

TO WHOM SO IT MAY CONCERN

SUB:- All that piece and parcel of Free Hold Land admeasuring 1829.62 Sq.Mtrs. as per City Survey record and as per site net admeasuring 1825.29 Sq.Mtrs. of **Plot No.15**, Parimal Chowk, Waghawadi Road, Bhavnagar within City Survey Ward No.7, Sheet No.242 and City Survey No.1864/1.

Owners:- Jatin Manaharlal Patel

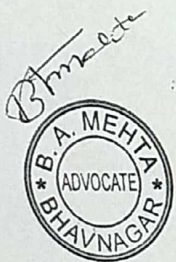
With reference to the above noted subject, it is submitted that I have received relevant documents and papers for issuance of title clearance report. I have gone through the relevant documents and papers. After considering relevant documents and papers, my opinion regarding title of the property is as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

1. Patel Nanjibhai Maneklal and Lallubhai Haujibhai were holding free hold Plot No.15, Parimal Chowk, Waghawadi Road, Bhavnagar at the relevant time. Maharaja Sansthan Bhavnagar executed Lekh dated 23/07/1914 to that effect.
2. Lallubhai Haujibhai sold out his 50% undivided share from the said Plot No.15 in favour of Patel Nanjibhai Maneklal by Registered Sale Deed bearing No.659 S.Y. 1974 dated 02/09/1919.
3. It reveals from the Judgment delivered in Civil First Appeal No. 24 of 1950 by the High Court of Saurashtra that Patel Kismatlal Nanjibhai S/o. Patel Nanjibhai Maneklal filed suit against his father Patel Nanjibhai Maneklal and brother Gordhandas Nanjibhai stating that they carried on business



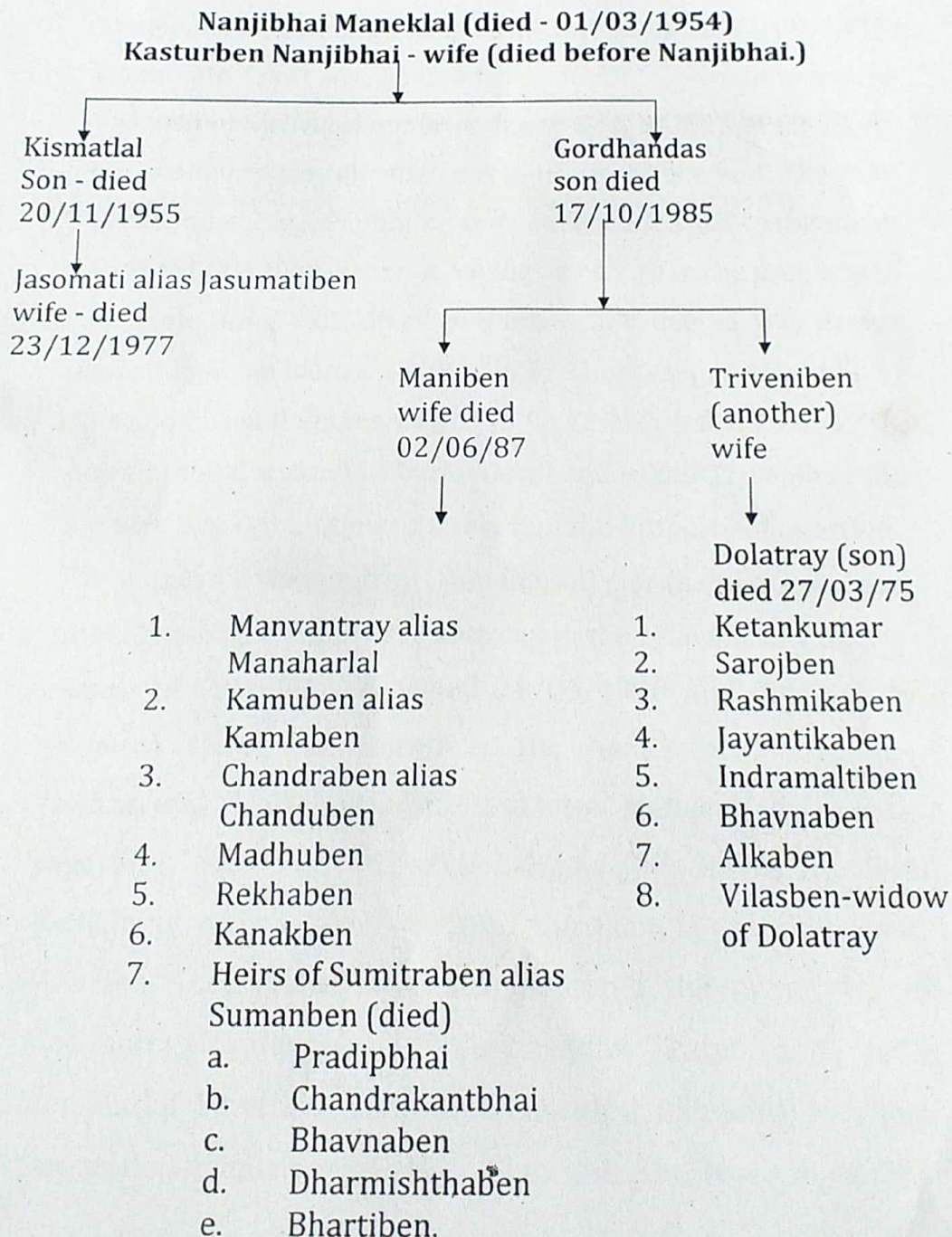
jointly and properties purchased in the name of Nanjibhai were joint family properties. The Honorable Court held that the property in question along with other properties were acquired from the earnings of the joint business of Patel Nanjibhai Maneklal, Patel Kismatbhai Nanjibhai and Patel Gordhandas Nanjibhai and hence all they were equal i.e. each 1/3 sharer in the property in question along with other properties. Against the said order, Patel Nanjibhai Maneklal preferred Civil First Appeal No.24 of 1950 in the High Court of Saurashtra. Honorable High Court by its judgment dated 10/09/1952 confirmed the lower court's decree and dismissed the appeal. Thus Nanjibhai Maneklal and his sons Kismatlal Nanjibhai and Gordhandas Nanjibhai were holding equal share i.e. 1/3 share in the property in question. It appears from the record that Patel Nanjibhai Maneklal died on dated 01/03/1954 leaving behind him only legal heirs two sons namely Kismatlal Nanjibhai and Gordhandas Nanjibhai. Kasturben wife of Patel Nanjibhai Maneklal had died before Patel Nanjibhai Maneklal. Even otherwise also Patel Nanjibhai Maneklal had only two legal heirs and legal representative to the estate i.e. the sons Kismatlal Nanjibhai and Gordhandas Nanjibhai.

4. Kismatlal Nanjibhai died without any issue on dated 20/11/1955. Kismatlal Nanjibhai executed will on dated 14/03/1954 and bequeathed his whatever share in the properties to his nephew Manaharlal alias Manvantray S/o. Gordhandas Nanjibhai. Honorable Court granted probate in Misc. Civil Application No.140 of 1956, in respect of the Will of Kismatlal Nanjibhai.
5. It appears from the record that Patel Nanjibhai Maneklal also executed will on dated 25/09/1952 and bequeathed his share in the properties to his son Gordhandas Nanjibhai.
6. On implementation of New City Survey in Bhavnagar, the property in question along with adjoining property were mutated in the name of Gordhandas Nanjibhai Patel and accordingly City Survey Sanad regarding City Survey Ward No.7, Sheet No.242 and City Survey No.1864 was issued in the name of Gordhandas



Nanjibhai Patel. Gordhandas Nanjibhai executed Will on dated 20/08/1983 and bequeathed his whatever share in property in question to his grand son Jatin Manaharlal Patel. Gordhandas Nanjibhai Patel died on dt. 17/10/1985. Thus, by virtue of will of Kismatlal Nanjibhai and Gordhandas Nanjibhai property in question went to the hands of Manvantray alias Manaharlal Gordhandas Patel and his son Jatin Manaharlal Patel.

7. For better understanding list of heirs of Patel Nanjibhai Maneklal, Kismatlal Nanjibhai and Gordhandas Nanjibhai are mentioned here under. In support heirs and ownership Manvantray alias Manharlal has made affidavits on dt. 23/06/1994.



8. Dolatray S/o. Gordhandas had died before Gordhandas on dated 27/03/1975 leaving behind above referred heirs. Heirs of the deceased Dolatray Gordhandas (1) Vilasben Dolatray herself and guardian of Ketankumar, Indramaltiben, Bhavnaben, Alkaben (2) Sarojben, (3) Rashmikaben and (4) Jayantikaben filed Special Civil Suit No.79 of 1975 against (1) Gordhandas Nanjibhai, (2) Manvantray alias Manaharlal Gordhandas, (3) Jashumatiben alias Jashomati Kismatlal, (4) Maniben Gordhandas, (5) Hansaben Manvantray and (6) Triveniben Gordhandas for asking alleged share, partition etc. Compromise took place in the said suit on dated 22/09/1975. Honorable Court also granted permission for compromise to Vilasben on behalf of minor on dated 22/09/1975 at Ex-18. As per compromise all the heirs of the deceased Dolatray Gordhandas i.e. Plaintiffs and Defended No.6 Triveniben accepted that they were not having any share in the property in question along with other properties and decree was drawn accordingly on dated 22/09/1975. Thus as per the Will of Gordhandas and decree passed in Sp. Civil Suit No. 79 of 1975, heirs of the deceased Dolatray Gordhandas and Triveniben did not held any right, title and interest in the property in question.
9. The names of Manvantray (Manaharlal) Gordhandas Patel and Jatin Manaharlal Patel were mutated in the relevant City Survey record at Entry No.621 dated 24/06/1998 and City Survey Property Card was issued in the names of Manvantray (Manaharlal) Gordhandas Patel and Jatin Manaharlal Patel regarding Ward No.7, Sheet No.242 and City Survey No.1864. Remaining heirs of the deceased Gordhandas Nanjibhai and Maniben Gordhandas have also accepted the ownership of Manvantray (Manaharlal) Gordhandas Patel and Jatin Manaharlal Patel and they also executed following Mogham Fargati documents to that effect. They also confirmed the wills



of Nanjibhai, Kismatlal and Gordhandas and ownership of Manvantray (Manaharlal) Gordhandas Patel and Jatin Manaharlal Patel.

No.	Release Deed No.	Date	Executants
1.	4637	01/11/18	Heirs of the deceased Sumitraben Jayantibhai D/o. Gordhandas Nanjibhai (1) Pradip Jayantibhai, (2) Chandrakant Jayantibhai, (3) Bhavnaben Anilbhai, (4) Dharmishthaben Navnitbhai, (5) Bhartiben Pravinchandra.
2.	4660	02/11/18	Kamlaben Gordhandas
3.	5283	17/12/18	Madhuben Gordhandas
4.	784	21/02/19	(1) Rekhaben Gordhandas and (2) Chandrabhaga Gordhandas
5.	1815	26/04/19	Kanakben Gordhandas.

10. Hissa Mapani took place in City Survey Record and City Survey Department issued City Survey Property Card of property in question as City Survey No. 1864/1 in the names of Manvantray alias Manaharlal Gordhandas Patel and of Jatin Manaharlal Patel. Manvantray alias Manaharlal Gordhandas Patel relinquished his right title and interest from the property in question in favour of Jatin Manaharlal Patel by Registered Release Deed bearing No.586 dated 19/02/2018. Thus, **Jatin Manaharlal Patel** became sole owner of the property in question. The name of **Jatin Manaharlal Patel** 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 **Jatin Manaharlal Patel**. Bhavnagar Municipal Corporation has passed name transfer resolution on dated 27/12/2018.

11. It appears that **Jatin Manaharlal Patel** intends to construct building on the said Plot No.15. Bhavnagar Municipal Corporation has issued Development Permission on dated 26/03/2019 and also sanctioned building plan on Plot No.15. Last Municipal taxes have been paid up to date.
12. Before issuance of This Title opinion Report, a Public Notice regarding inviting objections has been published in Saurashtra Samachar Daily News Paper on dated 17/04/2019, but within stipulated period I have not received any objections from anybody. After the notice period one Ketan Dolatray Patel raised objection on dated 30/04/2019 without any supported documentary evidence. Shri Dharmendrabhai Khuva, advocate gave reply of the said objections on dated 13/05/2019. As stated hereinabove, and looking to the compromise took place in Special Civil Suit No.79/75 and as per decree drawn in the said suit, as per my opinion after long period such type of objections is not tenable which are raised by one of the heirs of deceased Dolatray Gordhandas. I rely upon the unchallenged decree drawn in Special Civil Suit No.79/75.
13. 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 **17/06/2019**. Computerized search has also been carried out.
14. From the above records, I am of the opinion that the title of the property described here under, in detailed and owned by **Jatin Manaharlal Patel** is clear and marketable.



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DESCRIPTION OF THE PROPERTY

A Property of Free Hold Land admeasuring 1829.62 Sq.Mtrs. as per City Survey record and net admeasuring 1825.29 Sq.Mtrs. as per Municipal record of **Plot No.15** Parimal Chowk, Waghawadi Road, Bhavnagar within City Survey Ward No.7, Sheet No.242 and City Survey No.1864/1 and four boundaries of which are as under.

East	:	Waghawadi Road.
West	:	Property of City Survey No.1864/2 - Plot No.16.
North	:	Property of City Survey No.1865 - Plot No.13.
South	:	Satyanarayan Road.



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

**B. A. Mehta
Advocate**