

122, Gitanjali Complex, Opp. "C" Division Police Station, Kalanala, Bhavnagar

Date : 03/02/2020

TO WHOM SO EVER IT MAY CONCERN

Subject : Legal Opinion regarding title of the Residencial cum Commercial building namely "Maruti Complex" constructed on the 303.75 Sqmt. land of Plot No.110 situated at Sitanagar which is originally part of non-agricultural land of R.S. No.228 Paiky, Village : Chitra, District : Bhavnagar city.

Owner: Talshibhai Ravjibhai Makwana

With reference to the above, I have received relevant documents and papers for issuance of title clearance report of the property mentioned in the subject. I have gone through the relevant Xerox, documents and papers; my opinion regarding title of the property is as under.

It appears from the documents that originally at the time of land of R.S. No.228 Paiky was originally agricultural land and belonged to Dinkerrai Nursinhprasad Desai family. The said village chitra formed part of Gogha Taluka. When revenue records were prepared the land was recorded in the name of Dinkerbhai Nursinhprasad Desai and his family members at entry No.1.

The said land was titled by Bhikhabhai Jinabhai, Bhimabhai Jinabhai and Vithalbhai Jasmatbhai and their names were recorded as protected tenants under the Bombay Tenancy Act under entry No.91 dated : 09/11/1953. When Bhimabhai Jinabhai died, names of his heirs were recorded at entry No.807, dated : 01/11/1968 and names of Harkantrai Dinkarra Desais was entered on revenue record as heir at entry No.178 on 25th February 1955.

As per the scheme of the Bombay Tenancy and Agricultural land Act, 1948 occupancy rights were conferred on Bhikhabhai Jinabhai, Vithalbhai Jasmatbhai and Panchabhai Jivrajbhai as regards land bearing Revenue Survey No.226, 228, 229, 248 and sale certificate was issued to them by the agricultural land tribunal on 18th November 1969 and for which

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122, Gitanjali Complex, Opp. "C" Division Police Station, Kalanala, Bhavnagar

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..entry was made in village form No.6 vide entry No.923, dated : 21/11/1969. Portion of the land bearing survey No.228 Acre 2-27 Guntha was sold to Boghabhai Bhanabhai for which entry was made at No.1899, dated : 05/03/1978. Bhikhabhai Jinabhai died in 1981 leaving only one son Ganesh Bhikhabhai and name of Ganeshbhai Bhikhabhai was recorded as occupant of the land at entry No.2642.

The said heirs effected partition between them which has been recorded at entry No.2663, dated : 06/01/1987 in terms of which portion of the land bearing Revenue Survey No.228 paikar Acre 6-39 Guntha and revenue survey No.229 Paikar 2 Acre 28 Guntha was allotted to the share of Ganeshbhai Bhikhabhai.

Earlier Bhikhabhai Jinabhai had filled in form No.1 under the provision of the Urban land (Ceiling & Regulation) Act, 1976 on 03/09/1976. The said land enjoyed exemption as agricultural land. However at their request the said exemption was cancelled for the said land as well as adjacent land belonging to Jivrajbhai Bhimabhai, Vithalbhai Jasmatbhai vide order of the Revenue Department, Govt. of Gujarat at No.ULC/2094-2211-V-1, Dated : 03/12/1994. Land owners has ponsored scheme for construction of building for weaker section of the society which was approved by the Additional Collector, Bhavnagar vide order No.ULC/21/65/197/94, dated : 04/04/1995.



Bhavnagar Municipal Corporation has approved the lay-out plan through their Development Permission No.82, Dated : 21/10/1995 and the permission for the residential non agricultural usage has been granted by the Collector, Bhavnagar through their order No.Binkheti/Case No.291/95-96, Dated : 27/05/1996.

Thenafter Mr. Ganeshbhai Bhikhabhai Solanki through their Power of attorney holder Mr. Jayeshbhai Kantibhai Shah has sold-out the Plot No.110 from the approved lay-out plan to Shri Nishaben Rohitbhai Makdani through registered sale deed Sr. No.3259, Dated : 18/06/1999 and Shri Nishaben Rohitbhai Makdani has sold-out the said open land of Plot No.110 to Mr. Rameshbhai Babubhai Katakiya through registered sale deed Sr. No.408, Dated : 13/09/2001, Registration No.862, Dated : 04/05/2005.

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122, Gitanjali Complex, Opp. "C" Division Police Station, Kalanala, Bhavnagar

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Thenafter Mr. Rameshbhai Babubhai Katakiya has sold-out the said plot No.110 to Lagdhirsinh Mahobbatsinh Gohil through registered sale deed Sr. No.925, Dated : 03/03/2010 and Lagdhirsinh Mahobbatsinh Gohil has sold-out the Plot No.110 to present owner Mr. Talshibhai Ravjibhai Makwana through registered sale deed Sr. No.872, Dated : 10/03/2014 and through this sale deed the land of Plot No.110 has been recorded in the village form No.2 and village form No.8-A in the name of Mr. Talshibhai Ravjibhai Makwana.

Thenafter Mr. Talshibhai Ravjibhai Makwana has applied for the approval of building plan before Bhavnagar Municipal Corporation and the same has been approved by the Bhavnagar Municipal Corporation through their Development Permission No.06, Dated : 03/10/2016 and as per the approved building plan Mr. Talshibhai Ravjibhai Makwana has constructed the residential -cum - commercial building namely "Maruti Complex" on the land of Plot No.110.

Thenafter Collector, Bhavnagar has converted the said land of Plot No.110 from Residential use to Residential cum commercial use through their order No.Jamni/3/65(K)6599/Reg. No.1/2017-18, Dated : 30/04/2018.

The relevant search has been carried out by me in the office of sub-registrar Bhavnagar -1 for the year 1989 to 2001 and in the office of sub-registrar Bhavnagar-2 and relevant search fees are paid in the office of the sub-registrar, Bhavnagar-1 and Bhavnagar-2 under receipt No.20020011001408 and 2020012001032 respectively.

I found that the present owner Talshibhai Ravjibhai Makwana has sold-out the Flat No. 102, 103, 201, 202, 302 & 303 and Shop No.2 to the various purchaser.

I have examined relevant documents and papers produced before me for issuance of this title clearance report, I hereby give my opinion that the title of **Mr. Ravjibhai Talshibhai Makwana** towards the building namely building namely Residencial cum Commercial building namely "Maruti Complex" constructed on the 303.75 Sqmt. land of Plot No.110

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122, Gitanjali Complex, Opp. "C" Division Police Station, Kalanala, Bhavnagar

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..situated at Sitanagar which is originally part of non-agricultural land of R.S. No.228 Paiky, Village : Chitra, District : Bhavnagar city is clear, marketable & free from any encumbrances except the flats and shops which have been sold-out by the owner.

THE SCHEDULE**-:: Description of the property::-**

An immovable property i.e. Residencial cum Commercial building namely "Maruti Complex" constructed on the 303.75 Sqmt. land of Plot No.110 situated at Sitanagar which is originally part of non-agricultural land of R.S. No.228 Paiky, Village : Chitra, District : Bhavnagar city. The property is bounded as under :

Boundary of the building namely "Maruti Complex"

Towards North	:	Adjoining Plot No.111
Towards South	:	Adjoining Plot No.109
Towards East	:	Adjoining Common Plot
Towards West	:	Adjoining Chitra - Sidsar road.

Dated : May 22, 2020



122, Gitanjali Complex, Opp. "C" Division Police Station, Kalanala, Bhavnagar

Date : 03/02/2020

TO WHOM SO EVER IT MAY CONCERN

Subject : Legal Opinion regarding title of the Residencial cum Commercial building namely "Maruti Complex" constructed on the 303.75 Sqmt. land of Plot No.110 situated at Sitanagar which is originally part of non-agricultural land of R.S. No.228 Paiky, Village : Chitra, District : Bhavnagar city.

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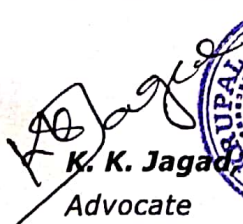
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Towards East	:	Adjoining Common Plot
Towards West	:	Adjoining Chitra - Sidsar road.

Dated : February 02, 2020


K. K. Jagad
Advocate



અરજી પહોંચ

મિલકત નું વર્ણન : ચિત્રાના રે.સ.નં.228 સીતારામનગર પ્લોટ નં.110 માપ-303.75 ચો.મી માડુતી કોમ્પ્લેક્સ

Search in : ભાવનગર/BHAVNAGAR

પહોંચ નંબર ૨૦૨૦૦૧૧૦૦૧૪૦૮ અરજી નંબર ૮૨૩ અરજી વર્ષ ૨૦૨૦
તારીખ ૩૧ માહે જાન્યુઆરી સને ૨૦૨૦

રજી કરનારનું નામ કુપાલ કે જગડ (એડવોકેટ)

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1989 2001

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૧૪૦.૦૦

કુલ એકંદરે રૂ. ૧૪૦.૦૦

અંકે રૂપીયા એક સો ચાલીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.


SAROJBA RAVUBHA VAJA
સબ રજીસ્ટ્રાર
ભાવનગર-1-City

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.228 પૈકી પ્લોટ નં.110

Search in : ચિત્રા/CHITRA

પહોંચ નંબર ૨૦૨૦૦૧૨૦૦૧૦૩૨

અરજી નંબર

૫૧૩

અરજી વર્ષ

૨૦૨૦

તારીખ ૩૧

માહે

જાન્યુઆરી

સને

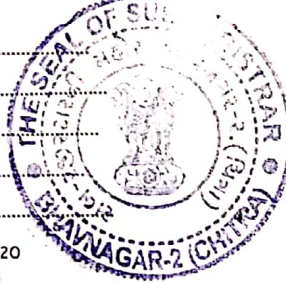
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રજુ કરનારનું નામ કુપાલ કે જડગ (એડવોકેટ)

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 2012 2020
ઈંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૨૦૦.૦૦

કુલ એકદરે રૂ.

૨૦૦.૦૦

અંકે રૂપીયા બે સો શૂન્ય પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

M. H. Zala
NEHALBA HARDEVSINH ZALA
સબ રજીસ્ટ્રાર
ભાવનગર ૨- CHitra (RUVA)

મિલકત પરના બોક્ષ અંગેનું પત્રક

Search in : 5પાલ કે જડગ (ચેડલોકેટ) અરજી નંબર : 513 ગામ નું નામ : CHITRA

मिळताने वार्धन : रे.स.नं.228 पैकी फ्लोट नं.110

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Bhavnagar-2 Roova મા -8 વર્ષના છઠ્ઠેક્ષ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ સંસંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજિસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ભરાપણા વિશે બાંધધરી આપતા નથી અને એમાંની કોઇપણ માહિતી સંબંધમાં નક્કશાની મારેના કોઇપણ હકદારા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના હિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	સેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા ટિવાની કોર્ટના ફુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા ટિવાની કોર્ટના ફુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકો દ્વારા અવેજ	રે. સર્વે નં. 228 પેટી, સીતાનગર માં આવેલ પ્લોટ નં. 110, સેત્રફળ-303.75 ચો.મી. ખુસ્વી જમીન			લાઘવીરસિંહ મહેબબતસિંહ ગોહિલ	તળશીભાઈ રવજીભાઈ મકવાણા	10-03-2014	872	
રૂ. 941000.00						10-03-2014		

N.H. Zouls,
सम-२००२१२

Sub-Registrar Office(SRO) Bhavnagar-2
Roova



મિલકત પરના બોજા અંગેનું પત્રક

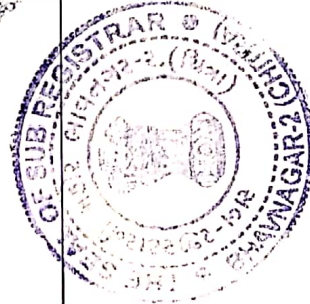
Search in : કૃપાલ કે જડગ (એડવોકેટ) અરજી નંબર : 513 ગામ નું નામ : CHITRA

મિલકતનું વર્ણન : રે.સ.નં.228 પૈકી પ્લોટ નં.110

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Bhavnagar-2 Roova મા -8 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા. સંસુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમાં નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના હિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
મુખતબાસ્તુમુ		રે.સર્વે નં. 228 પૈકી, સીતાનગર માં આવેલ પ્લોટ નં. 110, ક્ષેત્રફળ-303.75 ચો.મી. ખુલ્લી જમીન		તળશીભાઇ રવજીભાઇ મકવાણા	કનકસિંહ ધનશ્યામસિંહ સરવૈયા	01-06-2018	2256	
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સબ-રજીસ્ટ્રાર

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