

Salim I. Ganiyani – the Promoter

[PAN: ABFPG8960P]

For the purpose of making application under Gujarat RERA Law

Project: 'Marina-10' Residential Flats

Regarding the requirement of furnishing the Encumbrance Certificate of the Property:

The property under construction is free from encumbrances, as evident from Clauses-9, 10 & 11 of the Land Document attached herewith. In further support of this fact, copy of the Title Report obtained from an Advocate by the Promoter is also attached herewith.

Date: November 3, 2017



(Salim I. Ganiyani)

Ref. No.

Date :

**MGP/TCR/128/MISC/03**

**DT. 19/08/2017**

To,  
Shri Salimbhai Ibrahimbhai Ganiyani  
Office No.T-3,  
Krishna Complex,  
Waghavadi Road,  
Bhavnagar 364002.

**Sub.:** Investigation of Title of property comprising of 99 years leasehold Plot No.97/B admeasuring 437.90 sq. mtrs. situated at Hariyala Plot, Near Manekwadi Station, Krishnanagar, Bhavnagar and recorded in City Survey Department vide city survey ward No.5, sheet No.137, survey No.4653 admeasuring 455.62 sq. mtrs. on which plan for residential flats has been approved by Bhavnagar Municipal Corporation and the said project is under construction in name of **Shri Salimbhai Ibrahimbhai Ganiyani**

Dear Sir,

The caption party viz. **Shri Salimbhai Ibrahimbhai Ganiyani** has submitted before me, the file and documents of above stated property comprising of 99 years leasehold Plot No.97/B admeasuring 437.90 sq. mtrs. situated at Hariyala Plot, Near Manekwadi Station, Krishnanagar, Bhavnagar and recorded in City Survey Department vide city survey ward No.5, sheet No.137, survey No.4653 admeasuring 455.62 sq. mtrs. on which plan for residential flats has been approved by Bhavnagar Municipal Corporation and the said project is under construction which has been converted into Non-agricultural for industrial purpose. I have gone through the file and referred all the documents therein and my opinion as regards title of **Shri Salimbhai Ibrahimbhai Ganiyani** is as follows\_

- (1) The captioned party viz. **Shri Salimbhai Ibrahimbhai Ganiyani** has purchased property comprising of 99 years leasehold Plot No.97/B admeasuring 437.90 sq. mtrs. situated at Hariyala Plot, Near Manekwadi Station, Krishnanagar, Bhavnagar and recorded in City Survey Department vide city survey ward No.5, sheet No.137, survey No.4653 admeasuring 455.62 sq. mtrs. from Smt. Birvaben Chintanbhai Kalathia vide Registered Sale Deed No.1735/2015 Dt.27/05/2015 the original registered sale deed is in the file. Registration receipt No.2015012003291 Dt.27/05/2015 the original is in the file. The name of **Shri Salimbhai Ibrahimbhai Ganiyani** has been mutated in City Survey vide entry No.8956 Dt.05/07/2015 the property card in his name original is in the file. **Shri Salimbhai Ibrahimbhai Ganiyani** has applied to BMC for mutation of name and BMC has issued name transfer inward receipt No.9022 Dt.31/07/2015 the original is in the file. The name of **Shri Salimbhai Ibrahimbhai Ganiyani** has been mutated in BMC vide resolution No.73 Dt.07/11/2015 the original is in the file. Thus by virtue of Registered Sale Deed and mutation in City Survey and BMC **Shri Salimbhai Ibrahimbhai Ganiyani** has become owner of said Plot No.97/B, Hariyala Plot, Krishnanagar, Bhavnagar.



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Date :

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- (2) It appears from the record that property comprising of 99 years leasehold Plot No.97/B admeasuring 437.90 sq. mtrs. situated at Hariyala Plot, Near Manekwadi Station, Krishnanagar, Bhavnagar and recorded in City Survey Department vide city survey ward No.5, sheet No.137, survey No.4653 admeasuring 455.62 sq. mtrs. on which plan for residential flats has been approved by Bhavnagar Municipal Corporation and the said project is under construction was originally part of Hariyala Plots at Krishnanagar and total 34 plots were granted on lease for 99 years by resolution of standing committee Dt.12/05/1952 the certified copy of said resolution is in the file. It appears from record that Plot No.97 had been given to Shri Champaklal J Mehta and Brothers in auction on Dt.26/05/1952. Thereafter Plot No.97 has been divided into two parts 97/A & 97/B and the sub-plotting plan Dt.23/10/1973 approved by Bhavnagar Nagarpalika true copy is in the file. Thereafter it appears from record that Plot No.97 has been sub-divided into three sub-plots 97/A, 97/B & 97/C on Dt.27/05/1980 the true copy of sub-plotting plan is in the file.
- (3) Thereafter it appears from record that Plot No.97 has been mutated in name of Shri Jivabhai Keshavji vide resolution of Executive Committee No. 495 Dt.26/05/1959 the plot has been entered into Lease Registered in name of Shri Jivabhai Keshavji the extract of lease registered Dt.26/03/2013 issued by Bhavnagar Municipal Corporation original is in the file.
- (4) Thereafter Shri Jivabhai Keshavji has sold property comprising of 99 years leasehold Plot No.97/B admeasuring 437.90 sq. mtrs. situated at Hariyala Plot, Near Manekwadi Station, Krishnanagar, Bhavnagar and recorded in City Survey Department vide city survey ward No.5, sheet No.137, survey No.4653 admeasuring 455.62 sq. mtrs. to Smt. Mrudulaben J Shah vide Registered Sale Deed No.1799/1973 Dt.20/08/1973 bearing registration No.2349/1973 Dt.01/09/1973 the original registered sale deed is in the file. Bhavnagar Nagarpalika has issued sketch of Plot No.97/B in name of Smt. Mrudulaben J Shah the original is in the file. On introduction of City Survey the said Plot is recorded in City Survey Department vide City Survey ward No.5 Sheet No.137 Survey No.4651, 4652 & 4653 and City Survey has issued sketch of city survey No.4651, 4652, 4653 the original is in the file. It appears from record that Smt. Mrudulaben Jayeshbhai Shah has executed general power of attorney as regards Plot No.97/B in favor of Shri Naginbhai Ukabhai Patel on Dt.08/02/1982 the original power of attorney is in the file.
- (5) Thereafter Smt. Mrudulaben Jayeshbhai Shah represented through her general power of attorney Shri Naginbhai Ukabhai Patel has sold property comprising of 99 years leasehold Plot No.97/B-1 admeasuring 227.81 sq. mtrs. situated at Hariyala Plot, Near Manekwadi Station, Krishnanagar, Bhavnagar and recorded in City Survey Department vide city survey ward No.5, sheet No.137, survey No.4653 to >>>



# Maharshi G. Pathak

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Ref. No.

Date :

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<<<Shri Shamjibhai Mohanbhai Patel vide Registered Sale Deed No.3353/1983 Dt.15/10/1983 the original registered sale deed is in the file. For purchase of open plot Additional Collector ULC vide his order No.ULC/26/376/83 Dt.12/10/1983 has given permission for sale of open plot the original is in the file. Index-II of Registered Sale Deed No.3353/1983 the original is in the file. The name of Shri Shamjibhai Mohanbhai Patel has been mutated in City Survey No.4653 on Dt.25/04/1991 the property card in his original is in the file.

- (6) Thereafter Smt. Mrudulaben Jayeshbhai Shah represented through her general power of attorney Shri Naginbhai Ukabhai Patel has sold property comprising of 99 years leasehold Plot No.97/B-2 admeasuring 227.81 sq. mtrs. situated at Hariyala Plot, Near Manekwadi Station, Krishnanagar, Bhavnagar and recorded in City Survey Department vide city survey ward No.5, sheet No.137, survey No.4653 to Shri Gopalbhai Vithalbhai Patel vide Registered Sale Deed No.3444/1983 Dt.27/10/1983 the original registered sale deed is in the file. For purchase of open plot Additional Collector ULC vide his order No.ULC/26/377/83 Dt.12/10/1983 has given permission for sale of open plot the original is in the file. Index-II of Registered Sale Deed No.3444/1983 the original is in the file. The name of Shri Shamjibhai Mohanbhai Patel has been mutated in City Survey No.4653 on Dt.14/11/1983 the property card in his original is in the file.

- (7) It appears from record that Sub-plotting of Plot No.97/B has not been made and as regards Plot No.97/B-1 Shri Shamjibhai Mohanbhai Patel and Plot No.97/B-2 Shri Gopalbhai Vithalbhai Patel have executed General power of attorney in favor of Shri Vinodrai Sukhlal Shah on Dt.12/12/1991 the original power of attorney is in the file. Thereafter Shri Shamjibhai Mohanbhai Patel and Shri Gopalbhai Vithalbhai Patel both represented through their general power of attorney Shri Vinodrai Sukhlal Shah have executed Registered Amalgamation Deed No.910/1994 Dt.16/10/1994 the original deed is in the file. Thereafter by virtue of amalgamation deed the names of Shri Shamjibhai Mohanbhai Patel and Shri Gopalbhai Vithalbhai Patel have been mutated in City Survey vide entry No.530 Dt.25/11/2005 for 455.62 sq. mtrs. the property card in their names original is in the file. The names of Shri Shamjibhai Mohanbhai Patel and Shri Gopalbhai Vithalbhai Patel have been mutated in BMC vide resolution No.121 Dt.18/10/2002 the original is in the file. Bhavnagar Municipal Corporation has issued sketch of Plot No.97/B in names of Shri Shamjibhai Mohanbhai Patel and Shri Gopalbhai Vithalbhai Patel the original is in the file. Shri Shamjibhai Mohanbhai Patel and Shri Gopalbhai Vithalbhai Patel have executed General power of attorney for Plot No.97/B in favor of Shri Harshadrai Laljibhai Kalathia on Dt.03/12/1995 the original is in the file.



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- (8) Thereafter Bhavnagar Municipal Corporation has executed Registered Lease Deed No.581/2006 Dt.24/02/2006 as regards property comprising of 99 years leasehold Plot No.97/B admeasuring 437.90 sq. mtrs. situated at Hariyala Plot, Near Manekwadi Station, Krishnanagar, Bhavnagar and recorded in City Survey Department vide city survey ward No.5, sheet No.137, survey No.4653 admeasuring 455.62 sq. mtrs. in favor of Shri Shamjibhai Mohanbhai Patel and Shri Gopalbhai Vithalbhai Patel both represented through their general power of attorney Shri Harshadbhai Laljibhai Kalathia the original registered lease deed is in the file. Thereafter it appears from record that Shri Shamjibhai Mohanbhai Patel and Shri Gopalbhai Vithalbhai Patel have executed general power of attorney for Plot No.97/B in favor of Shri Chintan Harshadbhai Kalathia on Dt.13/09/2002 the original power of attorney is in the file.
- (9) Thereafter Shri Shamjibhai Mohanbhai Patel and Shri Gopalbhai Vithalbhai Patel both represented through their general power of attorney Shri Chintan Harshadbhai Kalathia has sold property comprising of 99 years leasehold Plot No.97/B admeasuring 437.90 sq. mtrs. situated at Hariyala Plot, Near Manekwadi Station, Krishnanagar, Bhavnagar and recorded in City Survey Department vide city survey ward No.5, sheet No.137, survey No.4653 admeasuring 455.62 sq. mtrs. to Smt. Birvaben Chintanbhai Kalathia vide Registered Sale Deed No.1432/2008 Dt.27/03/2008 the original registered sale deed is in the file. The name of Smt. Birvaben Chintanbhai Kalathia has been mutated in City Survey vide entry No.2061 Dt.13/05/2008 the property card in their original is in the file. The name of Smt. Birvaben Chintanbhai Kalathia has been mutated in BMC vide resolution No.200 Dt.15/11/2008 the original is in the file. BMC has issued sketch of Plot No.97/B in name of Smt. Birvaben Chintanbhai Kalathia the original is in the file. Thus by virtue of Registered Sale deed and mutation in City survey and BMC Smt. Birvaben Chintanbhai Kalathia has become owner of said Plot.
- (10) Thereafter Smt. Birvaben Chintanbhai Kalathia has sold property comprising of 99 years leasehold Plot No.97/B admeasuring 437.90 sq. mtrs. situated at Hariyala Plot, Near Manekwadi Station, Krishnanagar, Bhavnagar and recorded in City Survey Department vide city survey ward No.5, sheet No.137, survey No.4653 admeasuring 455.62 sq. mtrs. to Shri Salimbhai Ibrahimbhai Ganiyani vide Registered Sale Deed No.1735/2015 Dt.27/05/2015 the original registered sale deed is in the file. Registration receipt No.2015012003291 Dt.27/05/2015 the original is in the file. The name of Shri Salimbhai Ibrahimbhai Ganiyani has been mutated in City Survey vide entry No.8956 Dt.05/07/2015 the property card in his name original is in the file. Shri Salimbhai Ibrahimbhai Ganiyani has applied to BMC for mutation of name and BMC has issued name transfer inward receipt No.9022 Dt.31/07/2015 the original is in the file.



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Date :

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The name of Shri Salimbhai Ibrahimhai Ganiyani has been mutated in BMC vide resolution No.73 Dt.07/11/2015 the original is in the file. Thus by virtue of Registered Sale Deed and mutation in City Survey and BMC Shri Salimbhai Ibrahimhai Ganiyani has become owner of said Plot No.97/B, Hariyala Plot, Krishnanagar, Bhavnagar.

- (11) It appears from record that Shri Salimbhai Ibrahimhai Ganiyani has put forward a plan for construction of residential flats on Plot No.97/B and same has been approved by BMC on Dt.07/01/2017 the original is in the file. The development charge for construction on Plot No.97/B has been paid in BADA and BADA has issued certificate for payment of development charge vide No.34333 Dt.30/03/2016 the original is in the file. BMC has issued Rajachitti No.TD/0/376/UK/16-17 Dt.07/01/2017 the original is in the file. The said project is at present under construction as per approved building plan.
- (12) I have personally carried out searches at Land Registry-Bhavnagar-2 (Ruva) for period of 13 years, vide Receipt No.2017012005870, Dt.19/08/2017 and has not found any charge or encumbrance registered there at, the original receipt with search certificate is enclosed herewith for ready reference.

In these premises, I certify the title of leasehold Plot No.97/B admeasuring 437.90 sq. mtrs. situated at Hariyala Plot, Near Manekwadi Station, Krishnanagar, Bhavnagar in name of **Shri Salimbhai Ibrahimhai Ganiyani** to be clear and marketable and free from encumbrance's from reasonable doubts. The said property, which is described in detail in schedule here under bears clear and marketable title.

## SCHEDULE

### Brief Description of Property

BHAVNAGAR Registration District, Sub-district-Bhavnagar-2 (Ruva) property comprising of 99 years leasehold Plot No.97/B admeasuring 437.90 sq. mtrs. situated at Hariyala Plot, Near Manekwadi Station, Krishnanagar, Bhavnagar and recorded in City Survey Department vide city survey ward No.5, sheet No.137, survey No.4653 admeasuring 455.62 sq. mtrs. on which plan for residential flats has been approved by Bhavnagar Municipal Corporation and the said project is under construction and bounded as follows:

At North / Plot No.96 that side admeasures 11.73 mtrs.

At South \ 70 ft. wide Public road that side admeasures 16.43 mtrs.

At East / BMT Railway Line that side admeasures 38.40 mtrs.

At West \ Plot No.97/A and 97/C that side admeasures 32.87 mtrs. that side there

is internal road for all three plots

Yours faithfully



Advocate

# Maharshi G. Pathak

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Date :

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| SR. No. | DOCUMENTS                                                                                                                                                               | REMARKS    |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 1)      | Resolution of Standing Committee Bhavnagar Borough Municipality Dt.12/05/1952                                                                                           | True copy  |
| 2)      | Certificate of Bhavnagar Municipal Corporation as regards extract of lease Registrar of Plot No.97/B Dt.26/03/2013                                                      | Original   |
| 3)      | Approved Sub-plotting plan of Plot No.97 Sub-dividing it into 97/A & 97/B Dt.23/10/1973                                                                                 | True copy  |
| 4)      | Permission of Bhavnagar Nagarpalika for approval of Sub-plotting Dt.27/05/1980                                                                                          | True copy  |
| 5)      | Registered Sale Deed No.1799/1973 Dt.06/07/1973                                                                                                                         | Original   |
| 6)      | Sketch of Plot No.97/B in name of Smt. Mrudulaben J Shah issued by Bhavnagar Nagarpalika                                                                                | Original   |
| 7)      | Sketch of City Survey No.4651, 4652 & 4653                                                                                                                              | Original   |
| 8)      | Property card of City Survey No.4651, 4652                                                                                                                              | Original   |
| 9)      | General power of attorney executed by Smt. Mrudulaben J Shah in favor of Shri Naginbhai Ukabhai Patel Dt.08/02/1982                                                     | Original   |
| 10)     | ULC permission No.ULC/26/376/83 Dt.12/10/1983                                                                                                                           | Original   |
| 11)     | Registered Sale Deed No.3353/1983 Dt.15/10/1983                                                                                                                         | Original   |
| 12)     | Index-II of Registered Sale Deed No.3353/1983                                                                                                                           | Xerox copy |
| 13)     | Property card of City Survey No.4653 in name of Shri Shamjibhai Mohanbhai Patel                                                                                         | Original   |
| 14)     | ULC permission No.ULC/26/377/83 Dt.12/10/1983                                                                                                                           | Original   |
| 15)     | Registered Sale Deed No.3444/1983 Dt.27/10/1983                                                                                                                         | Original   |
| 16)     | Registration receipt No.878755 Dt.27/10/1983                                                                                                                            | Original   |
| 17)     | Index-II of Registered Sale Deed No.3444/1983                                                                                                                           | Original   |
| 18)     | Property card of City Survey No.4653 in name of Shri Gopalbhai Vithalbhai Patel                                                                                         | Original   |
| 19)     | General Power of Attorney executed by Shri Shamjibhai Mohanbhai Patel and Shri Gopalbhai Vithalbhai Patel in favor of Shri Vinodrai Sukhlal Shah Dt.12/12/1991          | Original   |
| 20)     | Registered Amalgamation Deed No.910/1994 Dt.16/02/1994                                                                                                                  | Original   |
| 21)     | Index-II of Registered Amalgamation Deed No.910/1994                                                                                                                    | Original   |
| 22)     | Property card entry No.530 Dt.25/11/2005                                                                                                                                | Original   |
| 23)     | Resolution of BMC No.121 Dt.18/10/2002                                                                                                                                  | Original   |
| 24)     | Sketch of Plot No.97/B in names of Shri Shamjibhai Mohanbhai Patel and Shri Gopalbhai Vithalbhai Patel                                                                  | Original   |
| 25)     | General Power of Attorney executed by Shri Shamjibhai Mohanbhai Patel and Shri Gopalbhai Vithalbhai Patel in favor of Shri Harshadbhai Laljibhai Kalathia Dt.13/12/1995 | Original   |
| 26)     | Registered Lease Deed No.581/2006 Dt.24/02/2006                                                                                                                         | Original   |
| 27)     | General Power of Attorney executed by Shri Shamjibhai Mohanbhai Patel and Shri Gopalbhai Vithalbhai Patel in favor of Shri Chintan Harshadbhai Kalathia Dt.31/01/2007   | Original   |
| 28)     | Registered Sale Deed No.1432/2008 Dt.27/03/2008                                                                                                                         | Original   |
| 29)     | Registration receipt No.E-3132488 Dt.24/02/2006                                                                                                                         | Original   |
| 30)     | Property card entry No.2061 Dt.13/05/2008 in name of Smt. Birvaben Chintanbhai Kalathia                                                                                 | Original   |
| 31)     | Resolution of BMC No.200 Dt.15/11/2008                                                                                                                                  | Original   |
| 32)     | Sketch of Plot No.97/B issued by BMC in name of Smt. Birvaben Chintanbhai Kalathia                                                                                      | Original   |
| 33)     | Tax payment BMC year 2014-15                                                                                                                                            | Original   |
| 34)     | Lease payment BMC year 2015-16 receipt                                                                                                                                  | Original   |



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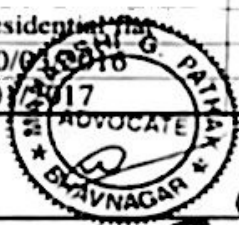
Date :

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| SR. No. | DOCUMENTS                                                                                | REMARKS  |
|---------|------------------------------------------------------------------------------------------|----------|
| 35)     | Non-agricultural cess payment receipt and certificate Dt.20/08/2014                      | Original |
| 36)     | Registered Sale Deed No. 1735/2015 Dt.27/05/2015                                         | Original |
| 37)     | Registration receipt No.2015012003291 Dt.27/05/2015                                      | Original |
| 38)     | Property card entry No.8956 Dt.05/07/2015 in name of Shri Salimbhai Ibrahimbhai Ganiyani | Original |
| 39)     | Resolution of BMC No.73 Dt.07/11/2015                                                    | Original |
| 40)     | Approved building plan on Plot No.97/B Dt.07/01/2017 for residential flat                | Original |
| 41)     | Development charge payment certificate No.34333 Dt.30/01/2016                            | Original |
| 42)     | Construction permission No.TD/0376/UK/16-17 Dt.07/01/2017                                | Original |

PLACE\_ BHAVNAGAR

DATE\_ 19/08/2017.

  
**Maharshi G. Pathak**  
Advocate

અરજી પહોંચ

મેલકતનું વર્ણન વોડ નં 5 શીટ નં 137 સી સ નં 4653  
Search in પ્લોટ નં 97/બી ચો મી 437 90  
ભાવનગર/BHAVNAGAR

પહોંચ નંબર 2019012004650

અરજી નંબર

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અરજી રૂપે

2019

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માહે ઓગસ્ટ

સને 2019

રજ કરનારનું નામ એમ.જી.પાઠક (એડવોકેટ)

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાર્ફડ / કોલીયા.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા પાટીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસની.....

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયા.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

Year 2004 2013

કુલ એકદરે રૂ

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અંકે રૂપીયાપંચોતેર પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે

M. J. CHAVDA )  
સબ રજીસ્ટ્રાર  
ભાવનગર 2- CHitra (RUVA)

IGR-NIC

3781276040124670693

12/8/2019

102 28 pm