



RAJESH H. GOHIL

(ADVOCATE)

21, MAHILA BAUG SHOPING CENTRE
OPP. AMBAJI MATA TEMPLE
HIGH COURT ROAD, BHAVNAGAR
BHAVNAGAR-364001
M:9898546369
ENR. NO. 6/841/2003

To,
RAJ SQUARE,
PARTNERSHIP FIRM Through its Partner
1. Raziyaaben Firozabhai Battiwala,
2. Firozabhai Mahmadali Battiwala,
3. Anishaben Khojembhai Lakdawala &
4. Nisrinben Kutbudin Lakdawala
BHAVNAGAR

SUB:- INVESTIGATION OF TITLE OF CITY SURVEY
NO. 4844, 4845-A, 4845-B, 4846 & 4847 PAIKI,
COMPRISING IN SHEET NO. 63, WARD NO.
4/A IN AREA KNOWN AS DIWANPARA
ROAD, GAJJAR CHOWK.

We give our opinion on title clearance report after studying all related papers file consulting to CITY SURVEY NO. 4844, 4845-A, 4845-B, 4846 & 4847 PAIKI which is produced by Raj Square Partnership firm.

The said land of City Survey No. 4844, 4845 & 4846 was originally owned and possessed by Narmadaben wife of Savailal Girdharlal and she purchased it vide sale deed no. 174 on 17/05/1924. She was died and Savailal Girdharlal Pandya construct a building namely NARMADA NIVAS thereafter Savailal Girdharlal Pandya and his son Yashvantlal Savailal Pandya, Mahipatray Savailal Pandya and Hasmukhbhai Savailal Pandya made a partition deed vide regi. no. 280 dt. 26/02/1952 and Hasmukhray Savailal Pandya received the said property by partition. Thereafter city survey office give city survey sanand in the name of Hasmukhray Savailal Pandya for city survey no. 4844, 4845 and 4846. and thereafter partition between Hindu HUF Co-partioner Hasmukhray Savailal Pandya, Bhargav Hasmukhray Pandya, Ranjangauri Hasmukhray Pandya, Kumar Hasmukhray Pandya and Chandrashekhar Hasmukhray Pandya as per HUF partnership the said property of Narmadanivas received by Ranjangauri Hasmukhray Pandya, Kumar Hasmukhray Pandya and Chandrashekhar Hasmukhray Pandya and same partition deed registered on 11/09/1978 regi. no. 1632 and thereafter property of city survey no. 4844, 4845 paiki, 4846 was



purchased by Dr. Bharatbhai Vishnuprasad trivedi vide regi. sale deed no. 3653/1989 on 18/11/1989 same sale deed registered on 29/01/1990 vide regi. 356/1990 and city survey no. 4845 paiki and 4846 paiki was purchased by Beenaben Bharatbhai Trivedi vide regi. sale deed no. 3654/1989 on 18/11/1989 and the same sale deed registered on 20/02/1990 vide regi. no. 599/1990 thereafter city survey no.4845 coowner Mr. Bharatbhai V. Trivedi and Mrs. Beenaben B. trivedi had been applied in city survey for Hissamapni and city survey office made two part of city survey no. 4845 and gave a new number 4845/a and 4845/b and city survey no. 4847 paiki 2.60 sq. mtr was purchased by Beenaben Bharatbhai trivedi vide regi. sale deed no. 2720/2000 on 31/03/2000 thereafter property of city survey no. 4844 and 4845/B was purchased by your partnership firm vide regi. sale deed no. 3877/2020 dt. 01/10/2020 from Bharatbhai Vishnuprasad Trivedi , property of city survey no. 4845/A and 4846 paiki 17.29 sq. mtr. chawl's land was purchased by your partnership firm vide regi. sale deed no. 3876/2020 dt.01/10/2020 from Beenaben Bharatbhai Trivedi , property of city survey no. 4847 paiki 2.60 sq. mtrs. was purchased by your partnership firm vide regi. sale deed no. 3875/2020 dt. 01/10/2020 from Beenaben Bharatbhai Trivedi and transferred the name in revenue record and B.M.C. thereafter your partnership firm removed the old construction and applied in Bhavnagar Municipal Corporation for making commercial cum residential apartment on said land of city survey no. 4844 , 4845/A, 4845/b & 4846 so Bhavnagar Municipan Corporation give permission vide no.3 on 23/06/2021 and approved building plan vide town development permission no. 32 on 23/06/2021 of 1343.39 sq.mtrs.

I have carried out search at the land registry office bhavnagar 1(City) period from 1993-2022(30 years) vide reciept no. 202201100014339 on 06/10/2022 and i have not found any mortgage charge or registered encumbrances their at over the said property of City survey no. 4844, 4845/a, 4845/B, 4846 and 4847.

I certified that above Mentioned property owned and possessed by **RAJ SQUARE PARTNERSHIP FIRM** and title of this property is clear and marketable and free from all encumbrances.

I examined following documents

1. Original Regi. sale deed no.3875/2020 dt. 01/10/2020 in the name of Raj Square partnership firm made by Beenaben Bharatbhai Trivedi with the payment receipt of regi. charge.
2. Original Regi. sale deed no.3876/2020 dt. 01/10/2020 in the name of Raj Square partnership firm made by Beenaben Bharatbhai Trivedi with the payment receipt of regi. charge.



3. Original Regi. sale deed no.3877/2020 dt. 01/10/2020 in the name of Raj Square partnership firm made by Bharatbhai Vishnuprasad Trivedi with the payment receipt of regi. charge.
4. True copy of property card of city city survey no. 4844.
5. True copy of property card of city city survey no. 4845/A.
6. True copy of property card of city city survey no. 4845/B.
7. True copy of property card of city city survey no. 4846.
8. True copy of property card of city city survey no. 4847.
9. B.M.C. Name transfer resolution of Raj square.
- 10.order of remand case no. CTS1/ward-4-A/remand case/04/2016-17.
- 11.Reg. sale deed no. 2720/2000 dt. 31/03/2000 .
- 12.Reg. sale deed no. 3654/1989dt. 18/11/1989.(Regi. no. 599/1990 dt.20/02/1990)
- 13.Reg. sale deed no. 3653/1989dt. 18/11/1989.(Regi. no. 306/1990 dt.29/01/1990)
- 14.Power of attorney of Mr. Chandrashekhar Hasmukhray Pandya.
- 15.Release deed no. 1632 dt. 11/09/1978.
- 16.City survey no. 4844,4845 4846 Original Sanad.
- 17.Partition deed sr. no. 280/1952 dt. 26/02/1952 regi. no. 186/1952 dt. 07/07/1952
- 18.Reg. sale deed no. 174/1980 in the name of Narmadaben Savailal Pandya.

SCHEDULE OF PROPERTY

Immovable property situ. at Diwanpara road, Dr. Gajjar chowk, bearing city survey ward no.4/a, sheet no. 63, city survey no. 4844, 4845/A, 4845/B, 4846 and 4847 paiki total land admeasuring 446.75 sq.mtrs. and bounded as under.

Boundaries :-

North :- Raj residency building.
 South :- Trivedi auto garriage.
 East :- Vajirvali street.
 West :- Diwanpara road.



BHAVNAGAR
 08/10/2022

YOURS FAITHFULLY
(RAJESH H. GOHIL)
 Advocate
 Enrolment no. G/841/2003

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