



Date : 29/7/2021

TO WHOM SO IT MAY CONCERN

SUB:- All that piece and parcel of Free Hold Land admeasuring 995.55 Sq.Yard equivalent to 832.41 Sq.Mtrs as per Municipal record and admeasuring 825.00 Sq.Mtrs. as per City Survey record of **Plot No.2193/B**, Vadodariya Park, Hill Drive, Krushnanagar, Bhavnagar within City Survey Ward No.7, Sheet No.318 and City Survey No.2884 paiki.

Owners:- Tirthraj Bhupatsinh Parmar.

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 appears from the record that the free hold land of Plot No.2193/B with adjoining other land situated in "Vadodaria Park", Hill Drive, Bhavnagar was initially retained by His Highness Maharaja Saheb of Bhavnagar - Raol Sir Krishnakumarsinhji Bhavsinhji Gohil. His Highness Maharaja Saheb of Bhavnagar Raol Sir Krishnakumarsinhji

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Bhavsinhji Gohil died intestate at Bhavnagar on dated 01/04/1965 leaving behind him legal heirs and legal representatives to his estate, namely (1) Dr. Virbhadrasinhji - eldest son as a manager of the joint Hindu Family (2) Rajmata Vijayaba Saheba - wife, (3) Maharaja Kumar Shivbhadrasinhji - son, (4) Princess Rohinikumariba - married daughter, (5) Princess Hansadeviba - married daughter and (6) Princess Dilharkumarideviba - married daughter. On implementation of new City Survey in Bhavnagar the said property was mutated in the name of Maharaja Shri Virbhadrasinhji Krishnakumarsinhji Gohil in City Survey record in City Survey Ward No.7 and City Survey No.2884.

2. Trustee of Ajay Trust Purchased the property of free hold land of Plot No.2193/B admeasuring 995.55 Sq.Yard. situated at Hill Drive, Bhavnagar from the said heirs of the deceased His Highness Maharaja Saheb Sir Krishnakumarsinhji Bhavsinhji Gohil (1) Dr. Virbhadrasinhji eldest son as a manager of the joint Hindu Family (2) Rajmata Vijayaba Saheba, (3) Kumar Shivbhadrasinhji, (4) Princess Rohinideviba, (5) Princess Hansadeviba and (6) Princess Dilharkumarideviba by Registered Sale Deed

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bearing No.4728 of 1970. The said original sale deed is lying in the file.

3. Shardaben Navnitlal Vora then purchased the said Plot No.2193/B from Trustee of family trust namely Ajay Trust by Registered Sale Deed bearing No.2288 dated 10/11/1975. It appears that thereafter, the construction was carried out on the said land at the relevant time.
4. Thereafter, It appears that Shardaben Navnitlal Vora died intestate on dated 30/01/2013 leaving behind her legal heirs namely (1) Bansiben Navnitlal Vora wife of Dr. Hamiduz Jafar, (2) Veenaben Navnitlal Vora wife of Sharad Krishnadas Gandhi, (3) Deepika Navnitlal Vora wife of Kamlesh Parekh, (4) Jyoti Navnitlal Vora wife of Abul Mahendra Meghani (5) Raju Navnitlal Vora. Navnitlal Vora a husband of Shardaben Navnitlal Vora had died on dated 27/03/2009. Jyotiben Navnitlal Vora has made Varsai Affidavit on dated 21/06/2018. The names of the heirs of the deceased Shardaben Navnitlal Vora has been mutated in relevant City Survey and Municipal record. Jyotiben Navnitlal Vora has made detailed title affidavit on dated 16/04/2021. After issuing Public Notice regarding inviting objections in Saurashtra Samachar Daily News Paper on



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dated 23/03/2021, I had issued Title Opinion Report on dated 19/04/2021.

5. (1) Bansiben Navnitlal Vora wife of Dr. Hamiduz Jafar, (2) Veenaben Navnitlal Vora wife of Sharad Krishnadas Gandhi, (3) Deepika Navnitlal Vora wife of Kamlesh Parekh, (4) Raju Navnitlal Vora and (5) Jyoti Navnitlal Vora wife of Abul Mahendra Meghani herself and as a Power or Attorney Holder of above referred No.1 to 4 sold out the said Plot No.2193/B to **Tirthraj Bhupatsinh Parmar** by Registered Sale Deed bearing No.2418 dated 20/04/2021. All the Power of Attorneys given by (1) Bansiben Navnitlal Vora wife of Dr. Hamiduz Jafar, (2) Veenaben Navnitlal Vora wife of Sharad Krishnadas Gandhi, (3) Deepika Navnitlal Vora wife of Kamlesh Parekh, (4) Jyoti Navnitlal Vora wife of Abul Mahendra Meghani (5) Raju Navnitlal Vora are attached with the said sale deed. Jyoti Navnitlal Vora wife of Abul Mahendra Meghani also made affidavit on dated 20/04/2021 and declared on oath that all the Power of Attorneys are in force. The said declarations are also attached with the sale deed. Accordingly the name of **Tirthraj Bhupatsinh Parmar** has been mutated in the relevant City Survey and Municipal record. The City Survey



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Department has issued City Survey Property Card in the name of **Tirthraj Bhupatsinh Parmar**. Bhavnagar Municipal Corporation has passed name transfer resolution on dated 07/05/2021.

6. It appears that **Tirthraj Bhupatsinh Parmar** intends to construct residential Flat Building known as "Shanti Jyot" on the said Plot No.2193/B. Bhavnagar Municipal Corporation has sanctioned building plan and issued Development Permission on dated 12/07/2021.
7. I have examined relevant documents and papers. 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 16/04/2021 and dated 27/07/2021**. Computerized search has also been carried out. I have issued this title opinion report on the basis of the documents and information produced before me.
8. From the above records, I am of the opinion that the title of the property described here under in detailed and owned by **Tirthraj Bhupatsinh Parmar** is clear and marketable.



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DESCRIPTION OF THE PROPERTY

A Property of Free Hold Land admeasuring 995.55 Sq.Yard equivalent to 832.41 Sq.Mtrs as per Municipal record and admeasuring 825.00 Sq.Mtrs. as per City Survey record of **Plot No.2193/B**, Vadodariya Park, Hill Drive, Krushnanagar, Bhavnagar within City Survey Ward No.7, Sheet No.318 and City Survey No.2884 paiki and four boundaries of which are as under.

North	:	Plot No.2193/A.
South	:	Plot No.2193/C.
East	:	Hill Drive Road.
West	:	Plot No.2192/A and Plot No.2192/C.



B. A. Mehta

B. A. Mehta
Advocate

G/703/1989