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122, First Floor, Kaveri Complex, Navapara, Bhavnagar. Ph. 0278-2513899	D-301, Universe Arcade, B/h Gujarat High Court, Sola, Ahmedabad.	Plot no. 2291/92/c/1, Nr. S.B.I. Training Centre, Hill Drive, Bhavnagar-2. Ph. : 0278-2564046
ઓફીસ : (ભાવનગર) ૧૨૨, પ્રથમ માળ, કાવેરી કોમ્પ્લેક્સ, નાવપારા, ભાવનગર. ફોન : ૦૨૭૮-૨૫૧૩૮૯૯	ઓફીસ : (અમદાવાદ) ડી-૩૦૧, યુનિવર્સ આર્કેડ, ગુજરાત હાઈકોર્ટની બાજુ, સોલા, અમદાવાદ.	ઘર પ્લોટ નં. ૨૨૯૧/૯૨/સી/૧, સી.બી.આઈ. ટ્રેનિંગ સેન્ટરની હિલ ડ્રાઇવ, ભાવનગર-૨. ફોન : ૦૨૭૮-૨૫૬૪૦૪૬

TO WHOMSOEVER IT MAY CONCERN

Ref: Investigation of title to the non agricultural land for residential purpose admeasuring the area of 1015.35 Sq.Mts.(inclusive of common plots and internal roads) bearing plot no:17 to 33/C forming part of revenue survey no:72, town planning scheme no:12 and final plot no:29 situated at Tarsamiya village, Taluka and District: Bhavnagar, Registration Sub-district Bhavnagar-4 belonging to **Hariom Developers- A Partnership Firm registered and incorporated under the provision of Partnership Act,1932.**

We Chetan J Dave and Umang C Dave, Dave & Dave Associates, Advocates & Notary, have examined the documents of title produced before us. The present certificate of the title is issued for the above prescribed property, strictly based on the documents of title produced before us and by relying on the search of 30 years carried out at the office of Sub-Registrar, Village: Tarsamiya, Taluka and District: Bhavnagar, Sub-district: Bhavnagar-4. The documents produced before us 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 **Hariom Developers.** While issuing the present certificate we have relied on the documents of title which are enlisted as an annexure herein.

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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 **Hariom Developers** is rightful owners of the said property. Therefore it is hereby certified that the title of **Hariom Developers**. in respect of said property is true, legal and marketable in eyes of law.

THE SCHEDULE

BRIEF DESCRIPTION OF ABOVE REFERRED PROPERTY

All the piece and parcel non agricultural land for residential purpose admeasuring the area of 1015.35 Sq.Mts.(inclusive of common plots and internal roads) bearing plot no:17 to 33/C forming part of revenue survey no:72, town planning scheme no:12 and final plot no:29 situated at Tarsamiya village, Taluka and District: Bhavnagar, Registration Sub-district Bhavnagar-4, Which is bounded on towards,

NORTH: Plot no.17 to 33/B is situated.

SOUTH: This side road is situated.

EAST : 6.00 mts. Road is located.

WEST : This side road is situated.

ANNEXTURES-A

1. The captioned land was originally an agricultural land constituting part and parcel of revenue survey no:38,68-

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2,69-1 belonging to one shri Kanbi Jasmat by virtue of one promulgation entry no:16, Dated:25-9-1951, and after his death the rights of his legal heirs namely Shri Bhikha Jasmat & Shri Premji Jasmat were recognized in the records of rights. Thereafter owing to the one family settlement concluded between the Kanbi Bhikha Jasmat & Kanbi Premji Jasmat the land admeasuring the area of Acer-14 Guntha-04 forming part and parcel of revenue survey no:72 had came under the ownership of Shri Bhikha Jasmat. The competent revenue authority while giving effect to the said transaction mutated the name of Shri Bhikha Jasmat as an exclusive owner of captioned land vide revenue entry no:383, Date:1-2-1968 and the same is certified on Date:31-6-1968.

- Thereafter Shri Bhikhabhai Jasmatbhai had died intestate on Date:22-2-1984, on account of which the names of legal heirs were mutated in the records of rights vide revenue entry no:735, Date:2-6-1984 namely (1) Karshanbhai Bhikhabhai (2) Babubhai Bhikhabhai (3) Vallabhbbhai Bhikhabhai (4) Vallabhai Bhikhabhai (5) Laduben Bhikhabhai (6) Gangaben Bhikhabhai (7) Kaliben Bhikhabhai (8) Manuben Bhikhabhai (9) Jamanaben Bhikhabhai . The said entry was duly certified on Date:5-12-1984. Subsequently Smt.Jamanaben Bhikhabhai had expired on date:30-7-2005. And thereafter apart from the abovementioned all legal heirs Laduben Bhikhabhai , Gangaben Bhikhabhai , Kaliben Bhikhabhai , Manuben

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Bhikhabhai , Jamanaben Bhikhabhai had relinquished their respective shares in favour of other co-owners.

3. Thereafter the captioned land forming part of revenue survey no:72 was notified as area within the limit of Bhavnagar Municipal Corporation, and the effect of same was given in the records of rights vide entry no:221. Thereafter the captioned land was transferred to the Ashirvad Builders vide sale deed bearing registration no:1469 of 2008, Date:28-3-2008. Thereafter at relevant point of time Ashirvad Builders had duly obtained the permission for the conversion of agricultural land into non agricultural for residential purpose, vide order no:Land/2/N.A/Case/25/2008-09,Date:29-1-2009.

4. Subsequently the Bhavnagar Municipal Corporation had duly sanctioned the lay out plan for the captioned land. The said land was subsequently transferred to the Maheshbhai Mayashankar Jani & other vide sale deed bearing registration no:1136 of 2011, Date:25-3-2011, who in turn sold the captioned land to the Lilaben Valjibhai Bhadiyadra vide sale deed bearing registration no:1983 of 2013, Date:5-7-2013. Thereafter the said land was transferred to the present owner by way of sale. It further appears from the record produced before us that the all municipal dues have been duly paid. And there are no subsisting claims or debts whatsoever upon the captioned land.

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5. In view of the above stated examination of documents it is to certify that title of the present owners **HARIOM DEVELOPERS** over the said land is true, legal, marketable and free from any encumbrances.

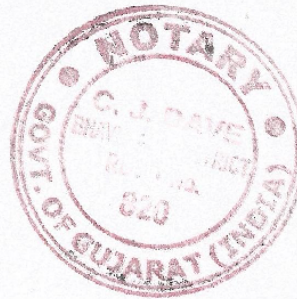
Date: 23-03-2016

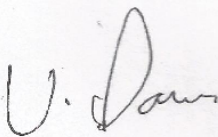
Place: Bhavnagar

SIGNED & VERIFIED BY:


.....
C. J. Dave

ADVOCATE CHETAN DAVE
DAVE & DAVE ASSOCIATES




.....

ADVOCATE UMANG DAVE
DAVE & DAVE ASSOCIATES

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ANNEXTURE: B

1. COPY OF SALE DEED BEARING REGISTRATION NO: OF , DATED: - - EXECUTED IN FAVOUR OF PRESENT OWNER.
2. COPY OF THE SALE DEED BEARING REGISTRATION NO:1983 OF 2013, DATED:05-7-2013 EXECUTED IN FAVOUR OF LILABEN VALJIBHAI BHADIYADRA.
3. COPY OF THE SALE DEED BEARING REGISTRATION NO:1136 OF 2011, DATED:25-3-2011 EXECUTED IN FAVOUR OF MAHESH BHAI MAYASHANKAR JANI.
4. COPY OF THE NO DUE CERTIFICATE ISSUED BY CITY MAMLATDAR IN FAVOUR OF LILABEN VALJIBHAI BHADIYADRA.
5. COPY OF THE PART PLAN SANCTIONED BY COMPETENT AUTHORITY VIDE PERMISSION NO:140, DATE:140, DATE:5-10-10.
6. COPY OF THE ORDER GRANTING THE PERMISSION OF CONVERSION OF SAID LAND INTO NON AGRICULTURAL LAND FOR RESIDENTIAL

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USE, ORDER NO: LAND/2/N.A/CASE/25/2008-09,
DATED:29-1-2009.

7. COPY OF THE BUILDING PLAN SANCTIONED BY
THE BHAVNAGAR MUNICIPAL CORPORATION VIDE
RAJA CHITHHI NO:243, DATE:29-1-2016.

8. COPY OF THE RECORDS OF THE RIGHTS
CONTAINING THE NAME OF ALL THE FORMER
OWNERS FROM THE DATE OF N.A.

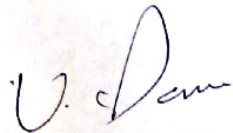
DATE:23-MARCH-2016

PLACE:BHAVNAGAR

SIGNED & VERIFIED BY:



ADVOCATE CHETAN DAVE
DAVE & DAVE ASSOCIATES



ADVOCATE UMANG DAVE
DAVE & DAVE ASSOCIATES

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