

VIPUL NAVNITRAY AJVALIYA
B.COM, LL.B, ADVOCATE

ADDRESS :- JAGDISH MANDIR,
KHARGATE, BHAVNAGAR
MOB. 9898199266,
vipulajwaliya@yhoo.com

TO WHOMSOEVER IT MAY CONCERN

Reg. :- Investigation of title of free hold plot No. 2189 /90/B land admeasurements 1151.789 sq. mtrs. as per site (mentioned in sanctioned building plan) and 1145 sq. mtrs. as per city survey record situated in vadodaria Park, Hill-Drive, Bhavnagar City Survey ward No. 7, City Survey Number 2883 paiky belonging to Vadodaria Edge.

- 1) Investigation to the title of above mentioned property bearing free hold plot No. 2189 /90/B land admeasurements 1151.789 sq.mtr as per site (mentioned in sanctioned building plan) and 1145 sq.mtrs. as per city survey record situated in vadodaria Park, Hill-Drive, Bhavnagar City Survey ward No. 7, City Survey Number 2883 paiky belonging to Vadodaria Edge has been made on the basis of title documents and other evidences as enlisted in the schedule attached herewith
- 2) The property in question is the free hold land of plot No. 2189/90/B along with adjoining land known as "Six Plots" later known as " Vadodaria Park" hill drive ,Bhavnagar was initially retained by his highness Maharaja Saheb of Bhavnagar Raol Sir Krishnakumarsinhji Bhavsinhji Gohil Manager of joint Hindu Family at the relevant property. His Highness Maharaj Saheb of Bhavnagar Raol Sir Krishnakumarsinhji Bhavsinhji Gohil died intestate of Bhavnagar on 1/4/1965 living behind him legal heirs and legal representative to his estate namely 1. Dr. Virbhadrasinghji eldest son as a manager of the joint Hindu family 2. Rajmata Vijayaba Saheba Raol 3. Maharaj Kumar Shivbhadrasinghji 4. Princess RohiniKumariba5. Princess Hansadeviba and 6. Princess Dilharkumarideviba.
- 3) Mrudulaben Hariprasad Vadodaria the property of free hold land of plot No.2189/90/B, Hill- drive, Bhavnagar from the said heirs of the deceased His Highness Maharaj Saheb Krishnakumarsinhji Bhavsinhji Gohil 1. Dr. Virbhadrasinghji eldest son as a manager of the joint Hindu family 2. Rajmata Vijayaba Saheba Raol 3. Maharaj Kumar Shivbhadrasinghji 4. Princess Rohini Kumariba5. Princess Hansadeviba and 6. Princess Dilharkumarideviba. by registered sale deed No. 4722/1970 dated 28/10/1970 registered at Mumbai. Name of the present owner was registered in the Record of present property before City Survey on 22/01/1973. Since then, the free hold subject property has been open land and no construction of any nature has done over or upon the subject property.
- 4) As per classification of the subject property in the property card, as I have investigated, is relieved from Education Cess, etc., Collectively known as "Vishesh Dharo" Property taxes as levied by Bhavnagar Municipal Corporation have been fully paid till 2015-16 vide Receipt No. 14369 for Bill No. 006453 dated 13/04/2015. The subject property is a free hold plot within the territory of Bhavnagar Municipal Corporation and has not been registered on the sease register of lease department of Bhavnagar Municipal Corporation as on 07/09/2015, Hence, no lease is supposed to be paid on the subject property, therefore it is concluded that subject property is free from any Government or Semi Government encumbrance.



- 5) Subsequently on 25/7/2016 the present owner has signed and issued an irrevocable power of Attorney in favour of her son Mr. Ajaybhai Hariprasad Vadodaria, resident of 8, Swastik Society, Juhu Road No. 1, Wile Parle (West), Mumbai - 400056, authorizing him to manage all the assets of any nature, to sign, undertake, dispose off and carryout any work ancillary or incidental there to before the Notary Public J.J. Chauhan vide registration No.4131 dated 25/7/2016.
- 6) Subsequently on 25/7/2016 Family Arrangement and Understanding Agreement made between owner of this property and her son Ajaybhai Hariprasad Vadodaria, resident of 8, Swastik Society, Juhu Road No. 1, Wile Parle (West), Mumbai - 400056, Namely VAD INFRA LLP for purpose of the purpose of development of this property it registered before the Notary Public 4132 dated on 25/7/2016 before the Notary Public J.J.chauhan.
- 7) Subsequently on 28/08/2015 the present owner's son Mr. Ajaybhai H. Vadodaria, and his wife Mrs. Anju Ajay Vadodaria has made LLP Agreement namely VAD INFRA LLP made at Mumbai and Registered this agreement before notary public K. V. Pathak, Bhavnagar on 19/9/2015.
- 8) Nisarg Hiteshbhai Vyas advocated was searched Records of Sub Registrar of Bhavnagar 1 for the year of 1970 to 2015 vide Application No. 3773 dated 01/09/2015 bearing Receipt No. 2015011006783. I have also obtained a search along with certification for the subject property in Records of Sub Registrar of Bhavnagar 1 for the year 2005 to 2015 vide Application No. 3774 dated 01/09/2015 bearing Receipt No. 2015011006784, and from both searches, it can be concluded that subject property is free from and charge and is conclusively owned by the present owner since 28/10/1970.
- 9) Construct residential cum commercial complex by Owner of this property. Bhavnagar Mahanagapalika has sanctioned building plan and issued Development permission under Raja- Chitthi No.51 dated 16/9/2015.Accordingly construction of Residential and Commercial complex as " Vadodaria Edge" has been carried out on the this property.
- 10) Completion of the property in question Bhavnagar Mahanagarpalika has issued Occupancy Certificate on dated 18/7/2016 and also sanctioned completion building.
- 11) Authorized person of the property owner namely Indrasing R. Jadeja has search Records of Sub Registrar of Bhavnagar -1 for the Year of 2015 to 2018 vide Application No. 8432 dated 24/12/2018 bearing Receipt No. 2018011014164 form searches that some sale deeds and lease pendent notice for this property , all details are given below .
 - A. Sale Deed made by Mrudulaben Hariprasad Vadodaria, Partnership firm through its partner Mr. Ajay Hariprasad Vadodaria in favour of Asmita Himachal Mehta and Himachal Prakashkumar Mehta First floor office No. F- 7 carpet area 94.38 square meters vide sale deed No. 2504 dated 25/7/2016.
 - B. Sale Deed made by Mrudulaben Hariprasad Vadodaria, Partnership firm through its partner Mr. Ajay Hariprasad Vadodaria in favour of Charulatta Prakash kumar mehta and Prakashkumar Manilal Mehta First floor office No. F-1 carpet area 75.76 square meters vide sale deed No. 2505 dated 25/7/2016.



- C. Sale Deed made by Mrudulaben Hariprasad Vadodaria, Partnership firm through its partner Mr. Ajay Hariprasad Vadodaria in favour of Asmita Himachal Mehta and Himachal Prakashkumar Mehta First floor office No. 7 carpet area 94.38 square meters vide sale deed No. 2537 dated 27/7/2016.
- D. Sale Deed made by Mrudulaben Hariprasad Vadodaria, Partnership firm through its partner Mr. Ajay Hariprasad Vadodaria in favour of Devendra Rasiklal sheth First floor office No. F 7 carpet area 107.67 square meters vide sale deed No. 2619 dated 15/09/2016.
- E. Sale Deed made by Mrudulaben Hariprasad Vadodaria, Partnership firm through its partner Mr. Ajay Hariprasad Vadodaria in favour of Zaveri Dhananjay Ratilal and Zaveri Hiren Dhananjaybhai Groung floor office No. G -4 carpet area 36.16 square meters vide sale deed No. 3934 dated 9/12/2016.
- F. Sale Deed made by Mrudulaben Hariprasad Vadodaria, Partnership firm through its partner Mr. Ajay Hariprasad Vadodaria in favour of Utpalbhai Rajendrabhai Dave Third Floor Flat No. 301 carpet area 198.93 square meters vide sale deed No. 366 dated 9/2/2017.
- G. Lease pendant Notice issued by Krishnadevsinh Shaktisinh Sarvaiya Notice registration No. 4979 dated 29/11/2018.



(All the details are mentioned above as per the records of Sub Registrar of Bhavnagar 1.)

12) I have physically search record of Principal Senior Civil Judge, Bhavanagar for civil litigation pendancy about this property, I have known that the special civil Suit No. 82/2018 is pending before the Principal Senior Civil Judge of Bhavnagar, in this special civil suit between Krishnadevsinh Shaktisinh Sarvaiya as a Plaintiff and 1. Ajay Hariprasad Vadodaria 2. Anju Ajay Vadodaria partners of VAD INFRA LL.P.

13) Schedule of Property :-

Schedule of Property bearing 1153.82 Sq. Mtrs, 1380 Sq. yds. for property situated at City Survey Ward No. 7, Survey No. 2883, bearing Municipal Plot no. 2189/90-B, known as Vadodaria Park, Hill Drive, Bhavnagar.
The common four sides of subject property are as follows

North	:-	70 feet road
East	:-	50 feet road
South	:-	Municipal Plot no. 2189/90-c
West	:-	Municipals Plot no. 2189/92-A

14) List of Document :-

I have gone through the following documents for the investigation of title of subject property.

1. Certified copy of Registered sale Deed no. 4722/1970 dated 28/10/1970 registered before Sub Registrar or Mumbai.
2. certified copy of subject property card of City Survey Ward no. 7, survey no. 2883.
3. True copy of irrevocable Power of attorney issued by present owner in favour of Mr. Ajaybhai H. Vadodaria on 25/7/2016.
4. True copy of Agreement of Family Arrangement / Understanding by present owner and her son namely Ajay Hariprasad Vadodaria on 25/07/2016.
5. True Copy of Raja-chitthi No.52 dated 16/9/2015 in favoure of owner of this property issued by Bhavnagar Mahanagarpalika.
6. True Copy of Occupancy Certificate issued by Bhavnagar Mahanagarpalika on dated 18/7/2016 in favour of this property owner.
7. Copy of Property form issued by Sub- Registrar of Bhavnagar -1 dated 24/12/2018 shown details of Sale Deed made by Mrudulaben Hariprasad Vadodaria, Partnership firm through its partner Mr. Ajay Hariprasad Vadodaria in favour of Asmita Himachal Mehta and Himachal Prakashkumar Mehta First floor office No. F 7 carpet area 94.38 square meters vide sale deed No. 2504 dated 25/7/2016.
8. Copy of Property form issued by Sub- Registrar of Bhavnagar -1 dated 24/12/2018 shown details of Sale Deed made by Mrudulaben Hariprasad Vadodaria, Partnership firm through its partner Mr. Ajay Hariprasad Vadodaria in favour of Charulatta Prakash kumar mehta and Prakashkumar Manilal Mehta First floor office No. F-1 carpet area 75.76 square meters vide sale deed No. 2505 dated 25/7/2016.
9. Copy of Property form issued by Sub- Registrar of Bhavnagar -1 dated 24/12/2018 shown details of Sale Deed made by Mrudulaben Hariprasad Vadodaria, Partnership firm through its partner Mr. Ajay Hariprasad Vadodaria in favour of Asmita Himachal Mehta and Himachal Prakashkumar Mehta First floor office No. 7 carpet area 94.38 square meters vide sale deed No. 2537 dated 27/7/2016.
10. Copy of Property form issued by Sub- Registrar of Bhavnagar -1 dated 24/12/2018 shown details of Sale Deed made by Mrudulaben Hariprasad Vadodaria, Partnership firm through its partner Mr. Ajay Hariprasad Vadodaria in favour of Devendra Rasiklal sheth First floor office No. F 7 carpet area 107.67 square meters vide sale deed No. 2619 dated 15/09/2016.
11. Copy of Mortgage form issued by Sub- Registrar of Bhavnagar -1 dated 24/12/2018 shown details of Sale Deed made by Mrudulaben Hariprasad Vadodaria, Partnership firm through its partner Mr. Ajay Hariprasad Vadodaria in favour of Zaveri Dhananjay Ratilal and Zaveri Hiren Dhananjaybhai Ground floor office No. G -4 carpet area 36.16 square meters vide sale deed No. 3934 dated 9/12/2016.



12. Copy of Property form issued by Sub- Registrar of Bhavnagar -1 dated 24/12/2018 shown details of Sale Deed made by Mrudulaben Hariprasad Vadodaria, Partnership firm through its partner Mr. Ajay Hariprasad Vadodaria in favour of Utpalbhai Rajendrabhai Dave Third Floor Flat No. 301 carpet area 198.93 square meters vide sale deed No. 366 dated 9/2/2017.
13. Copy of Property form issued by Sub- Registrar of Bhavnagar -1 dated 24/12/2018 shown details of Lease of the pendency Notice issued by Krishnadevsinh Shaktisinh Sarvaiya Notice registration No. 4979 dated 29/11/2018.



(All the details mentioned above as per the records of Sub Registrar of Bhavnagar -1.)

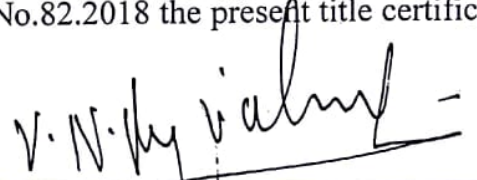
- 15) True copy of Receipt of Bhavnagar, Municipal Corporation taxes for the year of 2015-16.
- 16) Records Searcher :-

I have gone through the records of sub registrar of Bhavnagar for the year of 2015 to 2018 and lease register of lease department of Bhavnagar Municipal Corporation for the investigation of title to the sub property

17) That so far as a building namely " Vadodaria Edge" is concerned Four Offices on first floor , One shop on ground floor, as well as one flat situated on third floor sold out and one special civil suit No. 82/2018 is file in lease of the pendency of the suit pending. Therefore , subject to out come of the special suit No.82.2018 the present title certificate is issue.

Bhavnagar

Date. 31/12/18



VIPUL N. AJWALIYA
ADVOCATE
BHAVNAGAR