



Date : 28/11/2022

TO WHOM SO IT MAY CONCERN

SUB:- Legal Opinion regarding Title of all that piece and parcel of Municipal Lease Hold **Plot No.1211/A-B/1** land admeasuring 650.82 Sq.Mtrs. as per Municipal record situated in Ambawadi area, Krishnanagar, Bhavnagar within City Survey Ward No.6, Sheet No.230 and City Survey No.2180 paiki.

Owner:- Bhupatsinh Jivabhai Parmar.

With reference to the above noted subject, it is submitted that I have received relevant documents and papers for issuance of title opinion 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. It appears from the record that initially Plot No.1211 situated in Ambawadi was held by Kashiram Jaduram Dixit at the relevant time. Maharaja Sansthan, Bhavnagar issued Patta Sanad regarding Plot No.1211 to Kashiram Jaduram Dixit on dated 16/09/1937 for the period of 99 years. It appears from the record that the said Kashiram Jaduram Dixit executed Registered Will bearing No.328 dated

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16/09/1963 and bequeathed the property of Plot No.1211 to his grand sons namely (1) Kiritkumar Dixit and (2) Girishkumar Dixit. As per Will Jayalaxmi Kashiram Dixit widow of Kashiram Dixit had given life time right of residence. Kashiram Jaduram Dixit died on dated 30/09/1963.

On Introduction of New City Survey in Bhavnagar the land of Plot No.1211 was recorded in City Survey record in City Survey Ward No.6, Sheet No.230 and City Survey No.2186 in the name of Jayalaxmi Rajaram wife of Kashiram Dixit as admeasuring 1346.12 Sq.Mtrs. The Plot No.1211 was divided as Plot No.1211/A and Plot No.1211/B. Bhavnagar Nagarpalika sanctioned Part Plan with existing building thereon. Jayalaxmi Kashiram Dixit died on dated 13/10/1991. As per Registered Will of Kashiram Jaduram Dixit bearing No.328 dated 16/09/1963, (1) Kiritkumar Dixit and (2) Girishkumar Dixit became joint owners of the property in question. Jayalaxmi Kashiram Dixit had also made Will dated 23/01/1990 in support of Will of her husband and conformed the Will of her husband Kashiram Jaduram Dixit and she bequeath the said Plot No.1211/A and Plot No.1211/B to her grand sons namely

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(1) Kiritkumar Dixit and (2) Girishkumar Dixit. Girishkumar Dixit died intestate in New Jersey on dated 25/01/2006 leaving behind him legal heirs namely (1) Shraddhaben Girishbhai Dixit - widow, (2) Payal Girishbhai Dixit, (3) Shweta Girishbhai Dixit and (4) Aalap Girishbhai Dixit. Thus, (1) Shraddhaben Girishbhai Dixit - widow, (2) Payal Girishbhai Dixit, (3) Shweta Girishbhai Dixit (4) Aalap Girishbhai Dixit and (5) Kiritkumar Dixit became joint owners of the Plot No.1211/A and Plot No.1211/B and accordingly their names have been mutated in the relevant City Survey and Municipal record.

Bhavnagar Municipal Corporation executed Registered Lease Deed bearing No.2607 dated 25/04/2022 in favour of (1) Shraddhaben Girishbhai Dixit - widow, (2) Payal Girishbhai Dixit, (3) Shweta Girishbhai Dixit (4) Aalap Girishbhai Dixit and (5) Kiritkumar Dixit regarding Plot No.1211/A land admeasuring 724.06 Sq.Mtrs. as per Municipal record.

Bhavnagar Municipal Corporation executed Registered Lease Deed bearing No.2608 dated 25/04/2022 in favour of (1) Shraddhaben Girishbhai Dixit - widow, (2) Payal Girishbhai Dixit, (3) Shweta Girishbhai Dixit (4) Aalap

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Girishbhai Dixit and (5) Kiritkumar Dixit regarding Plot No.1211/B land admeasuring 585.27 Sq.Mtrs. as per Municipal record.

(1) Payal Girishbhai Dixit, (2) Shweta Girishbhai Dixit and (3) Aalap Girishbhai Dixit relinquished their right title and interest from the property of Plot No.1211/A and Plot No.1211/B in favour of Shraddhaben Girishbhai Dixit by Registered Release Deed bearing No.2683 dated 27/04/2022. Thus, (1) Kiritkumar Gunvantray Dixit and (2) Shraddhaben Girishbhai Dixit became joint owners of the property of Plot No.1211/A and Plot No.1211/B.

Bhupatsinh Jivabhai Parmar purchased the said Plot No.1211/A and Plot No.1211/B admeasuring respectively 724.06 Sq.Mtrs. and 585.27 Sq.Mtrs. as per Municipal record and 1346.12 Sq.Mtrs. as per City Survey record from (1) Kiritkumar Gunvantray Dixit and (2) Shraddhaben Girishbhai Dixit by Registered Sale Deed bearing No.3027 dated 12/05/2022. Accordingly the name of **Bhupatsinh Jivabhai Parmar** has been mutated in the relevant City Survey and Municipal record. **Bhupatsinh Jivabhai Parmar** amalgamated the Plot No.1211/A and 1211/B and then divided the Plot No.1211/A and 1211/B as

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Plot No.1211/A-B/1 admeasuring 650.82 Sq.Mtrs. and Plot No.1211/A-B/2 admeasuring 658.84 Sq.Mtrs. as per Municipal record. Bhavnagar Municipal Corporation has issued Development Permission on dated 16/06/2022 and sanctioned amalgamation plan and part plan.

It appears that **Bhupatsinh Jivabhai Parmar** intends to construct residential flats building known as "**Shanti Utsav-I**" on Plot No.1211/A-B/1. Bhavnagar Municipal Corporation has sanctioned building plan and issued Raja Chitthi No.13 dated 23/09/2022.

A Public Notice regarding title has been published in Saurashtra Samachar daily news paper on dated 25/01/2022 by Shri Himanshubhai S. Vora, Advocate and as per his certificate dated 17/11/2022 within stipulated period and till dated 17/11/2022, he had not received any objections from anybody. Last Municipal Taxes and lease have been paid up to date. **Bhupatsinh Jivabhai Parmar** has made title affidavit on dated 28/11/2022.

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 **25/11/2022**.

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Computerized search has also been carried out. I have issued this title opinion report on the basis of the documents and information produced before me.

5. From the above records, I am of the opinion that the title of the property described here under in detailed and owned by **Bhupatsinh Jivabhai Parmar** is clear, marketable and free from encumbrances.

DESCRIPTION OF THE PROPERTY

A Property of Municipal Lease Hold **Plot No.1211/A-B/1** land admeasuring 650.82 Sq.Mtrs. situated in Ambawadi area, Krishnanagar, Bhavnagar within City Survey Ward No.6, Sheet No.230 and City Survey No.2180 paiki and four boundaries of which are as under.

East	:	9.14 meter wide road.
West	:	Plot No.1210.
North	:	Plot No.1211/A-B/2.
South	:	9.14 meter wide road.



B. A. Mehta

**B. A. Mehta
Advocate**



Date : 28/11/2022

TO WHOM SO IT MAY CONCERN

SUB:- Legal Opinion regarding Title of all that piece and parcel of Municipal Lease Hold **Plot No.1211/A-B/2** land admeasuring 658.84 Sq.Mtrs. as per Municipal record situated in Ambawadi area, Krishnanagar, Bhavnagar within City Survey Ward No.6, Sheet No.230 and City Survey No.2180 paiki.

Owner:- Bhupatsinh Jivabhai Parmar.

With reference to the above noted subject, it is submitted that I have received relevant documents and papers for issuance of title opinion 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. It appears from the record that initially Plot No.1211 situated in Ambawadi was held by Kashiram Jaduram Dixit at the relevant time. Maharaja Sansthan, Bhavnagar issued Patta Sanad regarding Plot No.1211 to Kashiram Jaduram Dixit on dated 16/09/1937 for the period of 99 years. It appears from the record that the said Kashiram Jaduram Dixit executed Registered Will bearing No.328 dated

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16/09/1963 and bequeathed the property of Plot No.1211 to his grand sons namely (1) Kiritkumar Dixit and (2) Girishkumar Dixit. As per Will Jayalaxmi Kashiram Dixit widow of Kashiram Dixit had given life time right of residence. Kashiram Jaduram Dixit died on dated 30/09/1963.

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Plot No.1211/A-B/1 admeasuring 650.82 Sq.Mtrs. and Plot No.1211/A-B/2 admeasuring 658.84 Sq.Mtrs. as per Municipal record. Bhavnagar Municipal Corporation has issued Development Permission on dated 16/06/2022 and sanctioned amalgamation plan and part plan.

It appears that **Bhupatsinh Jivabhai Parmar** intends to construct residential flats building known as "**Shanti Utsav-II**" on Plot No.1211/A-B/2. Bhavnagar Municipal Corporation has sanctioned building plan and issued Raja Chitthi No.14 dated 23/09/2022.

A Public Notice regarding title has been published in Saurashtra Samachar daily news paper on dated 25/01/2022 by Shri Himanshubhai S. Vora, Advocate and as per his certificate dated 17/11/2022 within stipulated period and till dated 17/11/2022, he had not received any objections from anybody. Last Municipal Taxes and lease have been paid up to date. **Bhupatsinh Jivabhai Parmar** has made title affidavit on dated 28/11/2022.

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East	:	9.14 meter wide road.
West	:	Plot No.1210.
North	:	Plot No.1204.
South	:	Plot No.1211/A-B/1.



B. A. Mehta

**B. A. Mehta
Advocate**