

Bhavnes A. Mehta
Advocate

Samip B. Mehta
Advocate

Office : 2436735

1st Floor, B. K. Chamber, Court Road,
Near Main Post Office,
Bhavnagar-364 001 (Guj.) M : 9824239139.
E-mail : bhavneshmehtaadvocate@gmail.com

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TO WHOM SO IT MAY CONCERN

SUB:- Legal Opinion regarding Title of **Plot No.845/A-B** land admeasuring 836.42 Sq.Mtrs. as per Municipal record and 832.50 Sq.Mtrs. as per City Survey record, situated at B/h. Mahila Collage, Near Krushnakumarsinhji Akhada, Bhavnagar within City Survey Ward No.5, Sheet No.176 and City Survey No.5222.

Owner:- Krish Developers, a partnership firm

With reference to the above noted subject, it is submitted that I have received relevant documents and papers for issuance of title clearance report. I have gone through the relevant documents and papers. After considering relevant documents and papers my opinion regarding title of the property is as under,

1. It reveals from the Certificate dated 23/08/2018 issued by Estate Department, Bhavnagar Municipal Corporation that initially one Suthar Mulji Hari was holding lease hold right on Plot No.845 since S.Y. 1995. The said Plot No.845 was then transferred in the name of Rambhai Muljibhai in S.Y. 2005 as per the then prevailing practice adopted by Bhavnagar Municipality. Thereafter by virtue of Family Partition dated 18/04/1952, the Plot No.845 went to the hands of Arajani Mulji, Karshan Mulji and Haribhai Mulji and accordingly the standing committee of Bhavnagar Borough Municipality passed Resolution No.1903 dated 24/12/1956.



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Thereafter the said Arajانبhai Muljibhai, Karshanbhai Muljibhai and Haribhai Muljibhai transferred the said plot in the name of Hiraben Jadavji Bhatt and Dhanvantray Narottamdas Bhatt by the then prevailing practice, accordingly the standing committee of Bhavnagar Borough Municipality passed Resolution No.2327 dated 15/02/1957. Arajانبhai Muljibhai, Karshanbhai Muljibhai and Haribhai Muljibhai have also executed unregistered transferred deed dated 29/12/1956 in favour of Hiraben Jadavji Bhatt and Dhanvantray Narottamdas Bhatt.

2. Thereafter the said Hiraben Jadavji Bhatt and Dhanvantray Narottamdas Bhatt transferred the said Plot No.845 in the name of Dariyanumal Hemumal by the then prevailing practice and accordingly the Standing Committee of Bhavnagar Borough Municipality passed Resolution No.130 dated 16/04/1957. Hiraben Jadavji Bhatt and Dhanvantray Narottamdas Bhatt also executed unregistered Transfer Deed dated 29/12/1957 in favour of Dariyanumal Hemumal.
3. Thereafter the said Dariyanumal Hemumal transferred the said plot in the name of Narbheram Narmadashankar Trivedi and Sharadaben Ganpatray alias Ganpatram Jani by the then prevailing practice and accordingly the Standing Committee of Bhavnagar Borough Municipality passed Resolution No.1037 dated 23/07/1957. Dariyanumal Hemumal also executed unregistered Transfer Deed dated 05/07/1957. Bhavnagar Nagarpalika issued Sketch of Plot No.845 on dated 26/07/1967 in favour of Narbheram Narmadashankar Trivedi and Sharadaben Ganpatram Jani.
4. On introduction of new City Survey in Bhavnagar the property of Plot No.845 was recorded in the names of Narbheram Narmadashankar Trivedi and Sharadaben Ganpatram Jani in City



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Survey record. The City Survey department issued Schedule-H Sanad in the names of Narbheram Narmadashankar Trivedi and Sharadaben Ganpatram Jani regarding City Survey Ward No.5, Sheet No.176 and City Survey No.5222. The Plot No.845 then subdivided as Plot No.845/A and 845/B. The Then Bhavnagar Nagarpalika sanctioned the part plan and granted permission under Resolution No.920 dated 03/02/1970. Narbheram Narmadashankar Trivedi and Sharadaben Ganpatray alias Ganpatram Jani wife of Narbheram Trivedi died intestate on dated 13/12/2015 and 04/05/2012 leaving behind them only legal heirs namely **(1) Hemantkumar Narbheram Trivedi and (2) Amitbhai Narbheram Trivedi**. Accordingly the names of **(1) Hemantkumar Narbheram Trivedi and (2) Amitbhai Narbheram Trivedi** have been mutated in the relevant City Survey and Municipal record. **(1) Hemantkumar Narbheram Trivedi and (2) Amitbhai Narbheram Trivedi** made Varsai Affidavit on dated 13/02/2017. The Plot No.845/A and 845/B are amalgamated as Plot No.845/A-B. Bhavnagar Municipal Corporation has issued Development Permission and has also sanctioned amalgamation plan. Last Municipal Taxes and lease have been paid up to date. Bhavnagar Municipal Corporation has executed Registered Lease Deed for the period of 99 years commencing from 1937 in favour of **(1) Hemantkumar Narbheram Trivedi and (2) Amitbhai Narbheram Trivedi**. The said Lease Deed is duly Registered at Serial No.4629 dated 01/11/2018. **(1) Hemantkumar Narbheram Trivedi and (2) Amitbhai Narbheram Trivedi** have made detailed title affidavit on dated 01/11/2018.

5. **Krish Developers, a partnership firm** has purchased the said property of Municipal Lease Hold **Plot No.845/A-B** land admeasuring 836.42 Sq.Mtrs. as per Municipal



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record and 832.50 Sq.Mtrs. as per City Survey record mentioned in his report from (1) Hemantkumar Narbheram Trivedi and (2) Amitbhai Narbheram Trivedi by registered sale deed No. 4630 dt. 01/11/2018. Accordingly the name of **Krish Developers, a partnership firm** has been mutated in the relevant City Survey and Municipal Record. The City Survey Department has issued City Survey Property Card in the name of **Krish Developers, a partnership firm**. It appears that **Krish Developers, a partnership firm** intends to construct building of various flats. Bhavnagar Municipal Corporation has sanctioned building plan on the said **Plot No.845/A-B** and issued Rajachithi No. 18 dt. 9/01/2019.

6. The relevant search is carried out by me in the office of the **Sub-Registrar, Bhavnagar** for the period of 30 years. The relevant search fee is paid in the office of the **Sub-Registrar, Bhavnagar** under receipts dated **01/11/2018** and **18/01/2019**. Computerized search has also been carried out.
7. I have examined relevant documents and papers mentioned here in above in this report. From the above records, I am of the opinion that the title of the property described here under in detailed and owned by **Krish Developers, a partnership firm** is clear, marketable and free from encumbrances.

DESCRIPTION OF THE PROPERTY

All that piece and parcel of Municipal Lease Hold **Plot No.845/A-B** land admeasuring 836.42 Sq.Mtrs. as per Municipal record and 832.50 Sq.Mtrs. as per City Survey record, situated at B/h. Mahila Collage, Near Krushnakumarsinhji Akhada, Bhavnagar



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within City Survey Ward No.5, Sheet No.176 and City Survey No.5222 and four boundaries of which are as under.

East	:	Plot No.846.
West	:	Plot No.844.
North	:	Plot No.837.
South	:	30.00 feet wide road.



B. A. Mehta
Advocate