

Dt. :

CERTIFICATE OF TITLE

To,
Shri Hasmukah Kantilal alias Kantibhai Dave
sole proprietor of S.R.Buildcon
Add: TF-10, Waghavadi Road,
Turning point, Bhavnagar

Dt: 04.06.2022

Dear Sir,

Sub: Title scrutiny report of the property i.e. land of Plot No: 12/A1-A2 and scheme of the residential flats to be developed on the said plot known as "DEV ANANTA" the land of plot is having total plot area admeasuring 624.392 Sq. Mts. Net area 624.25 Sq.Mts. situated behind Andh Udhog Shala in the area known as Vidhyanagar, Bhavnagar within the City Survey Ward No: 7 sheet No: 256 bearing city survey No: 2448

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 Hasmukah Kantilal alias Kantibhai Dave
sole proprietor of S.R.Buildcon
Add: TF-10, Waghavadi Road,
Turning point, Bhavnagar.
2. Details/ description of the documents scrutinized

Sr.No	Date of Document	Name of Document	Whether Original/Certified/ True copy/ Photostat
1	16/07/1957	Registration certificate of Shakti Co-Op. Housing Society Ltd.	Photostat- true copy
2	11/07/1994	Interim order of District Registrar of Co-Op. societies for liquidation of Shakti Co-Op. Housing Society Ltd.	Photostat- true copy
3	19/08/1999	Final order of District Registrar of Co-Op. societies for liquidation of Shakti Co-Op. Housing Society Ltd.	Photostat- true copy
4	11/06/2007 & 28/05/2007	Public notice published in local news paper issued by Harendrasinh B. Gohil, Advocate inviting objections if, any, against issuance of title clear certificate	Original



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5	10/07/2007	Title Clear certificate issued by Harendrasinh B. Gohil, Advocate of the property	Original
6	----	Property card in the name of the then owners	True Copy
7	02/07/2007	Sanctioned division plan of plot No: 12	Photostat
8	29/07/2008	Registered sale deed NO: 4207 of Plot No: 12/A-2 executed by the legal heirs of late Bahadursinh Ravubha Rana in favour of Dipen Pramodbhai Vadodariya HUF	Original
9	30/07/2008	A letter issued by Bhavnagar Municipal Corporation intimating that the corporation is principally agreed for sanction of division plan of Plot No: 12/A into 12/A-1 and 12/A-2	Photostat
10	03/03/2011	Registered sale deed No: 931 of Plot No: 12/A-1 executed by the legal heirs of late Bahadursinh Ravubha Rana in favour of Dipen Pramodbhai Vadodariya	Original
11	27/04/2011	Division plan approved by Bhavnagar Municipal Corporation of Plot No: 12/A into 12/A-1 and 12/A-2 along with permission chit No: 3	Original
12	---	Property card duly mutated in the names of sellers for Plot No: 12/A-1 and 12/A-2	True Copy
13	----	Receipts of property taxes paid	Photostat
14	04/12/2021	Public notice published in local news paper inviting objections if, any, issued before purchase of the said plots	Original
15	12/12/2021	Consent letter executed by members/coparceners of Dipen Pramodbhai Vadodariya HUF viz. Shri Dipen Pramodbhai Vadodariya, and his wife Smt. Hemalben Dipenbhai Vadodariya and his son Satya Dipenbhai Vadodariya which was notarized on 07/03/2022	Original
16	12/12/2021	Consent letter executed by member/coparcener of Dipen Pramodbhai Vadodariya HUF viz. Bansari Dipenbhai Vadodariya daughter of Shri Dipen Pramodbhai Vadodariya which was notarized on 07/03/2022	Original
17	14/12/2021	Registered sale deed No: 6925 of Plot No: 12/A-2 executed by Dipen	Original



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		Pramodbhai Vadodariya karta of Dipen Pramodbhai Vadodariya HUF in your favour	
18	14/12/2021	Registered sale deed No: 6926 of Plot No: 12/A-2 executed by Dipen Pramodbhai Vadodariya in your favour	Original
19	31/12/2021	Resolution with permission No: 2568 in the municipal records for plot no. 12/A-2 in your name	Original
20	31/12/2021	Resolution with permission No: 2569 in the municipal records for plot no. 12/A-1 in your name	Original
21	24/01/2022	Sanctioned Amalgamation plan of Plots No: 12/A-1 & 12/A-2 as Plot No: 12/A1-A2 along with due permission	Original
22	29/04/2022	Development permission along with sanctioned plan for the construction of Flats	Original

Description of the Property

Item No.	Survey No. Extent /Area of Land / Building	location Sub-District / District / Village / Municipality etc.	Boundary
1.	CTS Ward No: 7 Sheet No: 256 CTS No:24448 Muni. Plot No: 12A1-A2 Area 624.392 Sq. Mts. Net Area : 624.25 Sq.mts.	Bhavangar	N: Plot No: 12-B S: Plot No: 11 E: 9.14 mt. road W: Govt. Quarters

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

It appears from the records that A co-operative housing society viz. Shakti Co-Op. Housing Society Ltd, was formed by its' promoters way back in 1957 for providing residential plots to its members. The said Society was duly registered under The So-Op. societies Act. The said society was granted a piece of land by the then Municipality for 99 years lease hold for allotment of plots to its members for residential purpose. The Plot No: 12/A was a part of original Plot No: 12. The plot No: 12/A was allotted to the original member Bahadursinh Ravubha Rana by the society. His name was also recorded as holder of Plot No: 12/A in "HAKK CHOKSI" carried out by the city survey department, when city



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survey was introduced in Bhavnagar city and for the first time right ascertainment was made by the inquiry officer. On demise of Bahadursinh Ravubha Rana mutation entry was made after obtaining affidavits, statements and Panch Rojkam made by the city survey department and names of legal heirs viz. 1. Mahendrasinh Bahadursinh Rana 2. Bharatsinh Bahadursinh Rana 3. Hansaba Bahadursinh Rana 4. Binaba Bahadursinh Rana 5. Harshaba Bahadursinh Rana of late Bahadursinh Ravubha Rana were entered. Since Bahadursinh Ravubha Rana died intestate and therefore names of all the legal heirs were mutated as holders and occupiers of the plot No: 12/A. The said plot No: 12/A was further sub-divided into plots No: 12/A-1 and 12/A-2. A letter dated 30/07/2008 was issued by Bhavnagar Municipal Corporation intimating that the corporation is principally agreed for sanction of division plan of Plot No: 12/A into 12/A-1 and 12/A-2. Thereafter, Division plan approved by Bhavnagar Municipal Corporation of Plot No: 12/A into 12/A-1 and 12/A-2 along with permission chit No: 3 dated 27/04/2011.

Late Bahadursinh Ravubha Rana lost all the documents of allotment letter, share certificate, resolution of the society, payment receipt etc. The society was dissolved and all the records of the society was handed over to the Registrar of Societies and a liquidation order was passed by the competent authority i.e. Registrar of the Societies. Therefore, the said legal heirs applied to the Registrar for copies of the said records. The Registrar in reply to their application informed that since the society was in liquidation and a liquidation order was passed long ago the records were destroyed so unable to provide the copies. Therefore, the said legal heirs through their advocate got issued a public notices in the local news paper regarding loss of the original documents as well issuance of title clear certificate and invited objections or claims if, any, regarding the said property from general public. No objections were submitted by anybody in pursuance to the said public notice and Advocate Mr. Harendrasinh B. Gohil issued title clear certificate of the plots to the said legal heirs.



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The Plot No: 12/A-2 and Plot No: 12/A-1 was agreed to purchase from the aforementioned legal heirs by one Dipenbhai Promadbhai Vadodariya in his personal capacity for plot No: 12/A-1 and plot No: 12/A-2 as a Karta of hid HUF and a registered agreement of sale bearing No: 1707 dated 11/3/2008 executed between the sellers and purchaser. A registered sale deed No: 4207 dated 29/07/2008 for plot no. 12/A-2 was executed in favour of Dipenbhai Pramodbhai Vadodariya as Karta of Dipenbhai Pramodbhai Vadodariya HUF. Thereby, Dipenbhai Pramodbhai Vadodariya HUF became owner and occupier of the plot No: 12/A-2. Thereafter, a registered sale deed No: 931 dated 03/03/2011 was also executed for plot No: 12/A-1 in favour of Dipenbhai Pramodbhai Vadodariya in his personal capacity. The names of purchasers of plot No: 12/A-1 and 12/A-2 were mutated in the city survey and municipal records on the basis of the sale deeds as mentioned above.

You have purchased the plot No: 12/A-1 from Dipenbhai Pramodbhai Vadodariya under a registered sale deed No: 6926 dated 14/12/2021 and Plot No: 12/A-2 from Dipenbhai Pramodbhai Vadodariya HUF under a registered sale deed No: 6925 dated 14/12/2021. The members and coparceners of Dipenbhai Pramodbhai Vadodaria HUF executed consent letters for sale of the property of HUF and allowed the selling of HUF property by the Karta of HUF. Consent letters executed on 12/12/2021 by members/coparceners of Dipen Pramodbhai Vadodariya HUF viz. Shri Dipen Pramodbhai Vadodariya, and his wife Smt. Hemalben Dipenbhai Vadodariya and his son Satya Dipenbhai Vadodariya which was notarized on 07/03/2022. His daughter viz. Bansari Dipenbhai Vadodariya also executed a separate consent letter dated 12/12/2021 which was also notarized on 07/03/2022.

On the basis of aforesaid sale deeds your name was duly mutated in cuty survey records and municipal records. You applied to municipal authorities for amalgamation of the Plots No: 12/A-1 & 12/A-2 into one plot. Accordingly, Bhavnagar Municipal Corporation Sanctioned the amalgamation plan of Plots No: 12/A-1 & 12/A-2 as Plot No: 12/A1-A2 along



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with due permission on 24/01/2022. Thereafter you submitted construction plan and applied for development permission for residential flats on the plot No: 12/A1-A2 from Bhavnagar Municipal Corporation. The municipal corporation vide permission dated 29/04/2022 sanctioned the building plan and issued the permission for development of the land. The local property taxes are paid up to date.

In view thereof, the above mentioned property i.e. plots No: 12/A1-A2 purchased by Shri Hasmukah Kantilal alias Kantibhai Dave sole proprietor of S.R.Buildcon is having clear title and without any encumbrances.

5. Search and investigation: Searches are carried out by our representative at the land registry office, Bhavnagar for last 30 years on 04-06-2022 under receipt No: 202201100008127 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 Hasmukah Kantilal alias Kantibhai Dave
sole proprietor of S.R.Buildcon
Add: TF-10, Waghavadi Road,
Turning point, 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 :-

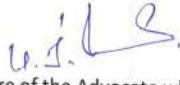
1. There are no prior mortgages/charges whatsoever as could be seen from the encumbrances certificate for the period from 1-1-92 to 04-06-2022 pertaining to the immovable property/ies covered by the above said title deeds.
2. I certify that the property i.e. land of Plot No: 12/A1-A2 and scheme of the residential flats to be developed on the said plot known as " DEV ANANTA" the land



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of plot is having total plot area admeasuring 624.392 Sq. Mts. Net area 624.25 Sq.Mts. situated behind Andh Udhog Shala in the area known as Vidhyanagar, Bhavnagar within the City Survey Ward No: 7 sheet No: 256 bearing city survey No: 2448, is having valid, clear and marketable title to the property/ies shown above.

Bhavnagar.
Date :04-06-2022


Signature of the Advocate who has
scrutinized the title deeds/documents.
(Umesh J.Trivedi)
Advocate
(Reg.No. G/574/1984)



Umesh J. Trivedi
Advocate

OFFICE : 116, Kaveri Complex, Navapara, BHAVNAGAR-364 001.
Phone : 0278 - 2516563 • (M) 98 25 20 58 07

• E-mail : ujtrivedi@gmail.com

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CERTIFICATE OF NON-ENCUMBRANCES

Dt: 4.06.2022

I have scrutinized and verified the relevant documents regarding title of the property i.e. land of Plot No: 12/A1-A2 and scheme of the residential flats to be developed on the said plot known as " DEV ANANTA" the land of plot is having total plot area admeasuring 624.392 Sq. Mts. Net area 624.25 Sq.Mts. situated behind Andh Udhyog Shala in the area known as Vidhyanagar, Bhavnagar within the City Survey Ward No: 7 sheet No: 256 city survey No: 2448, owned by Shri Hasmukah Kantilal alias Kantibhai Dave in person and as sole proprietor of S.R.Buildcon Add: TF-10, Waghavadi Road, Turning point, Bhavnagar

Description of the Property

<u>Item No.</u>	<u>Survey No. Extent /Area</u>	<u>location Sub-District</u>	<u>Boundary</u>
1.	<u>of Land / Building</u> CTS Ward No: 7 Sheet No: 256 CTS No:24448 Muni. Plot No: 12A1-A2 Area 624. 392 Sq. Mts. Net Area : 624.25 Sq.mts.	<u>/ District / Village /</u> Municipality etc. Bhavangar	N: Plot No: 12-B S: Plot No: 11 E: 9.14 mt. road W: Govt. Quarters

CERTIFICATE

I certify that there are no prior mortgages/charges whatsoever as could be seen from the searches carried out at office of the land registry, Bhavnagar, for the period of last 30 years from 1-1-1992 to 4-06-2022 on 4-06-2022 under receipt No: 202201100008127 pertaining to the aforesaid immovable property.

I further certify that the property i.e. land of Plot No: 12/A1-A2 and scheme of the residential flats to be developed on the said plot known as " DEV ANANTA" the land of plot is having total plot area admeasuring 624.392 Sq. Mts. Net area 624.25 Sq.Mts. situated behind Andh Udhyog Shala in the area known as Vidhyanagarm Bhavnagar, within the City Survey Ward No: 7 sheet No: 256 city survey No: 2448 owned by Shri Hasmukah Kantilal alias Kantibhai Dave in person and as sole proprietor of S. R. Buildcon Add: TF-10, Waghavadi Road, Turning point, Bhavnagar is without any encumbrances.

Bhavnagar
Date : 04-06-2022

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

(Umesh J.Trivedi)

Advocate

(Reg.No. G/574/1984)



અરજી પહોંચ

મિલકત નું વર્ણન : વોર્ડ નં. 7 શીટ નં. 256 સીટી સર્વે નં. 2448 દેવ અનન્તા પ્લોટ નં. 12-1/એ/2

Search in : BHAVNAGAR Ward No 7/BHAVNAGAR Ward No 7

પહોંચ નંબર ૨૦૨૨૦૧૧૦૦૦૦૮૧૨૭ અરજી નંબર ૩૭૩૮ અરજી વર્ષ ૨૦૨૨
તારીખ ૪ માહે જૂન સને ૨૦૨૨

રજુ કરનારનું નામ ઉમેશ જી ત્રિવેદી

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: 1992 2022

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....



૪૨૦.૦૦

કુલ એકદરે રૂ. ૪૨૦.૦૦

અંકે રૂપિયા ચાર સો વીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

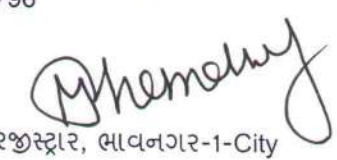
કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.


JIGNESH B DHANDHLYA
સબ રજીસ્ટ્રાર
ભાવનગર-1-City

અંકે રૂ. : 420.00

20220603259488796


સબ રજીસ્ટ્રાર, ભાવનગર-1-City

2005

2022

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બોજા અંગેનું પત્રક

Search in : ઉમેશ જે ત્રિવેદી અરજી નંબર : 3739 ગામ નું નામ : BHAVNAGAR Ward No 7

મિલકતનું વર્ણન : વોર્ડ નં. 7 શીટ નં. 256 સીટી સર્વે નં. 2448 દેવ અનન્તા પ્લોટ નં. 12-1/એ/2

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Bhavnagar-1 મા -31 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સબંધમા નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધાર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફેરખાત/વિચારણા	વોર્ડ નં-7 શીટ નં-256 અને સીટી નં-2448 પ્લોટ નં-12/એ ને, પ્લોટ નં-12/એ-1 તથા 12/એ-2 પ્લોટ નં-12/એ-2 ક્ષેત્રફળ 314.118 ચો.મી ખુલ્લી જમીન			દિપેનભાઈ પ્રમોદભાઈ વડોદરીયા તે દિપેનભાઈ પ્રમોદભાઈ વડોદરીયા (એચ.યુ.એફ) ના કર્તા દરજ્જે	હસમુખ કાંતિલાલ ઉર્ફે કાંતિભાઈ દવે તે જાતે તથા એસ.આર બીલકોનનાં સોલ પ્રોપરાઇટર	14-12-2021	6925	
રૂ.7000000.00						14-12-2021		



Sub-Registrar Office(SRO) Bhavnagar-1

પ્રિન્ટ તારીખ : 04/06/2022

1 of 1