

M/s. Anandlal Govindji Lakhani
મે. આનંદલાલ ગોવિંદજી લાખાણી

Bhogilal A. Lakhani
Dipak B. Lakhani
Bharat B. Lakhani
Hemang D. Lakhani
Advocates

ભોગીલાલ એ. લાખાણી
દિપક બી. લાખાણી
ભરત બી. લાખાણી
હેમાંગ ડી. લાખાણી
એડવોકેટ્સ

ઓફિસ :- "આનંદમણી", કેદારેશ્વર રોડ, પોરબંદર. ફોન : ૨૨૪૫૨૧૮
Office :- "Anandmani", Kedareshwar Road, Porbandar. Ph. : 2245218

Dtd; 27/12/2017

TITLE CLEANERENCE REPORT

On Inspecting, Perusing and considering the chain of the title produce before me for legal opinion regarding captioned property standing in the name of JAYESHBHAI HEMRAJBHAI SAVJANI & KUNDANBEN JAYESHBHAI SAVJANI for legal opinion regarding captioned property more particularly descried in the schedule hereunder written. We have examining title deed etc of the captioned property our legal Opinion regarding title as under:-

BRIEF PARTICULAR REGARDING THE CHAIN OF TITLE

1. Original captioned property was an agriculture land bearing revenue survey No. 49/1 and 50 area acre 5-14 gunthas holding by Lakhiben Jetha and others in their account property situated in Porbandar as per revenue record they occupied the said land for agriculture purpose.
2. Then Lakhiben Jetha and Hamirbhai Jetha and Lakhabhai Jetha and Rambhai Jetha and Bhiniben Jetha and Rupiben Jetha and Rambhiben Jetha jointly executed general power of attorney in favour of Nagabhai Jetha and this power of attorney executed on 20/7/1989.
3. Then Lakhiben Jetha and others jointly applied to district Collector Junagadh for use of land agriculture to residential purpose. District Collector Junagadh observing all legal formality U/s. 65 of Bombay land revenue code passed an order No. Land/1/C/NA/2/89-90 on 20/11/89 and accordingly captioned property divided in Numbers of plots for residential purpose area know has JANAKPURI SOCIETY and accordingly mutation entry to that effect have been made in village from No. 6, 8A of Porbandar. After District Collector passed an order as a Government body no other verification and clarification is to be done regarding title of the captioned property as per law.

/s. Anandlal Govindji Lakhani

મે. આણંદલાલ ગોવિંદજી લાખાણી

Bhogilal A. Lakhani
Dipak B. Lakhani
Bharat B. Lakhani
Hemang D. Lakhani
Advocates

ભોગીલાલ એ. લાખાણી
દિપક બી. લાખાણી
ભરત બી. લાખાણી
હેમાંંગ ડી. લાખાણી
એડવોકેટ્સ

ઓફિસ :- "આનંદમણી", કેદારેશ્વર રોડ, પોરબંદર. ફોન : ૨૨૪૫૨૧૮
Office :- "Anandmani", Kedarashwar Road, Porbandar. Ph. : 2245218

4. Then District collector passed an amendment order No. Land/1/C/NA/2/89-90 on 05/04/1990 and as per this order condition No. 1-2-3 deleted of the main order.
5. Then city survey inquiry officer made an inquiry and verifying order passed by District collector Junagadh and as per lay out plan captioned property given city survey ward No. 3 survey No. 2911 its Land admeasuring 42073 Sq. Mtrs. in favour Lakhiben Jetha and others.
6. Then Lakhiben Jetha and others jointly applied to Porbandar Nagarpalika for division permission of the captioned property and accordingly which was granted vide permission No. 3/51 on 19/7/1990.
7. Then Nagabhai Jetha personally and on behalf of other co-owners as a power of attorney holder sold out part of the captioned property bearing plot No. 100 its land admeasuring 237-16 Sq. Mtrs. by executing reg. sale deed at Sr. No. 3118 on 30/7/1991 in favour of Smt. Rashmiben Rameshkumar, Durlabhji Kurji Mandaviya, Kishorchandra Govindji Mandaviya, Amrutben Vallabhdas and accordingly mutation entry to that effect have been made in city survey record and municipal record.
8. Then Amrutben Vallabhdas was died so her legal heirs applied to city survey office to transfer captioned property in their name and accordingly city survey officer observing all legal formality and verifying above said documents and passed an entry in favour of Taraben Vallabhdas & Bhanumati Vallabhdas and accordingly mutation entry to that effect have been made in city survey record and municipal record.
9. Then Taraben Vallabhdas & Bhanumati Vallabhdas executed release deed at Sr. No. 653 on 7/3/1992 in favour of Smt. Rashmiben Rameshkumar, Durlabhji Kurji Mandaviya, Kishorchandra Govindji Mandaviya and accordingly mutation entry to that effect have been made in city survey record and municipal record.



M/s. Anandlal Govindji Lakhani

મે. આનંદલાલ ગોવિંદજી લાખાણી

Bhogilal A. Lakhani
Dipak B. Lakhani
Bharat B. Lakhani
Hemang D. Lakhani
Advocates

ભોગીલાલ એ. લાખાણી
દિપક બી. લાખાણી
ભરત બી. લાખાણી
હેમંગ ડી. લાખાણી
એડવોકેટ્સ

ઓફિસ :- "આનંદમણી", કેદારેશ્વર રોડ, પોરબંદર. ફોન : ૨૨૪૫૨૧૮

Office :- "Anandmani", Kedareshwar Road, Porbandar. Ph. : 2245218

10. Then Smt. Rashmiben Rameshkumar executed general power of attorney in favour of Kishorchandra Govindji Mandaviya for sold out captioned property execute deed etc. in favour of any intending purchaser on 25/1/1991.
11. Then Smt. Rashmiben Rameshkumar, Durlabhji Kurji Mandaviya, Kishorchandra Govindji Mandaviya sold out captioned property by executing reg. sale deed at Sr. No. 5621 on 6/9/2012 in favour of JAYESHBHAI HEMRAJBHAI SAVJANI & KUNDANBEN JAYESHBHAI SAVJANI and accordingly mutation entry to that effect have been made in city survey record and municipal record.
12. Then JAYESHBHAI HEMRAJBHAI SAVJANI & KUNDANBEN JAYESHBHAI SAVJANI applied to Porbandar Nagarpalika for permission to construct in the captioned property and accordingly which was granted vide permission No. 11/1-32 on 6/5/2017 with sanctioned a lay out plan.
13. From the above facts and history of the title has traced out from the document which all are proper legal and valid document and property stamped and executed.
14. We further certified that:
 - (a) Title of the captioned property is the geniuses of the title deed/ Documents.
 - b) Title of the captioned property is clear, marketable and free from any charge or encumbrances.
There are no any claims for minor.
 - c) Provisions of urban land (ceiling and Regulations) act 1976 are not application.

THE SCHEDULE ABOVE REFFER TO:-

Captioned property situated behind Kamla Nehru Park in Porbandar city area know as JANAKPURI property part and partial of revenue survey No. 49/1 and 50 paiki and city survey ward No. 3 survey No. 2911/100 Plot No. 100 its land admeasuring 237-16 Sq. Mtrs. and bounded as under:-



M/s. Anandlal Govindji Lakhani
મે. આનંદલાલ ગોવિંદજી લાખાણી

Bhogilal A. Lakhani
Dipak B. Lakhani
Bharat B. Lakhani
Hemang D. Lakhani
Advocates

ભોગીલાલ એ. લાખાણી
દિપક બી. લાખાણી
ભરત બી. લાખાણી
હેમાંગ ડી. લાખાણી
એડવોકેટ્સ

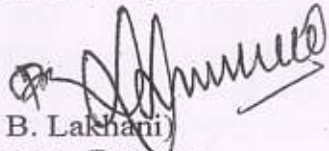
ઓફિસ :- "આનંદમણી", કેદારેશ્વર રોડ, પોરબંદર. ફોન : ૨૨૪૫૨૧૮
Office :- "Anandmani", Kedareshwar Road, Porbandar. Ph. : 2245218

On the East : Adjoining survey No. 53-3-1 & 53-2-2
On the west : Plot no. 99
On the North: Common Plot (Sarvajanik)
On the south: Road

Place: Porbandar

M/s. Anandlal Govindji Lakhani




(D. B. Lakhani)
Advocate - Partner