

Mukesh J. Dave
Advocate
Hitesh J. Dave
Advocate

127, Kaveri Complex,
Navapara, Bhavnagar
Phone 0278 - 2424322/2439248

TO WHOM SO EVER IT MAY CONCERN

Reg : Investigation of title to 99 year leasehold land admeasuring 744.78 sq.mtrs. comprising amalgamated Plot No. 98/B1-B3 and proposed residential - cum - commercial building having sq. mtrs. built up area 2755.65 sq. mtrs forming part of the property bearing C. T. S. No. 4655 on map sheet no. 137 of City Survey Ward No. 5 situate, lying and being at Krishnanagar, Near Shishuvihar Circle, Bhavnagar belonging to Ibrahimbhai Isabhai Telwala subject to the repayment of loan taken from HDFC Bank, Bhavnagar.

Advocate Shri Anil R. Shridharani had earlier investigated the title to 99 year leasehold land admeasuring 744.78 sq.mtrs. comprising amalgamated Plot No. 98/B1-B3 together with residential bungalow admeasuring 320.67 sq. mtrs. standing thereon forming part of the property bearing C. T. S. No. 4655 on map sheet no. 137 of City Survey Ward No. 5 situate, lying and being at Krishnanagar, Near Shishuvihar Circle, Bhavnagar SALIMBIN MAHMADBHAI BAHJAJ and issued Title Clearance Certificate on 24.07.2018 after searches of the record for the period 2006 to 2018 and 2018 carried out at the Office of Sub-Registrar of Assurances, Bhavnagar - 2 Chitra (Ruva) on 13.07.2018 and 24.07.2018 vide receipt nos. 2018012006031 and 2018012006373.

I have further investigated the title to 99 year leasehold land admeasuring 744.78 sq.mtrs. comprising amalgamated Plot No. 98/B1-B3 and proposed residential - cum - commercial building having sq. mtrs. built up area 2755.65 sq. mtrs forming part of the property bearing C. T. S. No. 4655 on map sheet no. 137 of City Survey Ward No. 5 situate, lying and being at Krishnanagar, Near Shishuvihar Circle, Bhavnagar belonging to **Ibrahimbhai Isabhai Telwala** on the basis of title documents and other evidences produced before me by the present owner :

1. Salimbhai Mahmadbhai Bahjaj sold the property bearing Plot No. 98/B1-B3 to Ibrahimbhai Isabhai Telwala on 20.08.2018 vide registered sale deed No. 3491.
2. The said property has been mutated in the name of Ibrahimbhai Isabhai Telwala in the record of Bhavnagar Mahanagarpalika vide transfer permission No. 1355 dated 06.12.2018.
3. The said property has been mutated in the property card of C. T. S. No. 4655 of Ward No. 5 in the name of Ibrahimbhai Isabhai Telwala vide entry No. 12108 dated 12.09.2018.



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4. Bhavnagar Mahanagarpalika approved residential - cum - commercila building plan of proposed 2755.65 sq. mtr. built up area vide construction permission No. 14 dated 10.11.2020.
5. Bhavnagar Mahanagarpalika's annual lease the year 2020-2021 has been paid 16.06.2020 vide receipt No. 1576.
6. Bhavnagar Mahanagarpalika's dues for the year 2020-2021 has been paid as seen from the receipt No. 22504 and 24334 dated 15.06.2020 and 20.06.2020.
7. Shri Ibrahimbhai Isabhai Telwala has availed loan from HDFC Bank and as per the Bank's Statement the amount of Rs. 1,84,52,824=00 is outstanding by way of loan including interest as on 31.01.2021.
8. Shri Ibrahimbhai Isabhai Telwala made affidavit on 30.01.2021 declaring that his title of the said property is clear, marketable and free from any encumbrances except loan taken from HDFC Bank, Bhavnagar.

The further searches of the record for last 03 years (2018 to 2021) carried out at the Office of Sub-Registrar of Assurances, Bhavnagar - 2 on 02.12.2020 vide receipt No. 2020012009852 and on 30.01.2021 vide receipt No. 2020012001072 and 2020012001086 and obtain statement showing charge on the said property, did not reveal any subsisting registered charge, mortgage or other encumbrances registered thereat over the said property. It is hereby certified that the title of **Ibrahimbhai Isabhai Telwala** to the said property briefly described in **THE SCHEDULE** hereunder written is clear, marketable and free from any encumbrances subject to the repayment of loan taken from HDFC Bank, Bhavnagar.

THE SCHEDULE
BRIEF DESCRIPTION OF ABOVE REFERRED PROPERTY

All that piece or parcel of 99 year leasehold land admeasuring 744.78 sq.mtrs. comprising amalgamated Plot No. 98/B1-B3 and proposed residential - cum - commercial building having sq. mtrs. built up area 2755.65 sq. mtrs - forming part of the property bearing C. T. S. No. 4655 on map sheet no. 137 of City Survey Ward No. 5 situate, lying and being at Krishnanagar, Near Shishuvihar Circle, Bhavnagar - which bounded on and towards,



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The North-East : by the land of Plot No. 98-A.
The East-South : by the land of Plot No. 97 and 98-B/2.
The South-West : by Public Road.
The West-North : by Public Road.

Dated 30th January 2021

Yours Faithfully

H. J. Dave



[Hitesh J. Dave]
Advocate, Bhavnagar
Bar Council of Gujarat
Enrolment No. G / 3255 / 1999