

Vijay Khodidas Chauhan

Advocate



વિજય ખોડિદાસ ચૌહાણ

2nd Floor, Dr Shivnath Building,
Opp. Ambaji Mata Mandir,
Court Road,
Bhavnagar - 364 001
(M). 9825552856

એડવોકેટ
બીજો માળ, ડૉ. શિવનાથ બિલ્ડિંગ
અંબાજી માતાના મંદિર સામે, કોર્ટ રોડ
ભાવનગર - ૩૬૪ ૦૦૧
(મો): ૯૮૨૫૫૨૮૫૬

TO WHOM SO EVER IT MAY CONCERN

REF :

Investigation of title to freehold land admeasuring 715.59 Sq.Mts. with proposed residential construction admeasuring 3298.13 Sq.Mts., known as **ANJANEY GRACE**, comprised in Plot No.23-A, situated at Behind Waghawadi Road, known as Old Ghansna Danga, Bhavnagar bearing city survey ward No.7, sheet No.257, survey No.2615 belonging to **ANJANEY ASSOCIATES**, a partnership firm.

I have Investigated title to freehold land admeasuring 715.59 Sq.Mts. with proposed residential construction admeasuring 3298.13 Sq.Mts., known as **ANJANEY GRACE**, comprised in Plot No.23-A, situated at Behind Waghawadi Road, known as Old Ghansna Danga, Bhavnagar bearing city survey ward No.7, sheet No.257, survey No.2615 is in ownership and in possession of **ANJANEY ASSOCIATES**, a partnership firm on the basis of verification of title documents and other evidences as enlisted hereinbelow for the same :

1. That freehold land admeasuring 17094.90 Sq.Fts. of Plot No.23, situated at Behind Waghawadi Road, known as Old Ghansna Danga, Bhavnagar was purchased by Maganlal Harjivandas Bhavnagari from erstwhile Bhavnagar State vide Lekh No.12 samvat 2003 dated 07.11.1945.
2. Maganlal Harjivandas Bhavnagari died Intestate on 20.01.1960 leaving behind his said property bearing Plot No.23 in the hands of his wife Ladkuvar Maganlal Bhavnagari and sons Kumarpal Maganlal Bhavnagari and Babubhai alias Kantilal Maganlal Bhavnagari and daughters Prabhavatiben Maganlal Bhavnagari, Shantaben Maganlal Bhavnagari and Saraswatiben Maganlal Bhavnagari and after demise of Saraswatiben Maganlal Bhavnagari, his son Sharadkumar Ambalal Mehta become owner for the share of late Saraswatiben Maganlal Bhavnagari.



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3. Babubhai alias Kantilal Maganlal Bhavnagarl, one of the co-owner died Intestate on 16.12.1965 leaving behind his undivided share in property bearing Plot No.23 in the hands of his heirs namely Lilavantiben Babubhai alias Kantilal Bhavnagarl, Rajendra Kantilal Bhavnagarl, Arvind Kantilal Bhavnagarl, Narendra Kantilal Bhavnagarl, Sulochana Kantilal Bhavnagarl, Suryabala Kantilal Bhavnagarl and Arunaben Kantilal Bhavnagarl and out of them Sulochana Kantilal Bhavnagarl, Suryabala Kantilal Bhavnagarl and Arunaben Kantilal Bhavnagarl had relinquished their rights, title and Interest and subsequently said Plot No.23 was sub divided into Plot No.23-A & B.
4. **KANTILAL MANILAL VADODARIA** had purchased freehold land admeasuring 845.00 Sq.Yards of Plot No.23-A, situated at Behind Waghawadi Road, known as Old Ghansna Danga, Bhavnagar from Ladkuvar Maganlal Bhavnagarl, Kumarpal Maganlal Bhavnagarl, Sharadkumar Ambalal Mehta, Rajendra Kantilal Bhavnagarl, Arvind Kantilal Bhavnagarl, Narendra Kantilal Bhavnagarl, Lilavati Kantilal alias Babulal Bhavnagarl, Prabhavatlben Maganlal Bhavnagarl and Shantaben Maganlal Bhavnagarl through their power of attorney holder Thakarshibhai Lallubhai Jain [under power of attorney dated 02.03.1966 & 09.02.1966] vide sale deed No.434 dated 11.03.1966, registered at No.416 dated 07.04.1966.
5. On Introduction of new city survey, the said property bearing freehold Plot No.23-A was recorded in the name of kantilal Manilal Vadodaria in city survey ward No.7, sheet No.257, survey No.2615 admeasuring 715.59 Sq.Mts. and city survey sanad issued in his name.
6. Sulochana Kantilal Bhavnagarl, Suryabala Kantilal Bhavnagarl and Arunaben Kantilal Bhavnagarl had relinquished their rightw, title and Interest in propety bearing Plot No.23-A in favour of **KANTILAL MANILAL VADODARIA** vide release deed No.2936 dated 30.11.1967, registered at No.259 dated 02.02.1968.
7. Bhavnagar Nagarpalika had approved bullding plan for Plot No.23-A vide its permisslon No.144 dated 14.03.1968 and said **KANTILAL MANILAL VADODARIA** had carried out residential construction admeasuring 1503.00 Sq.Fts.



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equivalent 139.68 Sq.Mts. on said plot and Bhavnagar Nagarpalika issued completion certificate on 17.06.1968 for the same.

8. **KANTILAL MANILAL VADODARIA** availed housing finance from Life Insurance Corporation of India and mortgage his said property with him by way of mortgage deed registered at No.2609 dated 02.11.1968 and subsequently he liquidated the said loan and Life Insurance Corporation of India had executed re-conveyance of mortgage deed in his favour vide registered at No.649 dated 02.02.1996.
9. **KANTILAL MANILAL VADODARIA** had executed his last will or testament on 13.05.1994 and he bequeathed his property bearing Plot No.23-A to his sons Arunkumar Kantilal Vadodaria and Rohitbhai Kantilal Vadodaria and said **KANTILAL MANILAL VADODARIA** died on 29.12.2001 [his wife Bhanumatiben Kantilal Vadodaria died predeceased on 23.03.1970] and firstly said property was mutated in the names of his heirs namely Arunkumar Kantilal Vadodaria, Rohitbhai Kantilal Vadodaria, Jyotsanaben Kantilal Vadodaria, Murudulaben Kantilal Vadodaria and Jayshriben Kantilal Vadodaria were entered in city survey record and out of the Jayshriben Kantilal Vadodaria [wife of Pramod Vrujlal Gandhi] died on 09.05.2014 and names of her heirs Pramodbhai Vrujlal Gandhi, Ravi Pramodbhai Gandhi and Ritaben Pramodbhai Gandhi were entered in city survey record and on the basis of will dated 13.05.1994, executed by Kantilal Manilal Vadodaria, said property was mutated in the name of Arunkumar Kantilal Vadodaria and Rohitbhai Kantilal Vadodaria in city survey record on 16.02.2015 and heirs of late Kantilal Manilal Vadodaria namely I] Jyotsanaben Kantilal Vadodaria, wife of Shashikant Shah by way of notarized declaration dated 05.09.2014, II] Mrudula Kantilal Vadodaria, wife of Nalinkumar Gandhi by way of notarized declaration dated 19.07.2014 and III] heirs of late Jayshriben Kantilal Gandhi namely Pramodbhai Vrujlal Gandhi, Ravi Pramodbhai Gandhi and Ritaben Pramodbhai Gandhi by way of notarized declaration dated 19.07.2014, confirmed the will and bequeathed made by Kantilal Manilal Vadodaria by his will dated 13.05.1994.



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10. A public notice inviting objections from public against issuance of Title Clearance Certificate for freehold land admeasuring 715.59 Sq.Mts. with 139.68 Sq.Mts. construction standing thereon, comprised in Plot No.23-A, situated at Behind Waghawadi Road, known as Old Ghansna Danga, Bhavnagar bearing city survey ward No.7, sheet No.257, survey No.2615 to **ARUNKUMAR KANTILAL VADODARIA AND ROHITBHAI KANTILAL VADODARIA** was Issued by me on 07.04.2021 and was published in daily news paper Saurashtra Samachar on 08.04.2021 and nobody come forward to raise any claim, objections and / or dispute against said property and / or its owners within stipulated time and / or till date and I have Issued Title Clearance Certificate on 26.04.2021 for the same.
11. [1] **KUM.RAMJUBA VALKUBHA MOYA**, [2] **ANIRUDHDHSINH VALKUBHA MOYA**, [3] **VIPULBHAI PRAVINCHANDRA SHAH** AND [4] **SMT.SMITABEN VIPULBHAI SHAH** entered into partnership in the name and style of **ANJNEY ASSOCIATES** vide partnership deed dated 18.03.2021.
12. **ANJNEY ASSOCIATES**, a partnership firm through its authorized partner Vipulbhai Pravinchandra Shah has purchased freehold land admeasuring 715.59 Sq.Mts. with 139.68 Sq.Mts. construction standing thereon, comprised in Plot No.23-A, situated at Behind Waghawadi Road, known as Old Ghansna Danga, Bhavnagar bearing city survey ward No.7, sheet No.257, survey No.2615 from **ARUNKUMAR KANTILAL VADODARIA AND ROHITBHAI KANTILAL VADODARIA** vide sale deed registered at No.4600 dated 23.08.2021 in the office of The Sub Registrar, Bhavnagar-1 and said property was mutated in the name of said purchaser firm in city survey record and in Bhavnagar Municipal Corporation record.
13. Bhavnagar Municipal Corporation vide its development permission No.11 dated 06.10.2021, approved residential flat building plan for Plot No.23-A and said **ANJNEY ASSOCIATES**, a partnership firm started construction on said land, known as **ANJANEY GRACE**.

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14. That the searches of the record for the last 31 years from 1991 to 2021 has been carried out in the office of The Sub Registrar of Assurance, Bhavagar-1 on 15.12.2021 and on 25.03.2022, did not reveal any subsisting charge, mortgage or any other kind of encumbrances registered thereatover the said property. It is hererby certify that the title of **ANJNEY ASSOCIATES**, a partnership firm to the said property briefly described in **THE SCHEDULE** hereinafter is **CLEAR, MARKETABLE AND FREE FROM ANY ENCUMBRANCES OVER THE SAID PROPERTY.**

THE SCHEDULE
BRIEF DESCRIPTION OF THE PROPERTY

All that pieces and parcel of freehold land admeasuring 715.59 Sq.Mts. with proposed residential construction admeasuring 3298.13 Sq.Mts., known as **ANJANEY GRACE**, comprised in Plot No.23-A, situated at Behind Waghawadi Road, known as Old Ghansna Danga, Bhavnagar bearing city survey ward No.7, sheet No.257, survey No.2615 and bounded are as under ::

EAST	:	40' wide public road
WEST	:	Municipal Land
NORTH	:	Plot No.23-B
SOUTH	:	Plot No.22

Dated 5th April, 2022

[V. K. CHAUHAN]
Advocate, Bhavnagar
Bar Council of Gujarat
Enrollment No.G/319/1983

