

Date : 30/1/2023

TO WHOM SO IT MAY CONCERN

SUB:- Legal Opinion regarding Title of Municipal Lease Hold Plot No.2283/A land admeasuring 1727.59 Sq.Yards equivalent to 1444.47 Sq.Mtrs. as per Municipal record and 1448.46 Sq.Mtrs. as per City Survey record situated Near Bhangali Gate, Hill Drive, Krushnanagar, Bhavnagar within City Survey Ward No.7, Sheet No.354 and City Survey No.2935 paiki.

Owner:- Skyline 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 opinion 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 Resolution No.1637 dated 26/07/1966 passed by the Executive Committee of the then Bhavnagar Nagarpalika that one Duleray Ratilal Mehta was holding Plot No.2283/A as per the then prevailing practice. Veparimal Karamchand Katariya Prayojak of proposed Sindhu Co-operative Housing Society contracted to purchased the land of Plot No.2283/A for its members and accordingly agreement were executed on dated 11/08/1980 and on

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dated 21/09/1981 with Duleray Ratilal Mehta. Thereafter construction of 10 blocks were carried out on the said Plot No.2283/A. At present all the old constructions have been demolished and hence this report has no concerned with the old construction. With the consent of the Veparimal Karamchand Katariya Prayojak of proposed Sindhu Co-operative Housing Society, Duleray Ratilal Mehta through his Power of Attorney Holder Manilal Gordhandas Gandhi executed following Registered Sale Deeds of Sub-Plot No.1 to 10 consisting whole land of Plot No.2283/A in favour of the following person. All the sale deeds are presented before Sub-Registrar-Bhavnagar on dated 03/02/2004 and duly registered on dated 12/02/2004. Veparimal Karamchand Katariya promoter (prayojak) of proposed Sindhu Co-operative Housing Society had been joined as confirming party in the said sale deeds.



Sub-Plot No.	Block No.	Sold out Land Sq.Mtrs.	Sale Deed No.	Purchaser
1	A-1	135.29	288	Mohanlal Lalchand Mulani
2	A-2	142.97	289	Nareshkumar Sundardas Goplani
3	B	142.97	290	Rajkumar Ludanmal Makhija
4	C-1	142.97	291	Mayaben Motumal Pinjani
5	C-2	142.97	292	Vishnadas Lalchand Mulani
6	D-1	142.97	293	Subhash Ghanshyamdas Kimtani

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7	E-1	142.97	294	Rajkumar Kundandas Talreja
8	F	168.88	295	Jayaben Manishbhai Rajani
9	E-2	130.45	296	Kamalkumar Manohar lal Tejvani
10	D-2	155.94	297	Veparimal Karamchand Katariya

Sub-Plot No.1

Mohanlal Lalchand Mulani died intestate on dated 09/06/2010 leaving behind him legal heirs namely (1) Ratnaben Mohanlal Mulani - widow, (2) Bharat Mohanlal Mulani and (3) Jayaben Mohanlal Mulani. Bharat Mohanlal Mulani has made Varsai Affidavit on dated 16/07/2021. City Talati has issued Pedhi Namu on dated 04/08/2021. Jayaben Mohanlal Mulani relinquished her right title and interest from the property of Sub-Plot No.1 by Registered Release Deed bearing No.4604 dated 23/08/2021 in favour of (1) Ratnaben Mohanlal Mulani and (2) Bharat Mohanlal Mulani. Skyline Developers a partnership Firm purchased the property of Sub-Plot No.1 of Plot No.2283/A from (1) Ratnaben Mohanlal Mulani and (2) Bharat Mohanlal Mulani by Registered Sale Deed bearing No.7001 dated 16/12/2021.

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Sub-Plot No.2

• Skyline Developers a partnership Firm purchased the property of Sub-Plot No.2 of Plot No.2283/A from Nareshkumar Sundardas Goplani by Registered Sale Deed bearing No.7230 dated 28/12/2021.

Sub-Plot No.3

Skyline Developers a partnership Firm purchased the property of Sub-Plot No.3 of Plot No.2283/A from Rajkumar Ludanmal Makhija by Registered Sale Deed bearing No.7002 dated 16/12/2021.

Sub-Plot No.4

Skyline Developers a partnership Firm purchased the property of Sub-Plot No.4 of Plot No.2283/A from Vinodkumar Sundardas Goplani by Registered Sale Deed bearing No.6038 dated 27/10/2021.

Sub-Plot No.5

Skyline Developers a partnership Firm purchased the property of Sub-Plot No.5 of Plot No.2283/A from Vishnadas alias Vishandas Lalchand Mulani by Registered Sale Deed bearing No.7018 dated 17/12/2021.

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Sub-Plot No.6

Skyline Developers a partnership Firm purchased the property of Sub-Plot No.6 of Plot No.2283/A from Subhash Ghanshyamdas Kimtani by Registered Sale Deed bearing No.7019 dated 17/12/2021.

Sub-Plot No.7

Rajkumar Kundandas Talreja sold out Sub-Plot No.7 of Plot No.2283/A to (1) Goplani Divyaben Nareshbhai, (2) Mulani Hemavanti Vishandas, (3) Makhija Vinaben Dineshbhai by Registered Sale Deed bearing No.1981 dated 03/06/2014. Skyline Developers a partnership Firm purchased the property of Sub-Plot No.7 of Plot No.2283/A from (1) Goplani Divyaben Nareshbhai, (2) Mulani Hemavanti Vishandas, (3) Makhija Vinaben Dineshbhai by Registered Sale Deed bearing No.7231 dated 28/12/2021

Sub-Plot No.8

Skyline Developers a partnership Firm purchased the property of Sub-Plot No.8 of Plot No.2283/A from Jayaben Manishbhai Rajani by Registered Sale Deed bearing No.7003 dated 16/12/2021.

Sub-Plot No.9

Kamalkumar Manoharlal Tejawani sold out Sub-Plot No.9 to Kishanbhai Sundardas Goplani by Registered Sale

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Deed bearing No.3847 dated 15/10/2009. Skyline Developers a partnership Firm purchased the property of Sub-Plot No.9 of Plot No.2283/A from Kishanbhai Sundardas Goplani by Registered Sale Deed bearing No.7232 dated 28/12/2021.

Sub-Plot No.10

Skyline Developers a partnership Firm purchased the property of Sub-Plot No.10 of Plot No.2283/A from Veparimal Karamchand Katariya by Registered Sale Deed bearing No.6813 dated 07/12/2021.

Thus, **Skyline Developers a partnership firm** became owner of Sub-Plot No.1 to 10 i.e. whole Plot No.2283/A. Proposed Sindhu Co-operative Housing Society has never come in to existence and hence as there is no existence of society, at the time of transfer question of consent of the society does not arise. Veparimal Karamchand Katariya Prayojak of Sindhu Co-operative Housing Society also accepted the same in Registered Sale Deed bearing No.6813 dated 07/12/2021 and also accepted that after execution of sale deeds of Sub-Plot No.1 to 10 in favour of **Skyline Developers a partnership firm**, the said **Skyline Developers a partnership firm** will become sole owner of whole Plot No.2283/A.

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The name of **Skyline Developers a partnership firm** has been mutated in the relevant City Survey and Municipal record. Bhavnagar Municipal Corporation has passed name transfer resolutions all dated 22/03/2022. The name of **Skyline Developers a partnership firm** has also been mutated in the relevant Municipal Lease record in respect of Plot No.2283/A. Estate Department, Bhavnagar Municipal Corporation passed necessary order to that effect on dated 25/03/2022. Last Municipal Taxes and lease have been paid up to date in the name of **Skyline Developers a partnership firm**. The Plot No.2283/A is lease hold plot. Bhavnagar Municipal Corporation has accepted 99 years lease hold rights of **Skyline Developers a partnership firm** and executed Registered Lease Deed bearing No.456 dated 21/01/2023 in favour of **Skyline Developers a partnership firm** regarding Plot No.2283/A for the period of 99 years commencing from 1948.

A public notice regarding inviting objections against the title has been published in Saurashtra Samachar Daily News Paper on dated 01/12/2021, but within stipulated period and till today I have not received any objections from anybody.

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It appears that **Skyline Developers a partnership firm** demolished old buildings and intends to construct commercial cum residential building known as "**Skyline Heights**" on the said Plot No.2283/A. Bhavnagar Municipal Corporation has passed change of use order on dated 29/06/2022 and also issued Raja Chitthi No.06 dated 06/09/2022 and sanctioned commercial cum residential building plan on the Plot No.2283/A in the name of **Skyline Developers a partnership firm**. **Chintan Dilipkumar Shah** a partner of **Skyline Developers a partnership firm** has made title affidavit on dated 30/01/2023.

2. 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 receipt dated **25/01/2023**. Computerized search has also been carried out. This report is issued on the basis of the information and documents produced before me.
3. From the above records, I am of the opinion that the title of the property described here under in detailed and owned by **Skyline Developers a partnership firm** is clear, marketable and free from encumbrances.

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DESCRIPTION OF THE PROPERTY

A Property of Municipal Lease Hold **Plot No.2283/A** land admeasuring 1727.59 Sq.Yards equivalent to 1444.47 Sq.Mtrs. as per Municipal record and 1448.46 Sq.Mtrs. as per City Survey record situated Near Bhangali Gate, Hill Drive, Krushnanagar, Bhavnagar within City Survey Ward No.7, Sheet No.354 and City Survey No.2935 paiki and four boundaries of which are as under.

East	:	21.34 meter wide road.
West	:	Plot No.2282.
North	:	Plot No.2283/B.
South	:	15.24 meter wide road.



A handwritten signature in black ink, appearing to be "B. A. Mehta".

B. A. Mehta
Advocate