

Shashikant S. Patel.

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Advocate

"Shrijee Kripa " Behind, Bank Of Baroda, Station Road, BHARUCH. 392 001.

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Date. 09/06/2022.

TO WHOMSOEVER IT MAY CONCERN.
TITLE CLEARANCE CERTIFICATE.

Sub :- Title Clearance Certificate in Respect of the property bearing Non Agriculture land bearing City S. W. No. 3, City S. No. 2538, admeasuring 5360.10 Sq. Mts., of Bharuch City & City S. W. No. 3, City S. No. 2537, admeasuring 464.01 Sq. Mts., & its new City S. W. No. 3, City S. No. 2537, admeasuring 5824.11 Sq. Mts., of Bharuch City is the ownership of and in the possession a Partnership Firm Shanti Realty, having 4 partners namely (1). Shri. Sejalkumar Pannalal Shah(2). Shri. Darshan Chandresh Shah (3). Shri. Punit Shantilal Shah & (4). Shri. Manojkumar Pannalal Shah.

The Boundaries of the said property is as under :-

East :- Office of District Panchayat.

West :- Modi Cumpaund.

North :- Road Towards Station to Panchbatti.

South:- Road Towards Aacharjini Chal to Milenium Market.

Sir,

With reference to the subject noted above, I have to state that, I have gone through the relevant records of the above mentioned property and on going through the same, I have found that :-

The land bearing Re. S. No. 63/1, admeasuring A.01-25Gu., + A.04-05Gu., Kharaba land total admeasuring A.01-29Gu., & its City S. No. Tika-G/9, Survey Register No. 3/A and Re. S. No. 80/2, admeasuring A.00-28Gu., of Village Kanbivaga Ta. & Dist. Bharuch and its City S. No. Tika-G/9, Survey Register No. 4/B originally belonged to Ichchharam Brijbhukhandas & his joint family. His name was entered into revenue record vide Mutation Entry No. 83 dt. 08//02/1932 as Karta of his family.

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The construction made out on the said land and the open land was leased out to the different persons/company. Out of the owners of the said properties, some of the joint owners had filed Special Civil Suit No. 94/1912 in Civil Court, Bharuch for partition of the said properties. During the pending of Court matter, as per the order dt. 20/12/1940 of Hon'ble High Court, reliefs of the original Plaintiffs was confirmed and properties which were given on lease, all properties were continued in joint names of joint owners namely (1). Bai Shardagauri D/O. Trumbaklal Govinddas (2). Bhagvatiben D/O. Manilal Hiralal (3). Hiragauri Wd/O. Kundanlal Hiralal (4). Shashikant Jaikrishna Majmudar (5). Virendra Jaikrishna (6). Krushnavadan Surajlal (7). Dhananjay Surajlal (8). Bharatlal Surajlal (9). Dhruvkumar Surajlal (10). Nilotyala Biharilal Majmudar (11). Indira Manhalral Shah (12). Upendra Ramanlal Majmudar (13). Bhupendra Ramanlal Majmudar (14). Harendra Ramanlal Majmudar (15). Gajendra Ramanlal Majmudar (16). Pushkar Ramanlal Majmudar & (17). Bai Hiramani Ramanlal Majmudar.

Out of them Shardagauri D/O. Trumbaklal had sold her 1/6th to Sham Barjorji Shethna by a registered Sale Deed dt. 14/12/1959. Which is registered in the office of Sub Registrar, Bharuch at Sr. No. 1224. Thus Sham Barjorji Shethna became the owner of the said property. His name also recorded in City Survey Record on dt. 14/12/1959.

(1). Surajlal Hiralal Majmudar (2). Shashikant Jaikrishna Majmudar and (3). Virendralal Jaikrishna Majmudar sold their 5/24th share in the properties to Sham Barjorji Shethna and Minu Barjorji Shethna by a registered Sale Deed dt. 24/12/1959. Which is registered in the office of Sub Registrar, Bharuch at Sr. No. 1242. Thus Sham Barjorji Shethna and Minu Barjorji Shethna became the owners of the said property. Their names also recorded in City Survey Record on dt. 24/12/1959.

Thereafter, (1). Bhagvatiben D/O. Manilal Hiralal and (2). Hiragauri Wd/O. Kundanlal Hiralal had sold their 5/24th share in the properties to Minu Barjorji Shethna & Naushir Barjorji Shethna by a registered Sale Deed dt. 14/12/1959. Which is registered in the office of Sub Registrar, Bharuch at Sr. No. 1225. Thus Minu Barjorji Shethna & Naushir Barjorji Shethna became the owners of the said property. Their names also recorded in City Survey Record on dt. 14/12/1959.



Thereafter, Sham Barjorji Shethna had filed one Civil Suit No. 58/1960 in Civil Court, Bharuch for partition and release the property which was purchased by him against (1). Bai Shardagauri D/O. Trumbaklal Govinddas (2). Bhagvatiben D/O. Manilal Hiralal (3). Hiragauri Wd/O. Kundanlal Hiralal (4). Shashikant Jaikrishna Majmudar (5). Virendra Jaikrishna (6). Krushnavadan Surajlal (7). Dhananjay Surajlal (8). Bharatlal Surajlal (9). Dhruvkumar Surajlal (10). Nilotyala Biharilal Majmudar (11). Indira Manhalral Shah (12). Upendra Ramanlal Majmudar (13). Bhupendra Ramanlal Majmudar (14). Harendra Ramanlal Majmudar (15). Gajendra Ramanlal Majmudar (16). Pushkar Ramanlal Majmudar & (17). Bai Hiramani Ramanlal Majmudar (18) Minu Barjorji Shethna & (19). Naushir Barjorji Shethna. In the said suit preliminary decreed was passed on dt. 30/03/1963.

Thereafter, (1). Upendra Ramanlal Majmudar (2). Bhupendra Ramanlal Majmudar (3). Harendra Ramanlal Majmudar (4). Gajendra Ramanlal Majmudar (5). Pushkar Ramanlal Majmudar & (6). Bai Hiramani Ramanlal Majmudar had filed Review Application No. 1/1963 in Bharuch Civil Court against Sham Barjorji Shethna, Minu Barjorji Shethna & Naushir Barjorji Shethna. In the said Application as per Exh. 27, additional order was passed on dt. 07/10/1963 and declared that Sham Barjorji Shethna entitled to partition his 13/48th share.

Against the order dt. 30/03/1963 (1). Upendra Ramanlal Majmudar (2). Bhupendra Ramanlal Majmudar (3). Harendra Ramanlal Majmudar (4). Gajendra Ramanlal Majmudar (5). Pushkar Ramanlal Majmudar & (6). Bai Hiramani Ramanlal Majmudar had filed Re. Civil Appeal No. 120/1963 in Bharuch District Court against Sham Barjorji Shethna, Minu Barjorji Shethna & Naushir Barjorji Shethna. The said Appeal was dismissed on dt. 20/07/1964.

Thereafter, (1). Upendra Ramanlal Majmudar (2). Ashwin Upendra Majmudar (3). Umesh Upendra Majmudar (4). Minor Gaurang Pushkar Majmudar (5). Minor Girish Pushkar Majmudar (6). Bhupendra Ramanlal Majmudar (7). Minor Minesh Bhupendra Majmudar (8). Minor Samir Bhupendra Majmudar (9). Harendra Ramanlal Majmudar (10). Yagnesh Harendra Majmudar (11). Gajendra Ramanlal Majmudar (12). Pushkar Ramanlal Majmudar (13). Jaimin Gajendra Majmudar & (14). Bai Hiramani Ramanlal Majmudar sold their 20/48 share to Sham Barjorji



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Shethna, Minu Barjorji Shethna, Naushir Barjorji Sheha & Perinbai Barjorji Shethna by a registered Sale Deed dt. 22/10/1964. Which is registered at Sr. No. 1427 in the office of Sub Registrar, Bharuch. Thus they became the owners of the said property. Their names also recorded in City Survey Record on dt. 22/10/1964.

Thereafter, Sham Barjorji Shethna, Minu Barjorji Shethna, Naushir Barjorji Sheha & Perinbai Barjorji Shethna sold land admeasuring 3400.00 Sq. Fts., of Re. S. No. 63/1 paiki and its City S. No. Tika-G/9, Survey Register No. 3/A to Alubai Baheramji Charna by a registered Sale Deed dt. 05/08/1965. Which is registered at Sr. No. 1399 in the office of Sub Registrar, Bharuch. His name also recorded in City Survey Record on dt. 05/08/1965.

Meanwhile, the owners of the property in question constructed Relief Taklies and started Relief Cinema in the said property.

As in Property Card name of Minu Barjorji Shethna mentioned as Miku Barjorji shethna, the authority has rectified the name as Minu Barjorji Shethna. Mutation Entry No. 309 dt. 10/06/1983 also made in that behalf.

As per the order dt. 10/10/1983 of City Survey Suprentendent, Surat, area of City S. No. 2537 corrected as admeasuring 464.01 Sq. Mts.

Thereafter, Alubai Baheramji Charna died on dt. 12/05/1993. As per her Will Sham Barjorji Shethna became the owner of the said property. His name also recorded in City Survey Record on dt. 20/10/2001.

At the time of Resurvey of City Survey Record, old (1). Tika No. G-9 Survey Register No. 4/B given new number as City S. W. No. 3, Survey Register No. 2537, admeasuring. 464.01 Sq. Mts., and (2). Tika No. G-9 Survey Register No. 3/A given new number as City S. W. No. 3, Survey Register No. 2538, admeasuring. 5360.10 Sq. Mts.

One of the owner Perinbai Barjorji Shethna died on dt. 13/08/1997. Name of her legal heirs were already on record, her name deleted vide Entry No. 165 dt. 03/12/2001.

One of the owner Naushir Barjorji Sethna had relinquished his rights in favour of other coowners and his name was removed from the record vide Entry o. 166.

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Thereafter, Sham Barjorji Shethna died on dt. 25/07/2010. His wife also died on dt. 09/12/1998. They had no male or male child. So names of Minu Barjorji Shethna and Naushir Barjorji Shethna mutated in city survey record vide Entry No. 1959 & 1961 dt. 20/12/2010. Thereafter, as per unregistered Will of Sham Barjorji Shethna dt. 06/12/2008, names of Erik Minu Shethna, Firangiz Erik Shethna & Minor Rushad Erik Shethna mutated in city survey record vide Entry No. 1960 & 1962 dt. 20/12/2010. Thus they became the owners of the said property.

Minor Rushad Erik Shethna become Major and word Minor removed from the record vide Entry No. 3426 dt. 21/01/2015.

Thereafter, one of the joint owner Minu Barjorji Shethna died on dt. 06/03/2020 and his wife Doly Minu Shethna died on dt. 16/11/2017. After their death, names of their legal heirs Erik Minu Shethna & Ruby Minu Shethna mutated in record vide Entry No. 5554 dt. 09/09/2020.

Thereafter, as per the registered Will dt. 27/09/2019 Regd. No. 7466 of Minu Barjorji Shethna, names of Erik Minu Shethna, Firangiz Erik Shethna & Rushad Erik Shethna mutated in record vide Entry No. 5744 dt. 19/12/2020. Thus Erik Minu Shethna, Firangiz Erik Shethna & Rushad Erik Shethna became the owners of property in question.

As the Relief Cinema was closed since long, they have demolished the said building.

Looking to the record, leasehold rights were already expired since long. So there is no leasehold rights are in existence on the property in question.

Erik Minu Shethna, Firangiz Erik Shethna & Rushad Erik Shethna applied to The Superintendent, City Survey Office, Bharuch for the amalgamation of City S. No. 2537 & 2538. The Superintendent, City Survey Office, Bharuch granted permission vide its order No. CTS/Ward No. 3/ Consolidate order/Vashi/74/2021 to 22/04/2021, City S. No. 2537 merged with City S. No. 2538 and new number given as City S. W. No. 3, City S. No. 2537, admeasuring 5824.11 Sq. Mts. Entry No. 5918 dt. 22/04/2021 also made in that behalf.

Erik Minu Shethna, Firangiz Erik Shethna & Rushad Erik Shethna sold the said property to Partnership Firm Shanti Realty, having 4

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partners namely (1). Shri. Sejalkumar Pannalal Shah(2). Shri. Darshan Chandresh Shah (3). Shri. Punit Shantilal Shah & (4). Shri. Manojkumar Pannalal Shah by a registered Sale Deed dt. 28/02/2022 for a consideration of Rs. 25,20,00,000/-. Which is registered at Sr. No. 2383 dt. 03/03/2022 in the office of Sub Registrar, Bharuch. Thus Partnership Firm Shanti Realty, having 4 partners namely (1). Shri. Sejalkumar Pannalal Shah(2). Shri. Darshan Chandresh Shah (3). Shri. Punit Shantilal Shah & (4). Shri. Manojkumar Pannalal Shah become the owners of the property in question.

After purchasing the said property, they have applied to BHARUCH-ANKLESHWAR URBAN DEVELOPMENT Authority for taking construction permission for the construction of Shops & Offices on the said land. BHARUCH-ANKLESHWAR URBAN DEVELOPMENT Authority has granted construction permission vide its order No. BAUDA/Con.Perm./ Fa. No. 1440/Sin.Vi./Vashi/1141 to 1144 dt. 21/04/2022, Construction Permission No. 1399.

They put the Scheme namely " SKYLINE " for the construction of Commercial Complex of following Storage, Shops & Offices.

Sr. No.	Floor	Storage/Shop/Office No.
1.	1st. Basement.	Storage 1 to 13 & Parking.
2.	2nd. Basement.	Parking.
3.	Ground Floor.	Shop No. 1 to 52.
4.	First Floor.	Shop No. 101 to 148.
5.	Second Floor.	Office No. 201 to 219, 220 + Balcony, 221,222.
6.	Third Floor.	Office No. 301 to 309, 310 +Balcony,311.
7.	Fourt Floor.	Office No. 401 to 409, 410 + Balcony.
8.	Fifth Floor.	Office No. 501 to 509.
9.	Sixth Floor.	Office No. 601 to 609.

I have taken necessary search of the record of the office of Sub Registrar, Bharuch for last 30 years. Search receipt is enclosed herewith.



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On going through all the records and relevant papers, I am of the opinion that the property bearing Non Agriculture land bearing City S. W. No. 3, City S. No. 2538, admeasuring 5360.10 Sq. Mts., of Bharuch City & City S. W. No. 3, City S. No. 2537, admeasuring 464.01 Sq. Mts., & its new City S. W. No. 3, City S. No. 2537, admeasuring 5824.11 Sq. Mts., of Bharuch City is the ownership of and in the possession a Partnership Firm Shanti Realty, having 4 partners namely (1). Shri. Sejalkumar Pannalal Shah(2). Shri. Darshan Chandresh Shah (3). Shri. Punit Shantilal Shah & (4). Shri. Manojkumar Pannalal Shah & their title of the said property is clear, marketable and free from any encumbrance.

Date :- 09/06/2022.
Place :- Bharuch.




(Shashikant S. Patel)
Advocate.

Date. 09/06/2022.

ENCUMBRANCE CERTIFICATE.

Sir,

This is to certify that, the undersigned has investigated the title of the immovable property which is more particularly described in hereinunder in "Schedle Of Property ", which is owned by a Partnership Firm Shanti Realty, having 4 partners namely (1). Shri. Sejalkumar Pannalal Shah(2). Shri. Darshan Chandresh Shah (3). Shri. Punit Shantilal Shah & (4). Shri. Manojkumar Pannalal Shah (hereinunder referred as Owner). By perusal of the title deeds relating thereto and taking necessary searches, I am of the opinion that, the title of the owners in respect of the said property is clear, marketable and free from any encumbrances, charges and/or claim.

-:DESCRIPTION OF PROPERTY:-

The property bearing Non Agriculture land bearing City S. W. No. 3, City S. No. 2538, admeasuring 5360.10 Sq. Mts., of Bharuch City & City S. W. No. 3, City S. No. 2537, admeasuring 464.01 Sq. Mts., & its new City S. W. No. 3, City S. No. 2537, admeasuring 5824.11 Sq. Mts., of Bharuch City is the ownership of and in possession of a Partnership Firm Shanti Realty, having 4 partners namely (1). Shri. Sejalkumar Pannalal Shah(2). Shri. Darshan Chandresh Shah (3). Shri. Punit Shantilal Shah & (4). Shri. Manojkumar Pannalal Shah.

SCHEDULE

Sr. No.	Floor	Storage/Shop/Office No.
1.	1st. Basement.	Storage 1 to 13 & Parking.
2.	2nd. Basement.	Parking.
3.	Ground Floor.	Shop No. 1 to 52.
4.	First Floor.	Shop No. 101 to 148.
5.	Second Floor.	Office No. 201 to 219, 220 + Balcony, 221,222.
6.	Third Floor.	Office No. 301 to 309, 310 +Balcony,311.

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7.	Fourt Floor.	Office No. 401 to 409, 410 + Balcony.
8.	Fifth Floor.	Office No. 501 to 509.
9.	Sixth Floor.	Office No. 601 to 609.

Date :- 09/06/2022.

Place :- Bharuch.




(Shashikant S. Patel)
Advocate.

Shashikant S. Patel.

Phone No: (.02642) 241448.

Advocate

"Shrijee Kripa " Behind, Bank Of Baroda, Station Road, BHARUCH. 392 001.
En. No. G/199/1975. M. No. 9824112801. Email. vakil51@yahoo.com

Date :- 09/06/2022.

TO WHOMSOEVER IT MAY CONCERN.

I, Mr. Shashikant S. Patel, Advocate hereby solemnly declare that, I have experience of more than 10 years in land related matters, which included Land Title Report, issuing of " Non Encumbrance " Certificate on the land including right, title, interest or name of any party in or over land, and my experience of 45 years in land related matters accordance to GUJARAT RERA Rules.

The contents of above are true and correct and nothing material has been concealed by me therefrom. This certificate is issued on the specific request of a Partnership Firm Shanti Realty, having 4 partners namely (1). Shri. Sejalkumar Pannalal Shah(2). Shri. Darshan Chandresh Shah (3). Shri. Punit Shantilal Shah & (4). Shri. Manojkumar Pannalal Shah.

Date :- 09/06/2022.

Place :- Bharuch.




(Shashikant S. Patel)
Advocate.

અરજી પહોંચ

મિલકત નું વર્ણન : સી.સ.વોર્ડ નં. ૩ સી.સ.નં. ૨૫૩૭

Search in : ભરૂચ /BHARUCH

પહોંચ નંબર ૨૦૨૨૦૮૩૦૦૦૧૦૭૭૭ અરજી નંબર ૩૩૨૮ અરજી વર્ષ ૨૦૨૨
તારીખ ૩ માટે જુન સને ૨૦૨૨

રજુ કરનારનું નામ શશિકાંત એસ પટેલએડવોકેટ
નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 1993 2022
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી

૪૧૦.૦૦



કુલ એકંદરે રૂ.	૪૧૦.૦૦
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અંકે રૂપીયા ચાર સો દસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

K J Patel
સબ રજીસ્ટ્રાર
ભરૂચ

અંકે રૂ. : 410.00

20220603628512357

સબ રજીસ્ટ્રાર, ભરૂચ

મિલકત પરના બીજા અંગેનું પત્રક

2007
2022
Search in : શલિકાંત એસ પટેલએડવોકેટ અરજી નંબર : 3328 ગામ નું નામ : BHARUCH
મિલકતનું વર્ણન : સી.સ.વોર્ડ નં. 3 સી.સ.નં. 2537

દસ્તાવેજની આ શીધ Sub-Registrar Office(SRO) Bharuch Bharuch મા -30 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શીધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પુરતીજ મર્યાદીત આ શીધમા તા સંસુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.
નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કાઇ અથવા ખરાપણા વિશે બાંધકામની આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકસાની માટેના કોઇપણ હકદાર માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજની પ્રકાર અને અવેજ (ભાડા પડાના ડિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પોટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફેરબાંધવેચાણ	સી.સ.વો.નં.3 સી.સ.નં.2439 ક્ષે.પ.૮૨૪.૧૧ ચો.મી.			૧.એરીક મીનુ શેઠના ૨.ફીરંગીઝ એરીક શેઠના ૩.રૂષાદ એરીક શેઠના	શાંતિ રીયલ્ટી નામની ભાગીદારી પેઢીના ભાગીદારો ૧.સેજલકુમાર પન્નાલાલ શાહ ૨.દર્શન ચંદ્રેશ શાહ ૩.પુનિત શાંતિલાલ શાહ ૪.મનોજકુમાર પન્નાલાલ શાહ	28-02-2022 03-03-2022	2383	
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સહ-રજીસ્ટ્રાર
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