

SAHYOG INFRACON

[PAN: ADJFS1358K]

FOR THE PURPOSE MAKING APPLICATION UNDER RERA

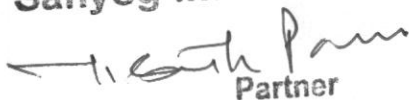
**REGARDING THE REQUIREMENT OF FURNISHING THE ENCUMBRANCE
CERTIFICATE:**

THE PROPERTY UNDER CONSTRUCTION IS FREE FROM ENCUMBRANCES, AS EVIDENT FROM CLAUSE NO. 2 ON PAGE NO. 3 OF THE LAND DOCUMENT ATTACHED HERewith. HOWEVER, COPY OF TITLE CLEAR CERTIFICATE ISSUED BY THE ADVOCATE IN FAVOUR OF PREVIOUS OWNER IS ATTACHED HERewith

DATE: JULY 28, 2017

SIGNATURE:

Sahyog Infracon


Partner



Bhavnes A. Mehta
Advocate

Samip B. Mehta
Advocate

Office : © 2436735

1st Floor, B. K. Chamber, Court Road,
Near Main Post Office,
Bhavnagar-364 001 (Guj.) M : 9824239139.
E-mail : bhavneshmehtaadvocate@gmail.com

Date : 23/06/2017

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TO WHOM SO IT MAY CONCERN

SUB:- Legal Opinion regarding Title of all that piece and parcel of Municipal Lease Hold Land of **Plot No.2261/B-2** land admeasuring 552.00 Sq.Yards. (460.60 Sq.Mtrs. as per City Survey record) situated on Talaja Road, Hill Drive, Krushnanagar, Bhavnagar within City Survey Ward No.7, City Survey No.2919/B.

Owner:- (1) Niranjnanaben Harishchandra Patel,
(2) Vireshkumar Harishchandra Patel and
(3) Minalkumar Harishchandra 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. The Lease hold Plot No. 2261/B-2 is part of Plot No. 2261. Bhavnagar Nagarpalika was holding the Plot No. 2261 at the relevant time. Bhavnagar Nagarpalika sanctioned part plan of Plot





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No. 2261 as Plot No. 2261/A & 2261/B and passed resolution No. 86 dt. 5/04/1966 to that effect. It appears from the Resolution bearing No.1414 dated 08/07/1966 passed by the executive committee of the then Bhavnagar Nagarpalika that Lease Hold Plot No.2261/B was transferred in the name of Jitendra Vanmali Parekh at the relevant time. It reveals from the Resolution bearing No.3201 dated 08/11/1966 passed by the Bhavnagar Nagarpalika that the Plot No.2261/B was divided and Bhavnagar Nagarpalika sanctioned part plan of Plot No. 2261/B as Plot No.2261/B-1 land admeasuring 552.00 Sq.Yard and Plot No.2261/B-2 land admeasuring 552.00 Sq.Yard. The said Lease Hold Right of Plot No.2261/B-1 and Plot No.2261/B-2 were then transferred in the name of Shantilal alias Shaligram Nandlal Sharma as per the then prevailing practice and accordingly executive committee of the then Bhavnagar Nagarpalika passed Resolution No.5188 (Kramank No. 4578) dated 10/02/1967.

Shaligram Nandlal Sharma then transferred the lease hold right over Plot No.2261/B-2 in favour of Harishchandra Jashvantray Patel as per the then prevailing practice and -





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accordingly executive committee of the then Bhavnagar Nagarpalika passed Resolution Kramank No.8270 dated 21/03/1972. Shaligram Nandlal Sharma has also executed Unregistered Sale Agreement in favour of Harishchandra Jashvantray Patel on dated 14/03/1972. Bhavnagar Nagarpalika executed Registered Lease Deed bearing No.1348 dated 06/08/1975 in favour of Harishkumar alias Harishchandra Jashvantray Patel for the period of 99 years commencing from 1946. Harishkumar alias Harishchandra Jashvantray Patel constructed residential building on the Plot No.2261/B-2 Bhavnagar Nagarpalika has sanctioned building plan and also issued Completion Certificate. Thereafter Bhavnagar Nagarpalika has also sanctioned extension building Plan on Plot No. 2261/B-2 on dt. 13/09/1979.

It reveals from the record that Harishkumar alias Harishchandra Jashvantray Patel died intestate on dated 13/07/2016 leaving behind him only legal heirs namely -





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(1) Niranjnanaben Harishchandra Patel, (2) Vireshkumar Harishchandra Patel and (3) Minalkumar Harishchandra Patel. Varsai took place in the relevant City Survey and Municipal record. Niranjnanaben Harishchandra Patel made Affidavit on dt. 7/09/2016. The names of (1) Niranjnanaben Harishchandra Patel, (2) Vireshkumar Harishchandra Patel and (3) Minalkumar Harishchandra Patel have been mutated in the relevant City Survey and Municipal record. Revenue Talati, City Ward has issued Pedhinamu on dated 08/06/2017, regarding heirs of the deceased Harishchandra Jashvantray Patel. The City Survey Department has issued City Survey Property Card in the names of (1) Niranjnanaben Harishchandra Patel, (2) Vireshkumar Harishchandra Patel and (3) Minalkumar Harishchandra Patel. Bhavnagar Municipal Corporation has passed name transfer resolution on dated 09/02/2017. Last Municipal Taxes have been paid under Receipt No.1001505 on dated 20/04/2017. Last Municipal Lease have been paid under Receipt No.1978 dated 21/04/2017. Before issuance of this title clear report, a Public -





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Notice regarding inviting objections has been published in Saurashtra Samachar Daily News Paper on dt. 29/05/2017, but within stipulated period and till today I have not received any legal objections from anybody.

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 **23/06/2017**. Computerized search has also been carried out.

3. I have examined relevant documents and papers mentioned here in above in this report. From the above records, I am of the opinion that the title of the property described here under in detailed and owned by (1) **Niranjanaben Harishchandra Patel**, (2) **Vireshkumar Harishchandra Patel** and (3) **Minalkumar Harishchandra Patel** is clear, marketable and free from any encumbrances.





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DESCRIPTION OF THE PROPERTY

All that piece and parcel of Municipal Lease Hold Land of **Plot No.2261/B-2** land admeasuring 552.00 Sq.Yards. (460.60 Sq.Mtrs. as per City Survey record) situated on Talaja Road, Hill Drive, Krushnanagar, Bhavnagar within City Survey Ward No.7, City Survey No.2919/B and four boundaries of which are as under.

On North : 50.00 feet wide road.

On South : Plot No.2262.

On East : 15.00 feet Gali.

On West : Plot No.2261/B-1.



B. A. Mehta
B. A. Mehta
Advocate

અરજી પહોંચ

મેલકતનું વર્ણન વોર્ડ નં.7, સીટી સર્વે નં.2919/બ, પ્લોટ નં.2261/બી-2

Search in : BHAVNAGAR Ward No 7/BHAVNAGAR Ward No 7

પહોંચ નંબર: ૨૦૧૭૦૧૧૦૦૫૫૦૩

અરજી નંબર: ૩૩૧૫

અરજી વર્ષ: ૨૦૧૭

તા: ૨૩

માહે: જુન

સને: ૨૦૧૭

રજુ કરનારનું નામ લવનેશ એ.મહેતા

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસાલી..... Year: ૧૯૮૮ ૨૦૧૭

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૨૬૦

અંકે રૂપિયાબસો સાઈઠ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

સબ રજીસ્ટ્રાર
ભાવનગર-1-City

૨૩/૬/૨૦૧૭

૧:૧૮:૫૬ pm

IGR-NIC

7649526732223440393

મિલકત પરના બોજા અંગેનું પત્રક

Search in ભવનેશ એ.મહેતા

અરજી નંબર : ૩૩૧૫

ગામ નું નામ : BHAVNAGAR Ward No 7

મિલકતનું વર્ણન વોર્ડ નં.7, સીટી સર્વે નં.2919/બ, પ્લોટ નં.2261/બી-2

દસ્તાવેજની આ શોધ એસ.આર.ઓ -ભાવનગર-1 CITY મા -29 વર્ષના ઇંડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પત્રક પુરતોજ

પુરતોજ મર્યાદીત રહેશે આ શોધમા તા_____ સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઈપણ માહિતી સંબંધમા નુક્સાની માટેના કોઈપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ ક્ષેત્રફળ આકાર અથવા જુડી નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો) તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ	દસ્તાવેજ નંબર	શેરો
				નોંધણીની તારીખ		
૩૧.		NO DATA AVAILABLE				

તારીખ :

સબ-રજીસ્ટ્રાર

એસ.આર.ઓ -ભાવનગર-1 CITY

