

PUNIT KISHORBHAI MEHTA

ADVOCATE

En. No. G/2701/2000

Kotak Mahindra Bank Street, Behind City Point, Town Hall Road, Jamnagar 361 001
Tele. : 0288-2559327

Date : 13/06/2019

:-TITLE CLEARANCE AND ENCUMBRANCE REPORT:-

Subject Property : **Sub Division No. 22/D** admeasuring **1738.87 sq. meters** of land which has been assigned new **City Survey No. 3412 in Sheet No. 84 of Ward : 12.** The property is situated at Patel Colony Street No. 10-11, Road No. 1, Jamnagar.

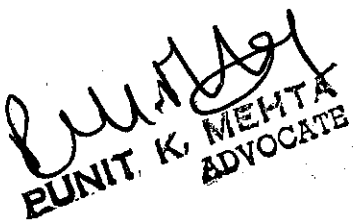
TO WHOM SO EVER IT MAY CONCERN

This Title Clearance Report in respect of subject property is given at the instance of **ATLANTIS ENTERPRISE - A PARTNERSHIP FIRM,** THROUGH : ITS PARTNER DHIMANTBHAI RASIKLAL SHAH..

Before forming my opinion on the subject property I have perused the photo copies of the following documents related thereto.

1. Copy of the S.R.B. No. 8/2004 dated 4/4/1948 in the name and in favour of Shri Ratilal Vardhman Shah.
2. Copy of the Power of Attorney dated 7/5/1957 executed by Shri Prafulchandra Ratilal Shah and others in favour of Shri Knatilal Ratilal Shah.
3. Copy of the Partition Deed No. 648 dated 26/4/1961 executed by and between Shri Kantilal Ratilal Shah himself and as a P.A. Holder of Shri Prafulchandra Ratilal Shah and others on first side and Shri Chandulal Vardhman Shah on other side.
4. Copy of the Power of Attorney dated 4/12/1961 executed by Shri Chandulal Vardhman Shah in favour of Shri Knatilal Ratilal Shah.
5. Original Reg. Sale Deed No. 734 dated 17/5/1961 executed by Shri

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- Kantilal Ratilal Shah himself and as a P.A. holder of Prafulchandra R Shah and others in favour of Dwarkadas Tokarshi
6. Original Family Partition Agreement dated 25/9/1967 executed by and between Valiben Dwarkadas and others - heirs of Late Dwarkadas Tokarshi
 7. Copy of Order dated 22/2/1988 passed by Dy. Collector, Jamnagar in City Appeal No. 61/87.
 8. Original Hakk Chowkshi Order passed by City Survey Superintendent, Jamnagar.
 9. Certified Copy of City Survey Sketch bearing C.S. No. 3412 issued by City Survey Office, Jamnagar.
 10. Copy of Sub Plotting Plan dated 16/8/2003 passed by Jamnagar Municipal Corporation.
 11. Original Regd. Sale Deed No. 2354 dated 24/3/2008 executed by Bhagwandas Dwarkadas Popat in favour of Kirit Ishwarlal Masuriya and others.
 12. Certified Copy of Property Card in the name of Kirit Ishwarlal Masuriya and others.
 13. Copy of Public Notice dated 12/11/2018 published in daily newspaper NOBAT and AAJKAAL along with Original Certificate dated 22/11/2018 issued by Punit K. Mehta, Advocate in respect of above said notice.
 14. Original Development Permission no. 2019/0747 dated 9/4/2019 issued by Jamnagar Municipal Corporation.
 15. Original Regd. Sale Deed No. 2109 dated 15/4/2019 executed by Kirit Ishwarlal Masuriya and others in favour of Atlantis Enterprise.

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16. Original Partnership Deed dated 10/10/2018 of Atlantis Enterprise.
17. Copy of the Power of Attorney dated 17/01/2015 executed by Nishith Dhimant Shah in favour of Dhimant Rasiklal Shah.
18. Copy of the Power of Attorney dated 9/12/2013 executed by Divyesh Rasiklal Shah in favour of Dhimant Rasiklal Shah.

The perusal of the above mentioned documents reveal the following factual as well as legal position in respect of the subject property.

The land bearing City Survey No. 39/G/5 formed the part of the Estate of Shri Digvijaysinhji Ranjitsinhji Jadeja, the Former Ruler of Nawanagar State. Thereafter Shri Digvijaysinhji Ranjitsinhji Jadeja sold this land bearing City Survey No. 39/G/5 to Shri Ratilal Vardhman Shah and issued the Sanad S.R.B. No. 8/2004 dated 4th April, 1948, in his favour entitling absolute ownership of the said land.

After the death of Shri Ratilal Vardhman Shah his legal heirs namely (1) Shri Prafulchandra Ratilal Shah, (2) Shri Jaysukhlal Ratilal Shah, (3) Shri Arvindkumar Ratilal Shah, (4) Shri Hemantkumar Ratilal Shah and (5) Shri Kantilal Ratilal Shah become the Joint Owners of the said land.

Thereafter Shri Chandulal Vardhman Shah - brother of deceased Ratilal Vardhman Shah and legal heirs of Shri Ratilal Vardhman Shah i.e. Shri Prafulchandra Ratilal Shah and others executed a Partition Deed vide No. 89, dated 16th January, 1961 for the land bearing Survey No. 39/G/5 and Survey No. 40/G/5. This deed was duly executed by Shri Kantilal Ratilal Shah himself and as a Power of Attorney Holder of Shri Prafulchandra Ratilal Shah and others on the first side and Shri Chandulal Vardhmand Shah on other side.

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*Thereafter Survey No. 39/G/5 paiki Plot No. 22 admeasuring 23600.00 sq. feet of land was purchased by Dwarkadas Tokarshi by Reg. Sale Deed No. 734 dated 17/5/1961. This deed was duly executed by Shri Kantilal Ratilal Shah himself and as a P. A. Holder of Shri Prafulchandra Ratilal Shah and others.

Thereafter on demise of Dwarkadas Tokarshi his legal heirs Valiben, Bhagwandas, Jayantilal and Gulbrai Dwarkas had partitioned the above said Plot No. 22 with other properties of Dwarkadas Tokarshi vide Family Partition Agreement dated 25/9/1967. Accordingly, said Plot No. 22 admeasuring 23600.00 sq. feet of land came to the share of Bhagwandas Dwarkadas Popat.

The J.M.C. is sanctioned sub division of above said Plot No. 22 vide its permission dated : 16/8/2013 and as per the said permission above said Plot No. 22 divided into Sub Division No. 22/A and 22/B.

Thereafter Hakk Chokshi was made out and the Superintendent of the City Survey Office assigned new Survey No. 3412 to the said Plot No.22 paiki in the Sheet No. 84 of Ward No. 12 and confirmed the plot area of 1738.87 sq.mtr.

Thereafter above said property bearing Sub Division No. 22/B admeasuring 1738.87 sq. meters of land together with construction standing thereon bearing C.S. No. 3412 was purchased by Kirit Ishwarbhai Masuriya and others by Reg. Sale Deed No. 2354 dated 24/3/2008. This deed was duly executed by Bhagwandas Dwarkada Poapt.

Jamnagar Municipal Corporation has issued development permission dated 9/4/2019 vide no. 2019/0747 for the construction of residential cum commercial building on the land of above said Sub Division No. 22/B.

Thereafter above said property i.e. Sub Division No. 22/B admeasuring

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1738.87 sq. meters of land bearing C.S. No. 3412 with right to construct the building as per above said Development Permission purchased by Atlantis Enterprise - partnership firm by Reg. Sale Deed No. 2109 dated 15/4/2019. This deed was duly executed by Kirit Ishwarbhai Masuriya and others.

Shri Divyeshbhai Rasiklal Shah - partner of the Atlantis Enterprise partnership firm executed a General Power of Attorney dated 9/12/2013 in favour of Dhimant Rasiklal Shah.

Shri Nishith Dhimant Shah partner of the Atlantis Enterprise partnership firm executed a General Power of Attorney dated 17/1/2015 in favour of Dhimant Rasiklal Shah.

M/s. Atlantis Enterprise has started the construction of high-rise building known as '**ATLANTIS**' on the land bearing C.S. No. 3412 in Sheet No. 84 of Ward No. 12 of City Survey Office, Jamnagar.

In view of the above discussion, M/s. Atlantis Enterprise - a partnership firm is the sole and absolute owner of the subject property i.e. building known as '**ATLANTIS**' which is build on land bearing Jamnagar City survey No. 3412, in Sheet No. 84 of Ward No. 12 of Jamnagar City Survey Office and posses clear, absolute and, marketable title thereto.

I have also caused a search of last 30 years in the property register kept and maintained in the Sub-Registrar Office, Jamnagar and paid search fees vide Receipt No. 2019009007950 and No. 2019331003825 dated 30/4/2019 and found no transaction either evincing encumbrance on the subject property or adversely affecting the title thereto.


Punit K. Mehta
Advocate.

PUNIT K. MEHTA
ADVOCATE

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અરજી પહોંચ

મિલકત નું વર્ણન : વોર્ડ નં.12, શીટ નં.84, સ.નં.3412

Search in : JAMNAGAR../JAMNAGAR..

પહોંચ નંબર ૨૦૧૮૦૦૮૦૦૭૯૫૦ અરજી નંબર ૫૧૪૮ અરજી વર્ષ ૨૦૧૮
તારીખ ૩૦ માહે એપ્રિલ સને ૨૦૧૮

રજુ કરનારનું નામ પુનિત કે.મહેતા એડવોકેટ

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).....

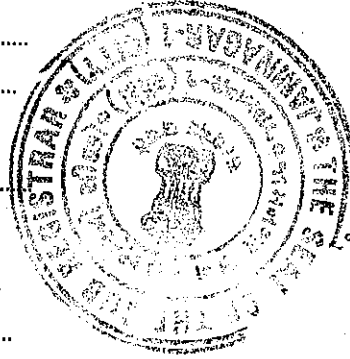
શોધ અગર તપાસણી.....Year: 1994 2013

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૧૧૦.૦૦

કુલ એકંદરે રૂ.	૧૧૦.૦૦
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અંકે રૂપીયા એક સો દસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

R. G. Rathod
સબ રજીસ્ટ્રાર
જામનગર - 1-LKT

અરજી પહોંચ

મિલકત નું વર્ણન : વોર્ડ નં.12 શીટ નં.84 સી.સ.નં.3412

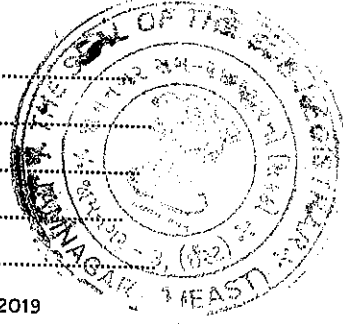
Search in : JAMNAGAR../JAMNAGAR..

પહોંચ નંબર 2016339003224 અરજી નંબર 1886 અરજી વર્ષ 2016
તારીખ 30 માહે એપ્રિલ સને 2016

રજુ કરનારનું નામ પુનિત કે મહેતા
નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાટીઓ (કલમ 54 થી 59).....
શોધ અગર તપાસણી.....Year: 2013 2019
દંડ કલમ-24.....
કલમ-34 (કલમ-49).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-2 ફી



84.00

કુલ ચેકદરે રૂ.	84.00
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અંકે રૂપીયા પિસ્તાલીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં

Pravin Karmshi Chandra
સબ રજીસ્ટ્રાર
જામનગર -3 પૂર્વ