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વિજય ખોડિદાસ ચૌહાણ

એડવોકેટ

બીજો માળ, ડી. શિવનાથ બિલ્ડિંગ
અંબાજી માતાના મંદિર સામે, કોર્ટ રોડ
ભાવનગર - ૩૬૪ ૦૦૧.
(મો.) : ૯૮૨૫૫૫૨૮૫૬

TO WHOM SO EVER IT MAY CONCERN

REF : Investigation of title to freehold land admeasuring 259.54 Sq.Mts. as per record & 258.45 Sq.Mts. as per calculation with proposed construction admeasuring 786.42 Sq.Mts., situated at M. G. Road, Near Khargate, Opp : Khodiyar Hotel Kancha, Bhavnagar bearing city survey ward No.3, sheet No.61, survey No.2893, 2894, 2895 & 2896 belonging to **PADAMSHIBHAI DEVJIBHAI VITHANI.**

I have investigated title to freehold land admeasuring 259.54 Sq.Mts. as per record & 258.45 Sq.Mts. as per calculation with proposed construction admeasuring 786.42 Sq.Mts., situated at M. G. Road, Near Khargate, Opp : Khodiyar Hotel Kancha, Bhavnagar bearing city survey ward No.3, sheet No.61, survey No.2893, 2894, 2895 & 2896 is in ownership and possession of **PADAMSHIBHAI DEVJIBHAI VITHANI** on the basis of verification of title documents and other evidences as enlisted hereinbelow for the same :

FOR CTS No.2893 ::

1. That freehold Immovable property admeasuring 35.82 Sq.Mts., situated at M. G. Road, Near Khargate, Opp : Khodiyar Hotel Kancha, Bhavnagar was purchased by Ratilal Dhanjibhal Brahmkhastri vide sale deed No.55 samvat 2006 dated 20.12.1946 and on introduction of new city survey, the said property was recorded in his name in city survey ward No.3, sheet No.61, survey No.2893 admeasuring 35.82 Sq.Mts. and said Ratilal Dhanjibhal Brahmkhastri sold his said property to Natvarlal Ghelabhal Co., a partnership firm vide sale deed No.1718 dated 01.08.1973 and said property was mutated in the name of said firm in city survey record and in municipal record.
2. Natvarlal Ghelabhal Co., a partnership firm commence between Natvarlal Ghelabhal Ajwallya, Gangaram Ghelabhal.



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4. Natvarlal Ghelabhai Ajwallya, one of the co-owner died Inteste on 29.01.2001 and his wife Ramaben Natvarlal Ajwallya died on 06.12.2007 and names of their heirs Maheshbhai Natvarlal Ajwallya, Tannaben Ajwallya, Jayamtiben Ajwallya, Mayaben Ajwallya, Arunaben, Ajwallya and Nitaben Ajwallya were entered In city survey record.
5. Maheshbhai Natvarlal Ajwallya, for self and as power of attorney holder of Tannaben Rameshchandra Ajwallya, Jaymatiben Harikrushnabhai Ajwallya, Nitaben Dharmeshkumar Ajwallya, Arunaben Babulal Kachhiya and Mayaben Pravinkumar Ajwallya had relinquished their rights, title and Interest In above mentioned property bearing city survey ward No.3, sheet No.61, survey No.2893 admeasuring 35.82 Sq.Mts. In favour of [1] Gangaram Ghelabhai Ajwallya, [2] Harishchandra Gangaram Ajwallya, [3] Rameshchandra Kalidas Ajwallya, [4] Harshadray Kalidas Ajwallya, [5] Shantilal Jethalal Ajwallya, [6] Hareshkumar Jethalal Ajwallya, [7] Prakash Kanaiyalal Ajwallya, for self and as power of attorney holder of Jasumatiben Kanaiyalal Ajwallya, Ajaybhai Kanaiyalal Ajwallya, Madhaviben Kanaiyalal Ajwallya and Hinaben Vipulkumar Ajwallya and [8] Mukeshbhai Dalsukhbhai Ajwallya, for self and as power of attorney holder of Mehulbhai Dalsukhbhai Ajwallya and Bhavnaben Vibhakarabhai Ajwallya vide release deed registered at No.377 dated 27.06.2014 In the office of The Sub Registrar, Bhavnagar-1 and at the time of said release deed, Dhanlaxmiben Jethalal Ajwallya [wife of Himatlal Patel], Prabhavatiben Jethalal Ajwallya [wife of Gangaram Ajwallya] and heirs of late Sushilaben Jethalal Ajwallya namely Dipakkumar Jentilal Ajwallya and Pareshkumar Jentilal Ajwallya were not joined with fisty party, therefore Maheshbhai Natvarlal Ajwallya, for self and as power of attorney holder of Tannaben Rameshchandra Ajwallya, Jaymatiben Harikrushnabhai Ajwallya, Nitaben Dharmeshkumar Ajwallya, Arunaben Babulal Kachhiya and Mayaben Pravinkumar Ajwallya had relinquished their rights, title and Interest In above mentioned property bearing city survey ward No.3, sheet No.61, survey No.2893 admeasuring 35.82 Sq.Mts. In their favour vide release deed registered at No.3217 dated 20.09.2014 In the office of The Sub Registrar,



Bhavnagar-1 and their names were deleted from city survey record.

6. Harshadray Kalidas Ajwallya, one of the co-owner died Intestate on 22.01.2017 and names of his heirs Ilaben Harshadray Ajwallya, Kaushik Harshadray Ajwallya, Hitesh Harshadray Ajwallya, Manoj Harshadray Ajwallya and Manish Harshadray Ajwallya and their names were entered in city survey record.
7. **PADAMSHIBHAI DEVJIBHAI VITHANI** purchased land admeasuring 35.82 Sq.Mts., situated at M. G. Road, Near Khargate, Opp : Khodiyar Hotel Kancha, Bhavnagar from the partners of dissolved partnership firm Natvarlal Ghelabhai Ajwallya namely [1] **HARISHCHANDRA GANGARAM AJWALIYA**, for self and as power of attorney holder of Gangaram Ghelabhai Ajwallya, [2] **RAMESHCHANDRA KALIDAS AJWALIYA**, [3] **MANOJBHAI HARSHADRAY AJWALIYA**, for self and as power of attorney holder of Ilaben Harshadray Ajwallya, Manish Harshadray Ajwallya, Hitesh Harshadray Ajwallya and Kaushik Harshadray Ajwallya, [4] **SHANTILAL JETHALAL AJWALIYA** through his power of attorney holder of Dharmendra Shantilal Ajwallya, [5] **HARESHKUMAR JETHALAL AJWALIYA**, [6] **PRAKASH KANAIYALAL AJWALIYA**, for self and power of attorney holder of Jasumatiben Kanaiyalal Ajwallya, Ajaybhai Kanaiyalal Ajwallya, Madhaviben Kanaiyalal Ajwallya, Hinaben Vipulkumar Ajwallya, [7] **MUKESHKUMAR DALSUKHBHAI AJWALIYA**, for self and as power of attorney holder of Mehulbhai Mansukhbhai Ajwallya, Bhavnaben Vibhakarbhail Ajwallya, [8] **DIPAK JENTILAL AJWALIYA**, for self and power of attorney holder of Paresb Jentilal Ajwallya, [9] **DHANLAXMIBEN JETHALAL AJWALIYA**, wife of Himatlal Ajwallya AND [10] **PRABHABEN JETHALAL AJWALIYA**, wife of Gangarambhai Ajwallya vide sale deed registered at No.1723 dated 01.06.2017 in the office of The Sub Registrar, Bhavnagar-1 and said property was mutated in the name of said purchaser in city survey record and in municipal record.

**FOR CTS No.2894, 2895 & 2896 ::**

1. That freehold Immovable property admeasuring 26.51 Sq.Mts., 184.41 Sq.Mts. and 12.76 Sq.Mts., situated at M. G. Road, Near Khargate, Opp : Khodiyar Hotel, Kancha, Bhavnagar was come to hands and ownership of Ramniklal Manordas, a partnership firm as per order dated 18.06.1957 passed by Hon'ble Court In Execution Petition No.26 of 1956 and said firm had sold said property to Bechardas Shamjibhai Makwana vide sale deed No.2124 dated 19.08.1969, registered at No.638 dated 05.03.1969 and said properties were mutated in the name of said purchaser in city survey record and in municipal record.
2. Bechardas Shamjibhai Makwana had executed his last will or testament at No.898 dated 26.08.1976 and he bequeathed his properties to his two wives namely Kasturben Bechardas and Narmdaben Bechardas and adopted son Himatlal Bechardas and wife of Himatlal and his sons and said Bechardas Shamjibhai Makwana died on 10.09.1976 and Letter of Administation was granted by the Court of The Civil Judge, Senior Division, Bhavnagar on 10.01.1980 in Misc. Civil Application No.94 of 1978 and names of his heirs namely Kasturben Bechardas Makwana, Jabuben alias Narmdaben Bechardas Makwana, Himatlal Bechardas, Kantagauri Himatlal, then minor Rajeshkumar Himatlal and then minor Prakashkumar Himatlal were entered in city survey record and out of them Kasturben Bechardas Makwana died Intestate on 14.02.1982 and Jabuben Bechardas Makwana died Intestate on 02.04.1982 and their names were deleted from city survey record and said minor Rajeshkumar Himatlal and then minor Prakashkumar Himatlal become major and entry regarding the same was carried out in city survey record.
3. **SHABNAM BEN KUTUBBHAI KAPASI** purchased freehold land admeasuring 210.44 Sq.Mts. with 569.46 Sq.Mts. construction standing thereon, situated at M. G. Road, Near Khargate, Opp : Khodiyar Hotel Kancha, Bhavnagar bearing city survey ward No.3, sheet No.61, survey No.2894, 2895 & 2896 from [1] **HIMATLAL BECHARDAS MAKWANA**, [2] **KANTABEN HIMATLAL MAKWANA**, [3] **RAJESH HIMATLAL MAKWANA** AND [4] **PRAKASH HIMATLAL**



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MAKWANA vide sale deed registered at No.875 dated 20.01.2010 in the office of The Sub Registrar, Bhavnagar-1 and said property was mutated in the name of said purchaser in city survey record and in municipal record and said **SHABNAM BEN KUTUBBHAI KAPASI** sold her above mentioned property to **PRAVINBHAI BHIMABHAI AAL AND LALJIBHAI GOBARBHAI KALOTARA** vide - sale deed registered at No.3393 dated 04.10.2014 in the office of The Sub Registrar, Bhavnagar-1 and said property was mutated in the name of said purchaser in city survey record and in municipal record.

4. The Deputy Director, Land Records, Bhavnagar vide its order dated 21.07.2017, rectified measurement of CTS No.2894 from 13.27 Sq.Mts. to 26.55 Sq.Mts. and effect of said order was carried out in city survey record.
5. **PADAMSHIBHAI DEVJIBHAI VITHANI** purchased freehold land admeasuring 223.72 Sq.Mts. with construction standing thereon, situated at M. G. Road, Near Khargate, Opp : Khodiyar Hotel Kancha, Bhavnagar bearing city survey ward No.3, sheet No.61, survey No.2894, 2895 & 2896 from **PRAVINBHAI BHIMABHAI AAL AND LALJIBHAI GOBARBHAI KALOTARA** vide sale deed registered at No.1774 dated 05.06.2017 in the office of The Sub Registrar, Bhavnagar-1 and said property was mutated in the name of said purchaser in city survey record and in municipal record.

Bhavnagar Municipal Corporation approved commercial & residential flat building plan for CTS No.2893, 2894, 2895 & 2896 vide its development permission No.22 dated 05.02.2020.

That the searches of the record for the last 31 years from 1990 to 2020 has been carried out in the office of The Sub Registrar of Assurance, Bhavnagar-1 on 26.05.2020, did not reveal any subsisting charge, mortgage or any other kind of encumbrances registered thereatover the said property. It is hereby certified that the title of to **PADAMSHIBHAI DEVJIBHAI VITHANI** to the said property briefly described in **THE SCHEDULE** hereinafter is **CLEAR, MARKETABLE AND FREE FROM ANY ENCUMBRANCES OVER THE SAID PROPERTY.**



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THE SCHEDULE
BRIEF DESCRIPTION OF THE PROPERTY

All that piece or parcel to freehold land admeasuring 259.54 Sq.Mts. as per record & 258.45 Sq.Mts. as per calculation with proposed construction admeasuring 786.42 Sq.Mts., situated at M. G. Road, Near Khargate, Opp : Khodiyar Hotel Kancha, Bhavnagar bearing city survey ward No.3, sheet No.61, survey No.2893, 2894, 2895 & 2896 and bounded on and towards :

NORTH : Adjoining Property of CTS No.2891 & 2892
SOUTH : Adjoining Property of CTS No.2895
EAST : Public Road
WEST : Adjoining Property of CTS No.2901 & 2900

Dated 26th May, 2020

[V. K. CHAUHAN]
Advocate, Bhavnagar
Bar Council of Gujarat
Enrollment No.G/319/1983

