

122, Gitanjali Complex, Opp. "C" Division Police Station, Kalanala, Bhavnagar

Date : 03/06/2019

TO WHOM SO EVER IT MAY CONCERN

Subject : **Legal Opinion regarding title of the Residential cum commercial building namely "Maruti Arcade" being constructed on Plot No.1 having land admeasuring 914.30 Sqmt. of R.S. No.234 Paiky 1/2 of Village : Chitra, City Taluka & District : Bhavnagar**

Owner: **Mr. Dharmikbhai Ghanshyambhai Dhameliya**

With reference to the above, I have received relevant documents and papers for issuance of title clearance report of the property mentioned in the subject. I have gone through the relevant Xerox, documents and papers; my opinion regarding title of the property is as under.

It appears from the documents that originally through the entry No.1, Dtd.01/11/1953 the land of R.S. No.247 of Village Chitra, Taluka & District ; Bhavnagar has been recorded in the name of Dinkarray Nrusinhprasad Desai & other total -56.

Thenafter the name of Jadav Khoda has been entered in the record of R.S. No.230, 231, 232, 233 & 234 as per the Tenancy Act and for the same entry No.56, Dt.05/11/1953 has been entered in the revenue record and the same entry has been certified by the competent authority.

Thenafter as an administrator of the joint family the name of Harkantrai Dinkarra Desai has been entered through entry No.178, Dated : 25/02/1955 and Ripulkant Dinkarra Desai expired on 21/01/1955.

Thenafter Mr. Jadav Khoda has paid the possession price in Ghogha sub treasury and as through order of Mahalkari ghogha bearing No.D.T.L. Chitra No.86/59, Dt.21/03/1964 the sale certificate has been issued in the name of Jadav Khoda and accordingly Jadavbhai Khodabhai became the owner from the tenant and the name of owner Mr. Harkantrai Dinkarra Desai has been deleted and for that the entry No.718 has been entered on Dt.22/09/1964 and the same entry has been certified by the competent authority.

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Thenafter Mr. Jadav Khoda expired, therefore the names of his legal heirs namely (1) Nanubhai Jadavbhai (2) Gilabhai Jadavbhai (3) Meghjbhai Jadavbhai (4) Hirjbhai Lavjbhai (5) Kanjbhai Lavjbhai (Both the legal heirs of late Lavjbhai Khodabhai, brother of late Jadva Khoda) (6) Muljbhai Khodabhai (7) Nagjbhai Khodabhai both the brothers of late Jadav Khoda has been entered through entry No.837, Dated : 11/12/1968 and the said entry has been certified on 11/01/1969.

Thenafter from the joint owners Mr. Muljbhai Khodabhai expired on 16/02/1970 therefore through the entry No.969, Dt.06/12/1970 the name of his legal heir namely Laxmanbhai Muljbhai has been entered in the record of the survey No.230, 231, 232, 233 & 234.

Thenafter from the joint owners Mr. Nagjbhai Khodabhai expired on 25/04/1972, therefore through the entry No.1190, Dt.28/06/1973 the names of his legal heirs namely Laxmanbhai Nagjbhai & others has been entered in the revenue record and the said entry has been certified by the circle officer, Bhavnagar.

Thenafter as per the order of the Deputy Collector, Bhavnagar the joint owners of the survey No.230, 231, 232 & 234 have partitioned their land between them as follows :

Sr. No.	Name	Survey No.	Acre - Guntha
1.	Kanjbhai Lavjbhai	230 Paiky	3-06
	Hirjbhai Lavjbhai		
2.	Laxmanbhai Nagjbhai	230 Paiky	5-12
	Bhagwanbhai Nagjbhai		
	Babubhai Nagjbhai		
3.	Nanubhai Jadavbhai	234 Paiky	3-05
4.	Gilabhai Jadavbhai	234 Paiky	4-05
5.	Laxmanbhai Muljbhai	234 Paiky	4-24
		231	3-07
6.	Meghjbhai Jadavbhai	232	2-26

In respect of the above partition, entry No.3176, Dt.04/07/1991 has been entered and the same entry has been certified by the Circle officer, Bhavnagar on Dt.05/1991.

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Thenafter Mr. Nanubhai Jadav expired on 31/07/1989, therefore the names of his son namely Ghanshyambhai Nanubhai has been entered thorough entry No.3922, Dated : 13/02/1995. From the legal heirs of late Nanubhai Jadavbhai his wife Jamnaben and daughter Vasantben have waived their rights towards the land of survey No.234 Paiky. Said Entry No.3922 has been certified by City Mamlatdar, Bhavnagar on Dt.31/03/1995.

Thenafter city mamlatdar, Bhavnagar through their order No.Ganot Case /70/O/743/95, Dtd.20/06/1996 converted the land of R.S. No.234 Paiky having land area of Acre 3-05 Guntha in to unlimited power type and Deputy collector, Bhavnagar has observed the said order through their letter No.Rev/Vashi/366/96, Dtd.20/06/1996 and for that the entry no.4235 has been entered on Dt.27/06/1996 and the same has been certified by City Mamlatdar, Bhavnagar on Dt.10/09/1996.

Thenafter Krushipanch and City Mamlatdar, Bhavnagar through their order No.Ganot/Case/ No.70/O/Case/1/98, Dt.07/07/1998 ordered to deleted the entry of "Niyantrit Satta Prakar" and to consider the land Acre 4-24 Guntha of R.S. No.234 Paiky as "Amaryadit Satta Prakar". In respect of above order entry No.4645 has been entered in the revenue record on Dt.09/07/1998.

Thenafter Mr. Ghanshyambhai Nanubhai has partitioned the land of R.S. No.234 Paiky between his to sons as follows.

Sr. No.	Name	R.S. No.	Acre-Guntha
1.	Mehulbhai Ghanshyambhai	234 Paiky	1-23
2.	Minor Dharmikbhai Ghanshyambhai guardian Ghanshyambhai Nanubhai	234 Paiky	1-22

In respect of above partition, entry No.5622 has been entered on Dt.15/08/2003 and the same entry has been certified by City Mamlatdar, Bhavnagar.

Thenafter the Minor owner of R.S. No.234 Paiky became major, therefore the entry No.6878 for the same has been entered in the revenue record on 20/04/2017 and the said entry has been certified by City Mamlatdar, Bhavnagar on 27/06/2017.

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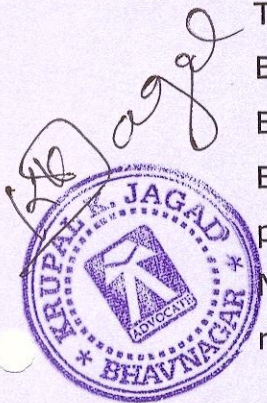
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Thenafter Collector, Bhavnagar has granted the permission for use of non-agricultural for residence purpose for the land admeasuring 2045.00 Sqmt. from the total land of R.S. No.234 Paiky 1/2 through their order No.Jamin/4/Section-65(1) /6644/2017, Dt.29/01/2018.

Bhavnagar Municipal Corporation has approved the lay-our plan for the land admeasuring 2045-00 Sqmt. showing total 8 Plots through their Permission letter No.TD/0150/CF/17-18, Dt.14/07/2017.

Thenafter Bhavnagar Municipal Corporation has approved the building plan for the Plot No.1 through their permission letter No.TD/0066/CF/18-19, Dt.22/06/2018 and as per the said building plan Dharmik Ghanshyambhai Dhameliya has started the construction.

The relevant search has been carried out by me in the office of sub-registrar Bhavnagar -1 for the year 1988 to 2001 and in the office of sub registrar, Bhavnagar-3 for the year of 2001 to 2012 and in the office of sub registrar, Bhavnagar - 2 for the year of 2012 to 2019. The relevant search fees are paid in the office of the sub-registrar, Bhavnagar under receipt No.2019011006364, 2019013002991 and 2019012005146 respectively.



I have examined relevant documents and papers produced before me for issuance of this title clearance report, I hereby give my opinion that the title of **Mr. Dharmikbhai Ghanshyambhai Dhameliya** towards the building namely "Maruti Arcade" being constructed on the Plot No.1 having land admeasuring 914.30 Sqmt. of R.S. No.234 Paiky 1/2 of Village : Chitra, City Taluka & District : Bhavnagar is clear, marketable & free from any encumbrances.

THE SCHEDULE

-:: Description of the property::-

An immovable property i.e. Residential cum commercial building namely "Maruti Arcade" being constructed on Plot No.1 having land admeasuring 914.30 Sqmt. of R.S. No.234 Paiky 1/2 of Village : Chitra, City Taluka & District : Bhavnagar which is bounded as under :

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M.No.9825485318

Krupal Jagad
(Advocate)

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On North : Adjoining Road
On South : Adjoining land of R.S. No.234 Paiky
On East : Adjoining land land of R.S. No.234 Paiky
On West : Adjoining 24.00 mtr. wide road.

Dated : June 03, 2019


K. K. Jagad,
Advocate

