

**TO WHOM SO EVER IT MAY CONCERN**

REF : Investigation of title to land admeasuring 566.16 Sq.Mts. as per city survey record and 572.00 Sq.Mts. as per municipal record with proposed construction admeasuring 1919.80 Sq.Mts., comprised in leasehold Plot No.53-54/B, known as **SAKINA PARK**, situated at Krishnanagar, Prabhudas Talav, Bhavnagar bearing city survey ward No.5, sheet No.91, survey No.1565 belonging to **GULAMABBAS MAHMADHUSEN GABHARANI**.

I have investigated title to land admeasuring 566.16 Sq.Mts. as per city survey record and 572.00 Sq.Mts. as per municipal record with proposed construction admeasuring 1919.80 Sq.Mts., comprised in leasehold Plot No.53-54/B, known as **SAKINA PARK**, situated at Krishnanagar, Prabhudas Talav, Bhavnagar bearing city survey ward No.5, sheet No.91, survey No.1565 is in ownership and in possession of **GULAMABBAS MAHMADHUSEN GABHARANI** on the basis of verification of title documents and other evidences as enlisted hereinbelow for the same :

1. Originally 99 years leasehold rights over the Plot No.53 situated at Krishnanagar, Prabhudas Talav, Bhavnagar was held by Patel Chunilal Bhagvan and he assing his rights over the said property bearing leasehold land admeasuring 1083.00 Sq.Yards of Plot No.53 to **CHANDRAKANT KAPILRAY PANDYA, DINKARRAY BABURAV BHATT AND VINAYAKRAY NAGARDAS BHATT** vide agreement dated 03.10.1955 and standing committee of former Bhavnagar Borough Municipalty vide its resolution No.300 dated 25.11.1955, transferred said property in the names of **CHANDRAKANT KAPILRAY PANDYA, DINKARRAY BABURAV BHATT AND VINAYAKRAY NAGARDAS BHATT**.
2. Originally 99 years leasehold rights over the Plot No.54 situated at Krishnanagar, Prabhudas Talav, Bhavnagar was held by Nautamlal Thakarshi Mehta and Lallubhai Kishordas and they assing their rights over the said property bearing leasehold land admeasuring 1136.00 Sq.Yards of Plot No.54





to **CHANDRAKANT KAPILRAY PANDYA, DINKARRAY BABURAV BHATT AND VINAYAKRAY NAGARDAS BHATT** and standing committee of former Bhavnagar Borough Municipality vide its resolution No.322 dated 28.11.1955, transferred said property in the names of **CHANDRAKANT KAPILRAY PANDYA, DINKARRAY BABURAV BHATT AND VINAYAKRAY NAGARDAS BHATT.**

3. former Bhavnagar Municipality amalgamated Plot No.53 and Plot No.54 and sub divided the same into Plot No.53-54/A to Plot No.53-54/C and on mutually partition between **CHANDRAKANT KAPILRAY PANDYA, DINKARRAY BABURAV BHATT AND VINAYAKRAY NAGARDAS BHATT**, Plot No.53-54/B was transferred in the name of **DINKARRAY BABURAV BHATT.**
4. On introduction of new city survey, the said property bearing leasehold Plot No.53-54/B was recorded in the name of **DINKARRAY BABURAV BHATT** in city survey ward No.5, sheet No.91, survey No.1565 admeasuring 566.16 Sq.Ms.
5. Bhavnagar Nagarpalika approved residential building plan for Plot No.53-54/B vide permission No.147 dated 06.01.1972 and said **DINKARRAY BABURAV BHATT** had carried out residential construction on said plot.
6. **DINKARRAY BABURAV BHATT** had executed his last will or testament on 30.10.1990 at Ahmedabad and he stated in said will that said property was purchased by his father Baburav Nagardas Bhatt and under his instruction, said property to be transferred in the name of Shantaben Baburav Bhatt and he bequeathed his said property bearing Plot No.53-54/B to his mother Shantaben Baburav Bhatt and he died on 06.09.1991 and heirs of late **DINKARRAY BABURAV BHATT** namely Gitaben, Pankaj, Vikram and Bhavna executed affidavit on 26.02.1992 for confirmation of said will and bequeathed made in the said will and said property was mutated in the name of Shantaben Baburav Bhatt in city survey record and in municipal record.
7. Shantaben Baburav Bhatt executed her last will or testament on 06.04.1992 vide registered at No.1941 and she





bequeathed her said property bearing Plot No.53-54/B in two part to Rushikumar Baburav Bhatt and Gitaben Dinkarray Bhatt with life time interest of her daughter Pushpaben and Deviben and said Shantaben Baburav Bhatt died on 06.03.2002 and daughters of late Shantaben Baburav Bhatt namely Jyotiben and Jasumatiben and husband of late daughter Pushpaben namely Prafulchandra Damodardas Bhatt has executed affidavit on 31.07.2003 for confirmation of said will and bequeathed made in the said will and Deviben Baburav Bhatt also executed affidavit on 16.06.2012 for the confirmation of said will and bequeathe made in the said will and also give consent by said affidavit that alternative accommodation for her residence is made and she has not requirement of her residence in the said property and said property was mutated in the name fo Rushikumar Baburav Bhatt an Gitaben Dinkarray Bhatt in city survey record and in municipal record.

8. **RUSHIKUMAR BABURAV BHATT AND GITABEN DINKARRAY BHATT** sold their said property bearing land admeasuring 566.16 Sq.Mts. as per city survey record and 572/00 Sq.Mts. as per municipal record with 176.93 Sq.Mts. construction standing thereon, comprised in leasehold Plot No.53-54/B, situated at Krishnanagar, Prabhudas Talav, Bhavangar bearing city survey ward No.5, sheet No.91, survey No.1565 to **ARJUNBHAI BHAGVANBHAI DHILA [AHIR]** vide sale deed registered at No.2818 dated 13.07.2012 in the office of The Sub Registrar, Bhavnagar-2 and said **ARJUNBHAI BHAGVANBHAI DHILA [AHIR]** sold his said property bearing land admeasuring 566.16 Sq.Mts. as per city survey record and 572/00 Sq.Mts. as per municipal record with 176.93 Sq.Mts. construction standing thereon, comprised in leasehold Plot No.53-54/B, situated at Krishnanagar, Prabhudas Talav, Bhavangar bearing city survey ward No.5, sheet No.91, survey No.1565 to **MEMON PROPERTIES PVT. LTD.**, a company incorporated under the provisions of The Companies Act-1956 through its director **BILALBHAI HASAMBHAI LAKADIYA** vide sale deed registered at No.2821 dated 13.07.2012 in the office of The Sub Registrar, Bhavnagar-2 and said property was mutated in the name of said company in city survey record and





Bhavnagar Municipal Corporation vide its resolution No.1346 dated 20.07.2013, transferred said property in the name of said company.

9. **MEMON PROPERTIES PVT. LTD.,** a company incorporated under the provisions of The Companies Act-1956 through its director **BILALBHAI HASAMBHAI LAKADIYA** has availed finance from **STATE BANK OF INDIA, RMME DEPARTMENT, BHAVNAGAR** and deposited his original title deeds with the Bank for captioned property and other properties and has executed deposit of title deeds in favour of the Bank vide registered at No.4552 dated 11.12.2012 in the office of The Sub Registrar, Bhavnagar-2 and also executed further charge in favour of the Bank vide registered at No.4589 dated 30.12.2013 in the office of The Sub Registrar, Bhavnagar-2 and thereafter said company has fail to repay secured loan amount to said Bank and said Bank has taken necessary proceedings under SARFAISY ACT-2002 against the said company and subsequently said company gave settlement offer to said Bank and Bank has accepted the same and in terms of settlement, said Bank has released captioned property and **STATE BANK OF INDIA, STRESSED ASSETS MANAGEMENT BRANCH, AHMEDABAD** through its authorized signatory Niraj Waghela has executed Re-Conveyance of Mortgage Deed in favour of said company vide registered at No.1542 dated 18.03.2021 in the office of The Sub Registrar, Bhavnagar-2.
10. **GULAMABBAS MAHMADHUSEN GABHARANI** has purchased land admeasuring 566.16 Sq.Mts. as per city survey record and 572.00 Sq.Mts. as per municipal record, comprised in leasehold Plot No.53-54/B, situated at Krishnanagar, Prabhudas Talav, Bhavangar bearing city survey ward No.5, sheet No.91, survey No.1565 from **MEMON PROPERTIES PVT. LTD.,** a company incorporated under the provisions of The Companies Act-1956 through its signatory **NOORMAHMAD BILALBHAI LAKADIYA** vide sale deed registered at No.4280 dated 26.08.2021 in the office of The Sub Registrar, Bhavnagar-2 and said property was mutated in the name of said purchaser in city survey record and Bhavnagar Municipal Corporation vide its resolution





No.157 dated 29.11.2021, transferred said property in the name of said purchaser.

11. Bhavnagar Municipal Corporation approved proposed plan for residential apartment for leasehold Plot No.53-54/B vide its development permission No.11 dated 21.10.2021 and said **GULAMABBAS MAHMADHUSEN GABHARANI** has started construction on said land, known as **SAKINA PARK**.
12. That the searches of the record for the last 31 years from 1992 to 2022 has been carried out in the office of The Sub Registrar of Assurance, Bhavagar-1 & 2 on 25.01.2022, 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 **GULAMABBAS MAHMADHUSEN GABHARANI** 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 land admeasuring 566.16 Sq.Mts. as per city survey record and 572.00 Sq.Mts. as per municipal record with proposed construction admeasuring 1919.80 Sq.Mts., comprised in leasehold Plot No.53-54/B, known as **SAKINA PARK**, situated at Krishnanagar, Prabhudas Talav, Bhavangar bearing city survey ward No.5, sheet No.91, survey No.1565 and bounded are as under ::

NORTH	:	Plot No.53-54/A
SOUTH	:	9.14 mtr. wide road
EAST	:	Plot No.53-54/C
WEST	:	9.14 mtr. wide road

Dated 5th February, 2022

[V. K. CHAUHAN]

Advocate, Bhavnagar
Bar Council of Gujarat
Enrollment No.G/319/1983

