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(Gujarat High Court),

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(એડવોકેટ)

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Dt.: 02/ 08/2022.

TO WHOM SO EVER IT MY CONCERN

Ref.: Investigation of Title to the land admeasuring 661.21 Sq. Mtrs. as per record of Sale deeds (661.34 Sq. Mtrs. as per amalgamation plan) with proposed construction admeasuring 2478.64 Sq. Mtrs. comprised on leasehold plot no.570/A-1/A-2 known as **MARINA-7**, situated at on Jagdip Virani Marg, Nr. Manekwadi station chowk, Shishuvihar to Cresent road, Bhavnagar, bearing City Survey ward no. 5, sheet no. 136, Survey no. 4529/A/1, and 4529/A/2, belonging to **Marina infrastructure** a partnership firm.

As per the Instruction of partners of Marina infrastructure a partnership firm I have investigated the title of above referred land admeasuring 661.21 Sq. Mtrs. as per record Sale deeds (661.34 Sq. Mtrs. as per amalgamation plan) with proposed construction admeasuring 2478.64 Sq. Mtrs. comprised on leasehold plot no. 570/A-1/A-2 known as **MARINA-7**, situated at on Jagdip Virani Marg, Nr. Manekwadi station chowk, Shishuvihar to Cresent road, Bhavnagar, bearing City Survey ward no. 5, sheet no. 136, Survey no. 4529/A/1, and 4529/A/2, is in ownership and possession of **Marina infrastructure** a partnership firm on the basis of verification of title documents and other evidences as enlisted herein below for the same.

That the 99 years leasehold right over the plot no. 570, situated at Krishnanagar, Manekwadi area Shihuvihar to Cresent road, Bhavnagar was acquired by Vaid Prabhashankar Harishankar in 1936 from erstwhile Bhavnagar State and said Vaid Prabhashnkar Harishankar assigned his rights over the said plot to Chandrashankar Moraraji Mehta and standing committee of former Bhavnagar Nagarpalika vide its resolution No. 467 dated 16.05.1961, transferred said property in the name of Chandrashankar Moraraji Mehta.



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Thereafter the Standing committee of former Bhavnagar Nagarpalika vide its resolution no. 2072 dated 22.09.1964 approved sub division plan for plot no. 570 into plot no. 570/A and plot no. 570/B and the said Chandrashankar Moraraji Mehta had sold out plot no. 570/B to Upendrakumar Laxmishankar Mehta.

While the introduction of new city survey, the said property bearing leasehold plot no. 570/A was recorded in the name of Chandrashankar Moraraji Mehta in city survey ward no. 5, sheet no. 136, survey no. 4529/A admeasuring 662.17 Sq. Mtrs. and city survey sanad was issued on his name.

Bhavnagar Municipal Corporation approved sub division plan showing plot no. 570/A-1 admeasuring 344.19 Sq. Mtrs. land with construction and pot no. 570/A-2 admeasuring 317.02 Sq. Mtrs. land with construction for the same on 06.12.1983 and issued sketch for the said plots.

The Said Chandrashankar Moraraji Mehta has executed his last notarized will or testament on 12.10.2004 before Shri M.P.Trivedi, (Notary public) Bhavnagar in presence of witness Maheshkumar Jayanilal Mehta and Upendra Laxmshankar Mehta as witness and said Chandrashankar Moraraji Mehta bequeathed his property bearing Plot no. 570/A-1 to his son Sureshkumar Chandrashankar Mehta and property bearing Plot no. 570/A-2 to his son Girishkumar Chandrashankar Mehta, and said Chandrashankar Moraraji Mehta died on 14.04.2006 and his wife Haralaxmi Chandrashankar Mehtadied on 03.02.2013 and daughters of late Chandrashankar Moraraji Mehta namely Jayshriben Chandrashankar Mehta wife of Rohitbhai Ravishankar Bhatt, Pratimaben Chandrashankar Mehta wife of Pravinbhai Kanjibhai Bhatt and Ranjanben Chandrashankar Mehta wife of Dilipkumar Ishwarlal Bhatt by the way of affidavit dated 07.10.2013, 07.02.2013 and 11.09.2013 respectively, had confirmed the bequeathed made by their father Chandrashankar Moraraji Mehta by will and said property was mutated accordingly in the name of Sureshkumar Chandrashankar Mehta and Girishkumar Chandrashankar Mehta in city survey record as per above mentioned will and subsequently measurement has been carried out by city survey department and property bearing leasehold plot no. 570/A-1 was measured at city survey



(3)

ward no. 5, sheet no. 136, survey no. 4529/A-1 admeasuring 344.45 Sq. Mtrs. in the name of Sureshkumar Chandrashankar Mehta and property bearing leasehold plot no. 570/A-2 was measured at city survey ward no. 5, sheet no. 136, survey no. 4529/A-2 admeasuring 317.77 Sq. Mtrs. in the name of Girishkumar Chandrashankar Mehta and Bhavnagar Municipal Corporation vide its resolution no. 650 dated 09.09.2014, transferred property bearing leasehold plot no. 570/A-1 in the name of Sureshkumar Chandrashankar Mehta and vide its resolution no. 649 dated 09.09.2014, transferred property bearing leasehold plot no. 570/A-2 in the name of Girishkumar Chandrashankar Mehta.

The said Sureshkumar Chandrashankar Mehta died intestate on 20.04.2019 leaving behind his property bearing leasehold plot no.570/A-1 in hands and possession of his only heirs and wife Malvikaben Sureshbhai Mehta and said property was mutated in her name in city survey record on 21.05.2019 and Bhavnagar Municipal Corporation vide its resolution No. 2255 dated 19.10.2019, transferred said property on her name, and Bhavnagar Municipal Corporation as lesser and Malvikaben Sureshbhai Mehta as lessee entered into lease deed for plot no. 570/A-1 vide lease deed registered at no. 5359 dated 25.10.2021 in the office of The sub registrar, Bhavnagar-2 and as per said deed period of lease is 99 years from 1939 and lease will be renewed after 99 years for further 30 years and land can be used for the purpose for which lease has been granted, Advocate V. K. Chauhan had been given his Title clear report for this on dated 11/10/2021 for the said Plot no. 570/A-1.

Bhavnagar Municipal Corporation as lesser and Girishkumar Chandrashankar Mehta as lessee entered into lease deed for plot no. 570/A-2 vide lease deed registered at no. 5094 dated 11.10.2021 in the office of The sub registrar, Bhavnagar-2 and as per said deed period of lease is 99 years from 1939 and lease will be renewed after 99 years for further 30 years and land can be used for the purpose for which lease has been granted, and Advocate V. K. Chauhan has/had been given his Title clear report for this on dated 11/10/2021 for the said Plot no. 570/A-2.



(4)

M/s. MARINA INFRASTRUCTURE a partnership firm through its authorized partner Ganiyani Salimbhai Ibrahimbhai and Ganiyani Ibrahim Mahmadsalimbhai purchase land admeasuring 344.19 Sq. Mtrs. land (With construction) comprised in plot no. 570/A-1, from Malvikaben Sureshbhai Mehta vide Sale deed no. 5633 dated 03/11/2021 in the office of The Sub Registrar-2, and said property mutated in the name of M/s. MARINA INFRASTRUCTURE in relevant BMC and CTS records.

M/s. MARINA INFRASTRUCTURE a partnership firm through its authorized partner Ganiyani Salimbhai Ibrahimbhai and Ganiyani Ibrahim Mahmadsalimbhai purchase land admeasuring 317.02 Sq. Mtrs. land (With construction) comprised plot no. 570/A-2, from Girishbhai Chandrashankar Mehta vide Sale deed no. 5243 dated 18/10/2021 in the office of The Sub Registrar-2, and said property mutated in the name of M/s. MARINA INFRASTRUCTURE in relevant BMC and CTS records.

Thereafter M/s. MARINA INFRASTRUCTURE a partnership firm become owner and lease hold rights of Plot no. 570/A-1 and 570/A-2, Bhavnagar Municipal Corporation approved amalgamation plan for plot no. 570/A-1 and plot no. 570/A-2 into plot no. 570/A-1/A-2 admeasuring 661.34 Sq. Mtrs. vide Development permission dated 13/01/2022 and Bhavnagar Municipal corporation through its Town Development Department approved Residential building plan for plot no. 570/A-1/A-2, and sanctioned vide its development permission (Raja chithi) no. 01 dated 12/04/2022 for construction admeasuring 2478.64 Sq. Mtrs. known as **MARINA-7**, situated at on Jagdip Virani Marg, Nr. Manekwadi station chowk, Shishuvihar to Crescent road, Bhavnagar, bearing City Survey ward no. 5, sheet no. 136, Survey no. 4529/A/1, and 4529/A/2.

I have seen the original above mentioned sale deeds, in the name of M/s. MARINA INFRASTRUCTURE a partnership firm, Permission for construction, Permission for amalgamation, Building plan, Lease deeds, TCR, and photo copy of relevant documents.

That the searches of the record from 1992 to 2022 has been carried out in the office of The Sub Registrar for assurance, Bhavnagar on 30/07/2022 and did not reveal any subsisting charge, mortgage or any other kind of ...



(5)

encumbrance registered thereat over the said property, It is therefore hereby certified that the title of M/s. MARINA INFRASTRUCTURE a partnership firm, to the said Property briefly described in The Schedule is **Clear, Marketable and Free From any Encumbrance.**

THE SCHEDULE
DESCRIPTION OF PROPERTY

All that piece and parcel of the land admeasuring 661.21 Sq. Mtrs. as per record of Sale deeds (661.34 Sq. Mtrs. as per amalgamation plan) with proposed construction admeasuring 2478.64 Sq. Mtrs. comprised on leasehold plot no. 570/A-1/A-2 known as **MARINA-7**, situated at on Jagdip Virani Marg, Nr. Manekwadi station chowk, Shishuvihar to Crescent road, Bhavnagar, bearing City Survey ward no. 5, sheet no. 136, Survey no. 4529/A/1, and 4529/A/2, Bhavnagar and four bounded as under.

ON EAST : Adjoining Plot no. 570/B,
ON WEST : 21.33 Meters wide road from Crescent to Shishuvihar circle,
ON NORTH : Adjoining Plot no. 569,
ON SOUTH : Adjoining Plot no. 571,

Place: Bhavnagar,

Date: 02/08/2022.



(D. H. TRIVEDI).

(Advocate).

Bar Council of Gujarat.

Enrollment No. G/1359/2000.