ S.R. / 141/ VASHI/ 333/ 2003. | True Copy |
| 22. | 04/02/2005 | District Development Officer, District Panchayat, Bhavnagar vide his Order No. DP/ LNP/ Case- 95 / 2004-05, dated 04/02/2005 allowed conversion of 25030.00 Sq. Mtrs. of land comprising original revenue Survey nos. 1, 2, 3, 4 and 146 to non- agriculture for residential use. | Original |
| 23. | 07/11/2007 | Registered sale deed No. 3252 executed by Shri Pankajbhai Haribhai Valia, Shri Bharatbhai Haribhai Valia and Shri Kiritbhai Dahyabhai Patel and Shri Pareshbhai Panchabhai Patel, as confirming party the nephew of Shri Muljibhai Dhanjibhai Vaghasia in total performance of registered Agreement for Sale No. 1601, Dated 28/05/2007, the non- agricultural land admeasuring 16647.55 Sq.Mts. comprising 129 plots having net plot area 25030.00 Sq. Mts. of the Final Plot Nos. 26/2, 27/2 and 28 of T.P. Scheme, Bhavnagar No. 8 (Ruva) allotted against the non- agricultural land of R.S. Nos. 1 paiky, 2 paiky and 3 of Village Ruva. | Original |
| 24. | ----- | Village Form No. 2 in the name of Shri Muljibhai Dhanjibhai Vaghasia vide entry no. 326 on the basis of aforesaid sale deed. | True Copy |
| 25. | 07/10/2015 | Permission for laying water pipe lines in the land by Municipal Corporation. | Original |
| 26. | 26/7/2017 | Sanctioned Revised layout plan by Bhavnagar Municipal Corporation under permission No: TP/0064/17-18. | Original |



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3. Details / Description of the Property / ies

Item No.	Survey No. Extent /Area of Land / Building	location Sub-District / District / Village / Municipality etc.	Boundary
1.	Survey No: 1,2,3,4 & 146 p Area: 25030.00 Sq.mts. F.P. No: 26/1, 26/2, 27/2 & 28 (N.A.land) p Plots No: 1 to 113	Taluka : Bhavangar Dist: Bhavnagar Within Muni. limits	N: TP Scheme road S: TP scheme road E: 45 mt. road W: S. No: 142

4. Brief history of the property / ies and how the owner / mortgagor has derived the title.

It appears from the records that the said land of revenue survey No: 1P, 2P and 3, 4 and 146 of Village Ruva situated at Village Ruva, Taluka and District Bhavnagar of village old Vadava was originally agricultural land. On regime of old princely states of Saurashtra Area, promulgation of occupancy rights under the provisions of land reforms legislation of Saurashtra state was performed in the year 1951. Accordingly, on promulgation the occupancy rights of agricultural lands of revenue Survey Nos. 1, 2, 3, 4 and 146 admeasuring 2 Acre 32 Guntha, 4 Acres, 11 Acres, 01 Acre 16 Guntha, 01 Acre 13 Gunthas and 03 Acres 15 Gunthas respectively in the name of one Kanbi Bachu Dhanji. A revenue entry no. 62 dated 28/08/1953 was recorded in the record of rights i.e. Village Form No. 6 which was signed and certified by Deputy Collector.

Thereafter, Patel Bachu Dhanji sold the above stated agricultural lands of his Khata No. 47 to Shri Rana Rama, Bhaya Rama and Nanu Rama vide registered Sale Deed No. 426, dated 26/05/1953 and the said lands were mutated in the names of said three purchaser in the record of rights Village Form No. 6 on 01/02/1955 vide entry no. 96 and Mamlatdar, Bhavnagar approved said mutation on 25/05/1955.



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Shri Nanu Rama, one of the joint owners of the above mentioned agricultural lands died intestate on 08/04/1967 leaving behind his one third share in the said lands in the hands of his (i) widow Halviben and three sons (ii) Gokul Nanu (iii) Karshan Nanu and (iv) Laxman Nanu and one daughter (v) Dhani Naran and their names as successors, were mutated in place of late Nanu Rama on 23/04/1967 vide revenue entry no. 512 and Mamlatdar, Bhavnagar approved said mutation on 29/01/1698. Shri Bhaya Rama, Rana Rama and the heirs of Late Nanu Rama namely Halviben Nanu, Gokul Nanu, Karshan Nanu and Dhani Nanu had partitioned and mutually divided their said joint ownership in agriculture of lands between them as mentioned hereunder;

<u>Bhaya Rama</u>	<u>Rana Rama</u>	<u>Halviben Nanu</u>
S.No. A.G.	S.No. A.G.	S.No. A.G.
1P 01-04	2P 02-07	1P 01-28
146 02-24	3P 01-16	2P 02-04

03-28	04-34	03-32
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The aforesaid partition of lands was recorded in the record of rights Village Form No. 6 on 01/10/1973 vide mutation entry no. 585 and the Deputy Mamlatdar, Bhavnagar approved the said mutation on 01/06/1974.

Shri Rana Rama died intestate in 1977 leaving behind him, his heirs, namely son Nathabhai, widow Raliatben and two daughters Jamnaben and Radhaben. Raliatben, Jamnaben and Radhaben did not want to take their share from the lands of late Ranabhai Ramabhai of 04 Acre 34 Guntha forming parts of R.S. No. 2, 3 and 4 of Ruva and accordingly which were mutated in the name of Shri Nathabhai Ranabhai in record of rights Village Form No. 6 on 03/03/1978 vide revenue entry



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No. 1078. The Circle Officer, Bhavnagar approved said mutation entry on 03/03/1978.

Shri Bhaya Rama died intestate somewhere in 1984 leaving behind him his legal heirs viz. his widows Dudhiben and Laxmiben and one daughter Champaben and their names were mutated in his place in the record of rights in Village Form No. 6 on 27/05/1986 vide entry no. 1434.

Shri Ranabhai Ramabhai, Gokulbhai Nanubhai and Bhayabhai Ramabhai had as Kartas of their respective Hindu Joint Families filed separate Declaration in Form No. 1 under Section - 6 of the now repealed legislation, The Urban Land (Ceiling & Regulation) Act, 1976 which declaration was registered as ULC- Case- 6- 63- 76, ULC- Case- 6- 669- 76 and ULC- Case- 6- 670- 76 and the Competent Authority, Urban Land Ceiling, Bhavnagar had by three respective orders dated 11/05/1993, 14/05/1993 and 24/06/1993 for the lands shown in their respective Declaration being below the ceiling limits in the hands of the members of the respective Hindu Joint Families and hence held retainable by them and decided to close their files. Gujarat Government had taken the said three orders for review under Section - 34 of the said Act and as the said Act was repealed by The Urban Land (Ceiling & Regulations) Revocation Act, 1999 with effect from 30/03/1999 and The Deputy Secretary, Revenue Department, Government of Gujarat by three orders nos. ULC- 3494- 2028- 4947- V- 3, ULC- 3494- 989- 4774- V- 3, and ULC- 3494- 904- 4773- V- 3 all dated 12/04/1999 closed the review proceedings and declared that stay orders dated 25/08/1984, 21/04/1994 the matters had become redundant and closed the proceedings initiated under three show- cause notices dated 25/08/1994, 21/04/1994.



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Shri Gokulbhai Nanubhai for self and as constituted attorney for Smt. Halviben Nanubhai, Karshanbhai Nanubhai, Laxmanbhai Nanubhai and Dhanjibhai Nanubhai and Rudiben Nanubhai, W/o. Shri Ghusabhai Makwana, Jinabhai Gokulbhai, Ghelabhai Gokulbhai, Bhupatbhai Gokulbhai, Bholabhai Gokulbhai, Vallabhbhai Laxmanbhai and Bhagatbhai Laxmanbhai as confirming parties under their General Power of Attorney dated 05/02/1992 sold the agricultural lands admeasuring 01 Acre 28 Guntha and a02 Acre 04 Guntha forming parts of R.S. No. 1 and 2 of Village Ruva to Shri Pankajbhai H. Valia, Bharatbhai H. Valia and Kiritbhai Dahyabhai Patel vide registered Sale Deed No. 135, dated 24/08/2001 (registered on 01/09/2001) and the said lands were mutated in their names in record of rights Village Form No. 6 vide entry no. 3039 and the Taluka Mamlatdar approved the said mutation on 18/06/2002.

More over, Shri Nathabhai Ranabhai as Owner/ Vendor and Smt. Raliatben Ranabhai, Jamnaben Ranabhai, Radhaben Ranabhai, Dharamshibhai Nathabhai, Hiraben Nathabhai and Babubhai Nathabhai as confirming party through their constituted attorney Shri Gokulbhai Nanubhai under their Power of Attorney dated sold their agricultural lands admeasuring 2 Acre 07 Guntha, 01 Acre 16 Guntha and 01 Acre 11 Guntha forming parts of R.S. Nos. 2, 3 and 4 to Shri Pankajbhai Haribhai Valia, Bharatbhai Haribhai Valia and Kiritbhai Dahyabhai Patel vide registered Sale Deed Serial No. 136, dated 24/08/2001 (registered on 01/09/2001) and the said lands were mutated in the record of rights Village Form No. 6 in the purchasers names vide mutation entry no. 3041 and Taluka Mamlatdar, Bhavnagar approved the said mutation on 18/06/2002.

Smt. Dudhiben Bhayabhai and Smt. Laxmiben Bhayabhai both widows of Late Bhayabhai Ramabhai died intestate on 15/01/1990 and 11/11/1991 respectively



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leaving their shares in the agricultural land admeasuring 01 Acre 04 Guntha forming part of R.S. No. 61 and 02 Acre 24 Guntha comprising R.S. No. 146 both of Village Ruva in the hands of their daughters and Co- owners Champaben alias Ambaben Bhayabhai and she sold the same to Shri Pankajbhai H. Valia, Bharatbhai H. Valia and Kiritbhai Dahyabhai Patel vide registered Sale Deed No. 188, dated 31/08/2001 and the said the land were mutated in the purchasers names in the record of rights Village Form No. 6 at no. 3040 and Taluka Mamlatdar, Bhavnagar approved said mutation on 18/06/2002. All the above stated agricultural lands mutated in the names of Shri Pankajbhai H. Valia, Shri Bharatbhai H. Valia and Kiritbhai Dahyabhai Patel on 24/04/2002 vide entry no. 3039, 3040 and 3041 and were also recorded in their names in their joint khata no. 172 in Village Form no. 8/A, New Khata No. 706 in Village Form No. 8/A.

The said agricultural lands of R.S. No. 1, 2, 3, 4, and 146 were included in the Town Planning Scheme, Bhavnagar No. 8 (Ruva) as per the provisions of The Town Planning and Urban Development Act. The said Town Planning Scheme is implemented and Bhavnagar Area Development Authority allotted lands of Final Plots against the lands of R.s. No. 1, 2, 3, 4 and 146 as under as can be seen in the Redistribution and Valuation statement issued in Form - F under the signature of Town Planning Officer.

R.S. No.	O.P. No.	Area in Sq. mtr.	F.P. No.	Area in Sq. mtr.
1P	26	6880.00	26/1	2838.00
1P	11	4422.00	26/2	5600.00
2P	27	8498.00	27/1	1846.00
3	28	5666.00	28	8300.00
4	28	5360.00		
146	25	10522.00	25	7891.00



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50153.00

37605.00

The Town Planning Officer, Town Planning Scheme, Bhavnagar recommended for approval of the layout plan showing 129 residential sub plots and 4 common plots with internal common roads in F.P. Nos. 26/2, 27/2 and 28 in T.P. Scheme, Bhavnagar No. 8 (Ruva) vide his letter no. T.P.S./ Bhav./ 8- Ruva/ 441, dated 30/01/2003 addressed to Chief Executive Officer, Bhavnagar Area Development Authority and the said Authority approved the said layout plan vide its Development Permission No. BADA/ Tech./ 78/ 2003/ S.R./ 141/ VASHI/ 333/ 2003, dated 11/11/2003.

District Development Officer, District Panchayat, Bhavnagar vide his Order No. DP/ LNP/ Case- 95/ 2004-05, dated 04/02/2005 allowed conversion of 25030.00 Sq. Mtrs. of land comprising original revenue Survey nos. 1, 2, 3, 4 and 146 to non- agriculture for residential use.

Shri Pankajbhai Haribhai Valia, Shri Bharatbhai Haribhai Valia and Shri Kiritbhai Dahyabhai Patel had agreed to sale their non- agricultural land to Shri Pareshbhai Panchabhai Patel, the nephew of Shri Muljibhai Dhanjibhai Vaghasia vide registered Agreement for Sale No. 1601, Dated 28/05/2007 and in turn the said owners as Vendors and Shri Pareshbhai Panchabhai Patel as confirming party sold the non- agricultural land admeasuring 16647.55 Sq.Mts. comprising 129 plots subject to the liability of annual payment of non- agricultural assessment local fund cess and education cess of internal common roads and common plots admeasuring 8382.45 Sqm. forming parts of the Final Plot Nos. 26/2, 27/2 and 28 of T.P. Scheme, Bhavnagar No. 8 (Ruva) allotted against the non- agricultural land of R.S. Nos. 1 paiky, 2 paiky and 3 of Village Ruva to Shri Muljibhai Dhanjibhai Vaghasia vide registered Sale Deed No. 3252, dated 07/11/2007. The said land has been mutated



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in Village Form No. 2 in the name of Shri Muljibhai Dhanjibhai Vaghasia vide entry no. 326 on the basis of aforesaid sale deed. The non- agricultural assessment, District Panchayat Cess and education cess have been paid up to date, as confirmed by you. You have revised the layout plan of the plots purchased by you and the revised plan is sanctioned by the Bhavnagar Municipal Corporation under permission No: TP/0064/17-18 dated 26/7/2017. Thereby, total plots are reduced from 129 to 113 but the total area remains the same.

You have purchased the part of the land which is converted to non-agriculture purpose and remaining land still under agriculture purpose. The original agriculturist had agreement with the original purchasers to execute sale deed of the small portion of land where their residence are situated in part of agriculture land. It clearly transpires that you have nothing to do with the original agriculturist neither you have any agreement or privities of contract with them. The said original agriculturists have filed two civil suits bearing No: 13/11 & 194/11 against the purchasers of total land. You have been unnecessarily joined as party. The Hon'ble Court after hearing the parties dismissed the injunction application on merits, of the original agriculturists. The said suits has in fact, no relevance or effect to the plots of land purchased by you. Hence, the pendency of the suits in my opinion does not vitiate your title to the lands of Plots No: 1 to 113 (as per revised plan) purchased and owned by you.

In view thereof, the above mentioned land was purchased by Muljibhai Dhanjibhai Vaghasiya in his individual capacity is cleared.

5. Search and investigation: Searches are carried out by our representative at the land registry office, Bhavnagar for last 30 years on 1-11-2018 under receipt No:



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2018011012168 and on 1/5/2019 and has not found any encumbrances or charge registered there at on the above properties.

5.1 The persons/party who is / are the present owner /s of the property /ies.:-

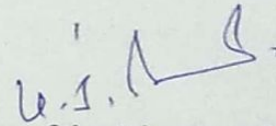
- Name and address of the title holder:-

Shri Muljibhai Dhanjibhai Vaghasiya
Add: Survey No: 273, Gulabvadi,
Behind Uni. Admn. Building, Bhavnagar.

6. CERTIFICATE

I have scrutinized the deeds and that the documents of title referred to above are perfect evidence of title and further certify that :-

1. There are not prior mortgages/charges whatsoever as could be seen from the encumbrances certificate for the period from 1-1-88 to 1-5-2019 pertaining to the immovable property/ies covered by the above said title deeds.
2. I certify that the property i.e. N.A. land of Plots No: 1 to 113 within the part of Survey No: 1,2,3,4 & 146 FP No. 26/2, 27/2 and 28 described herein above in detail owned by Shri Muljibhai Dhanjibhai Vaghasiya, Bhavnagar is having valid, clear and marketable title to the property/ies shown above.



Signature of the Advocate who has
scrutinized the title deeds/documents.

Bhavnagar.
Date :3-5-2019

