

M.No.9825485318

Krupal Jagad

(Advocate)

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

Date : 10/08/2020

TO WHOM SO EVER IT MAY CONCERN

Subject : **Legal Opinion regarding title of the Residencial cum Commercial building namely "Ram Palace" being constructed on the land admeasuring 500.72 Sqmt. of amalgamated Plot No.8-9-10 which is originally part of non agricultural land admeasuring 2585.00 Sqmt. forming part of Final Plot No.15 of T.P.Scheme No.8(Ruva) allotted against then land of R.S. No.134 Paiky situated at Village : Ruva, Taluka and District : Bhavnagar.**

Owner: **Mitul Mathurbhai Jasoliya**

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 on promulgation of occupancy rights over agricultural lands of Village : Ruva, the occupancy rights of Kanbi Ratilal Gordhan were accepted as seen from the Record of Rights Village form No.6 entry No.55, Dated : 28/08/1953.

It appears that late Ratilal Gordhan had agreed to sell his lands to his tenants Koli Bajubhai Naran and Koli Vashrambhai Nara but thereafter he died without executing the sale deed.

Shri Himatlal Ratilal one of the heirs of late Ratilal Gordhan sold the lands of R.S. No.134 and R.S. No.16 of Village Ruva to Koli Bajubhai Naran and Koli Vashrambhai Naran through sale deed Sr. No.120, Dated : 17/01/1964, Registration No.370, Dated : 23/03/1964.

Smt. Radhaben Ratilal, Bhanuben Ratilal and Deviben Ratilal by their application dated : 25/02/1965 addressed to Taluka Mamlatdar, Bhavnagar to mutated the lands of R.S. No.134 and 16 in the names of all the heirs of late Ratilal Gordhan, namely widow Radhaben Ratilal, Sons Gunvantrai Ratilal, Himatlal Ratilal, Dhirajlal Ratilal and daughters Deviben Ratilal and Bhanuben Ratilal.

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

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Ratilal Gordhan expired in the year of 1962 and his said lands came to the hands of his widow Radhaben three sons Gunvantrai, Himatlal and Dhirajlal and two daughters Bhanuben and Deviben as stated in the mutation entry No.445, Dated : 25/02/1962 made in Village form No.6.

The above mentioned heirs of late Ratilal Gordhanbhai Patel by their statement dated : 25/02/1965 confirmed the sale of their said inherited lands made by one of the heirs Shri Himatlal Ratilal vide above stated sale deed and the said two lands were mutated in the names of purchaser Shri Bajubhai Naran and Vashrambhai Naran in the record of rights V.F. No.6 on Dt.25/02/1965 vide entry No.446.

Thenafter Bajubhai Naran and Vashram Naran both have partitioned their said agricultural land between them by mutual understanding and 5 Acre 13 Guntha land of R.S. No.134 paiky of Village Ruva, Taluka and District : Bhavnagar among other lands came to the share of Bajubhai Naran and recorded on 31/07/1975 in Record of rights village form No.6 vide entry no.935.



Thenafter Bajubhai Naran died on 28/05/1978 and his wife Kunvarben Bajubhai also died on 24/06/1977, therefore the names of legal heirs of late Bajubhai Naranbhai namely (1) Nathabhai Bajubhai (2) Baluben Bajubhai (3) Samuben Bajubhai has been entered in the revenue Record through entry No.1133, Dated : 24/11/1979.

Thenafter Baluben Bajubhai and Samuben Bajubhai did not want to take any share from the said land and their names were deleted and the land was recorded in the name of Nathabhai Bajubhai vide mutation entry No.1932 and 1933 both dated : 07/02/1991 and Deputy Mamlatdar (Revenue) Bhavnagar Taluka has certified both the mutation on 23/03/1991.

Thenafter Bhavnagar Area Development authority allotted 16200.00 Sqmt. of land under Final Plot No.15 against the land admeasuring 21549.00 Sqmt. of original R.S. No.134 under No. BADA/DB-4-14/Vashi 37-1, Dated : 21/01/2006.

..3..

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

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Thenafter Bhavnagar Area Development authority has approved lay-out plan showing 11 Plot with 1 common plot land internal common roads on 26/04/2006 under its Development permission No.BADA/Tech/198/2005/SR/60/Vashi/317/190/286/2006.

The District Development Officer, District Panchayat, Bhavnagar approved the layout plan of 2585.00 sqmt. showing 11 subplots, 1 common plot with internal common road and allowed conversion thereof to non-agricultural use for residential purpose vide their order No.DP/LNP/Case113/200607, Dated : 24/08/2006.

Thenafter Nathabhai Bajubhai has sold-out all other plots keeping Plot No.8, 9, 10 & 11 in his ownership. Thenafter Nathabhai Bajubhai expired on 07/12/2014 leaving behind him namely (1) Tidiben Nathabhai Rathod (2) Chhaganbhai Nathabhai Rathod (3) Vaghjibhai Nathabhai Rathod (4) Vijuben Nathabhai Rathod (5) Shardaben Nathabhai Rathod (6) Prabhaben Nathabhai Rathod (7) Manguben Nathabhai Rathod as his legal heirs.

Thenafter from the above legal heirs, (1) Vijuben Nathabhai Rathod (2) Shardaben Nathabhai Rathod (3) Prabhaben Nathabhai Rathod (4) Manguben Nathabhai Rathod have waived their rights, title interest from the land of Plot No.8, 9, 10 & 11 in favour of (1) Tidiben Nathabhai Rathod (2) Chhaganbhai Nathabhai Rathod (3) Vaghjibhai Nathabhai Rathod through registered Release deed Sr. No.1512, Dated : 07/08/2015.

Thenafter (1) Tidiben Nathabhai Rathod (2) Chhaganbhai Nathabhai Rathod (3) Vaghjibhai Nathabhai Rathod have applied for amalgamation of Plot No.8,9 & 10 before Bhavnagar Municipal Corporation, accordingly the amalgamation plan has been approved by Bhavnagar Municipal Corporation through their permission letter No.BMC/05-10-2019/1311607/01/0006.

Thenafter (1) Tidiben Nathabhai Rathod (2) Chhaganbhai Nathabhai Rathod (3) Vaghjibhai Nathabhai Rathod have sold-out the open land admeasuring 500.72 sqmt. of amalgamated Plot No.8-9-10 to present owner Mr. Mitul Mathurbhai Jasoliya through registered sale deed Sr. No.2323, Dated : 15/11/2019 and according to the sale deed the open land of Plot No.8-9-10 has been mutated in the name of Mitul Mathurbhai Jasoliya in Village form No.2 & 8-A.

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

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Thenafter Mitul Mathurbhai Jasoliya has planned to construct the residential cum commercial building and accordingly he has applied before Bhavnagar Municipal Corporation for approval of building plan and Bhavnagar Municipal Corporation has approved the building plan on 14/07/2020 throgh their permission letter No.13.

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 sub-registrar Bhavnagar -2 for the year 2001-2012 and in the sub-registrar Bhavnagar-3 for the year 2012-2020. The relevant search fees are paid in the office of the sub-registrar, Bhavnagar under receipt No.2020011007048, 2020012005060 & 2020013003563 respectively.

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. Mitul Mathurbhai Jasoliya** towards the building namely building namely "Ram Palace" being constructed on the land admeasuring 500.72 Sqmt. of amalgamated Plot No.8-9-10 which is originaly part of non agricultural land admeasuring 2585.00 Sqmt. forming part of Final Plot No.15 of T.P.Scheme No.8(Ruva) allotted against then land of R.S. No.134 Paiky situated at Village : Ruva, Taluka and District : Bhavnagar is clear, marketable & free from any encumbrances.

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

An immovable property i.e. Residencial cum Commercial building namely "Ram Palace" being constructed on the land admeasuring 500.72 Sqmt. of amalgamated Plot No.8-9-10 which is originaly part of non agricultural land admeasuring 2585.00 Sqmt. forming part of Final Plot No.15 of T.P.Scheme No.8(Ruva) allotted against then land of R.S. No.134 Paiky situated at Village : Ruva, Taluka and District : Bhavnagar. The property is bounded as under :

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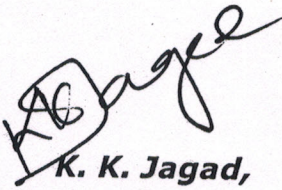
122, Gitanjali Complex, Opp. "C" Division Police Station, Kalanala, Bhavnagar

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Boundary of the building namely "Ram Palace"

Towards North	:	Adjoining Plot No.7
Towards South	:	Adjoining land of R.S. No.134 Paiky
Towards East	:	Adjoining land of Plot No.11
Towards West	:	Adjoining 15.00 mtr. wide public road.

Dated : August 10, 2020


K. K. Jagad,

Advocate

Enrolment No. G/451/2011

