

Date : 18/03/2023

TO WHOM SO EVER IT MAY CONCERN

Subject : Legal Opinion regarding title of the an immovable property i.e. residential non-agricultural land admeasuring 10791.00 smqt. known as "Bijal Park" of Final Plot No.23, Original Plot No.13, T.P. Scheme No.2/B (Fulsar), R.S. No.38 of Village : Chitra, Taluka Bhavnagar city and District : Bhavnagar.

Owner: Jekabhai Bijalbhai Baraiya and others.

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 Mr. Mangubhai Bhikhabhai, Bijalbhai Bhikhabhai, Devjibhai Bhikhabhai and Ravjibhai Ukabhai are holding the land of R.S. No.33/1, 35, 36/1, 36/3 and 38 as a Sanrakshit Ganotiya under The Bombay Tenancy and Agricultural lands Act 49 and through entry No.78 their names were entered in the revenue record of above land.

Thenafter tenants namely Mangubhai Bhikhabhai and others have paid Rs.1640/- and Mahalkari Saheb through their order Dated : 30/03/1960 issued sale certificate in the name of Mangubhai Bikhabhai and others and in respect of that entry No.629 has been entered in to the revenue record on Dt.26/10/1961 and the same has been certified by competent officer.

Apart from Mangubhai Bhikhabhai, his other brothers also had shares in the lands including land of revenue survey no.38 of village Chitra. The joint owners got the land measured and distributed the land between the joint owners, according to which land admeasuring acres 3-23 guntha of survey no.38 came to the sole ownership of Bijalbhai Bhikhabhai. An entry in respect of which has been entered in the Revenue Record vide entry No.2029, Dated : 21/02/1980.

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Thenafter Mr. Bijalbhai Bhikhabhai expired, therefore the land of R.S. No.35, 36/1 Paiky and 38 came to the ownership of (1) Dulabhai Bhijalbhai (2) Jekabhai Bijalbhai (3) Valjibhai Bijalbhai (4) Lakhmanbhai Bijalbhai (5) Jayantibhai Bijalbhai (6) Dineshbhai Bijalbhai the legal heirs of late Bijalbhai Bhikhabhai. The name of above legal heirs has been entered through entry No.3076, Dated : 13/08/1990 and said entry has been certified by City Mamlatdar, Bhavnagar.

Subsequently in respect of breach of condition through entry No.2029, dated : 21/02/1980 entered in the revenue record of village Chitra, Deputy Collector, Bhavnagar by his order dated 19/10/1995 resolved Entry No.2029, dated : 21/02/1980 as correct.

Thenafter Bijalbhai Bhikhabhai due to his old age applied before competent authority to enter the names of his sons (1) Dulabhai Bijalbhai (2) Jekabhai Bijalbhai (3) Valjibhai Bijalbhai (4) Lakhmanbhai Bijalbhai and (5) Jayantibhai Bijalbhai in revenue record of R.S. No.35, 36/1 Paiky and 38 Paiki and accordingly the above names entered in the revenue record of above survey numbers through entry No.4393, Dated : 24/01/1997.



Thenafter from the joint owners of the land of R.S. NO.38 and other, Mr. Dulabhai Bijalbhai Baraiya expired on 10/02/2015 and his son Mukeshbhai Dulabhai Baraiya expired on 17/08/2006, therefore the names of legal heirs namely (1) Renukaben Dulabhai Baraiya, W/o. Dulabhai Baraiya (2) Rajeshbhai Dulabhai Baraiya - Son (3) Jyotiben Dulabhai Baraiya - Daughter (4) Rakeshbhai Dulabhai Baraiya - Son (5) Ritaben Dulabhai Baraiya - Daughter (6) Vaishaliben Dulabhai Baraiya, W/o. late Mukeshbhai Dulabhai Baraiya - Daughter in law (7) Minor Shivang Mukeshbhai Baraiya - Grand Son have been entered in the revenue record through entry No.7112, Dated : 01/07/2021 and City Mamlatdar, Bhavnagar has also certified the said entry on Dt.26/08/2021.

Thenafter from the joint owners of the land of R.S. NO.38 and other, Mr. Bijalbhai Bhikhabhai expired on 14/10/2018, therefore the name of Mr. Bijalbhai Bhikhabhai has been deleted from the revenue through entry No.7119, Dated : 06/08/2021 and City Mamlatdar, Bhavnagar has certified the said entry on Dt.06/10/2021.

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Thenafter from the joint owners of the land of R.S. NO.38, Shivan Mukeshbhai Baraiya become adult and In respect of that Minor to Adult entry has been entered through entry No.7139, Dated : 08/01/2022 and City Mamlatdar, Bhavnagar has certified above entry on Date : 14/03/2022.

Thenafter from the joint owners of the land of R.S. NO.38 and other, Mr. Laxmanbhai Bijalbhai Baraiya has applied before competent authority to correct the name Lakhmanbhai Bijalbhai Baraiya to Laxmanbhai Bijalbhai Baraiya, accordingly City Mamlatdar, Bhavnagar through their order No.E-dhara/Vashi/679/2022, Dated : 09/02/2022 ordered to correct the name from Lakhmanbhai Bijalbhai Baraiya to Laxmanbhai Bijalbhai Baraiya. In respect of above order entry No.7145 has been entered on Dt.14/02/2022 and City Mamlatdar, Bhavnagar has certified the above entry on Dt.12/04/2022.



Thenafter the present owners applied before Collector, Bhavnagar to transfer the said land from new condition to old condition for non-agricultural usage and Collector, Bhavnagar through their order No.1437/14/12/001/2023, Dated : 04/02/2023 granted the permission for non-agricultural old condition for the land admeasuring 10791.00 sqmt. of F.P. No.23, O.P. No.13, R.S. No.38, Village : Chitra, Taluka and District : Bhavnagar and also granted the permission for residential non-agricultural usage through their order No.101/14/12/001/2023, Dated : 23/01/2023 and earlier Bhavnagar Municipal Corporation has approved Layout plan through their permission letter no.21, Dated : 12/09/2022.

The relevant search has been carried out by me in the office of sub-registrar Bhavnagar-1 for the year 1992 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 2023 and search fees are paid to the office of the sub-registrar, Bhavnagar under receipt No.202301100004038, 202301300002219 and 202301300002220 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 **Jekabhai Bijalbhai Baraiya and others** towards the

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..an immovable property i.e. residential non-agricultural land admeasuring 10791.00 smqt. known as "Bijal Park" of Final Plot No.23, Original Plot No.13, T.P. Scheme No.2/B (Fulsar), R.S. No.38 of Village : Chitra, Taluka Bhavnagar city and District : Bhavnagar is clear, marketable & free from any encumbrances.

THE SCHEDULE**-:: Description of the property:-**

An immovable property i.e. residential non-agricultural land admeasuring 10791.00 smqt. known as "Bijal Park" of Final Plot No.23, Original Plot No.13, T.P. Scheme No.2/B (Fulsar), R.S. No.38 of Village : Chitra, Taluka Bhavnagar city and District : Bhavnagar. The whole plotting is bounded as under :

Towards North	:	Adjoining land of Final Plot No.21, R.S. No.39
Towards South	:	Adjoining 15.00 mtr. wide road
Towards East	:	Adjoining land of Final Plot No.24
Towards West	:	Adjoining 18.00 mtr. wide road.

Dated : March 18, 2023



K. K. Jagad,
Advocate

Enrollment No.G/451/2011

Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

મિલકત નું વર્ણન : 10791.00 ચોરસમીટર રહેણાકના હેતુ માટે બિનખેતી થયેલ જમીન, રેવન્યુ સર્વે નં.38,
ટી.પી. સ્કીમ નં.2/B (કુલસર), મૂળ ખંડ નં.13, અંતિમ ખંડ નં.23, ગામ : ચિત્રા, તાલુકા
: ભાવનગર શહેર, જિલ્લો : ભાવનગર

Search in : ચિત્રા /CHITRA

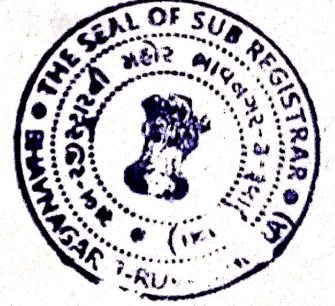
પહોંચ નંબર ૨૦૨૩૦૧૩૦૦૦૦૨૨૨૦ અરજી નંબર ૮૭૨ અરજી વર્ષ ૨૦૨૩
તારીખ ૧૬ માહે માર્ચ સને ૨૦૨૩

રજુ કરનારનું નામ Krupal Kiranbhai Jagad
ટ્રાન્ઝેક્સન નંબર 20230315131489305

નીચે પ્રમાણે ફી પહોંચી
રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....વર્ષ : 2001 થી 2012
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી
અન્ય ફી

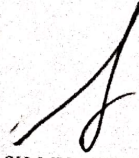
રૂ. પેસા

૨૩૦.૦૦



કુલ એકંદરે રૂ. ૨૩૦.૦૦

અંકે રૂપિયા બે સો ત્રીસ પુરા


YASH MUKESHBHAI JOSHI
સબ રજીસ્ટ્રાર
ભાવનગર-૩-Roova (Chitra)

ઈન્સ્પેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)
મિલકત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : Krupal Kiranbhai Jagad અરજી નંબર : 972 ગામ નું નામ : CHITRA

Search Year : - 2012 મિલકતનું વર્ણન : 10791.00 ચોરસમીટર રહેણાકના હેતુ માટે બિનપ્રેતી થયેલ જમીન, રેવન્યુ સર્વે નં.38, ટી.પી. સ્કીમ નં.2/B (કુલસર), મૂળ ખંડ નં.13, અંતિમ ખંડ નં.23, ગામ : ચિત્રા, તાલુકા : ભાવનગર શહેર, જીલ્લો : ભાવનગર

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Bhavnagar-3 Chitra મા -12 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પ્રમાણપત્ર પુરતો જ મર્યાદીત છે. આ શોધમાં તા. 16/03/2023 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.
નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી અને એમાંની કોઇપણ માહિતી સંબંધ મા નુકસાની માટેના કોઇપણ હકદાર 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 નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકાર નું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
----- NO DATA AVAILABLE -----								

ઇ-પેમેન્ટ થી ટ્રાન્ઝેક્શન નંબર 20230315131489305 Date 15/03/2023 થી મળેલ છે.


સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Bhavnagar-3 Chitra

