

દિપક જી. પંડ્યા

બી.કોમ, એલ એલ. બી.(એડવોકેટ)
પ્રોપર્ટી કેર, શોપ નં.૧, ૨ અને ૩
શ્રીરામ નર્સિંગ હોમ પાસે, ઉપરકોટ,
કાળાનાળા, ભાવનગર

DEEPAK G. PANDYA

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B. Com., LL.B. (Advocate)

Property Care, Shop No. 1, 2 & 3, Nr.
Shree Ram Nursing Home, Uparkot,
Kalanala, Bhavnagar.
Mobile No.9429643800

Date: 06/11/2020

To,

1. DEVJIBHAI RAMJIBHAI JASOLIYA,
 2. CHAMPABEN DEVRAJBHAI JASOLIYA,
 3. JAGDISHBHAI DEVRAJBHAI JASOLIYA,
 4. ISHWARBHAI DEVARAJBHAI JASOLIYA
- All Residing at: Tarsamiya, Bhavnagar

Sub :-

Title Opinion Report certifying Property of Residential Plot no.1 to 143, of total land admeasuring 21,043.00 Sq. Mtrs. R.S.No. 112/1, known as "RAMESHWAR PARK", situated at Village Tarsamiya, District and Sub District Bhavnagar.

1. The captioned parties have produced before me the file and documents of above stated property. I have referred all the documents therein and my legal opinion as regards title of above stated property is as follows:
2. At the time of Promulgation the said land was mutated in the name of Bhimbhai Thakarshibhai and Ramjibhai Thakarshibhai in village form no.6 vide entry no.8. Then after the said land was distributed between Bhimbhai Thakarshibhai and Ramjibhai Thakarshibhai and in result of that the said revenue S. No.112 was acquired by Ramjibhai Thakarshibhai and same was mutated in village form no.6 vide entry no.631.
3. Thereafter, the Ramjibhai Thakarshibhai died on 24/12/2002 leaving behind his legal heirs namely 1) Jiviben Ramjibhai-Wife 2) Samuben Ramjibhai- Daughter 3) Devrajibhai Ramjibhai- Son. Then after the names of Legal heirs of Ramjibha Thakarshibhai were mutated in Village Form No.6 vide entry no.2522 dtd.21-3-2003 and certified on 7-3-2003.
4. Thereafter, the said Survey No.112/1 and adjoining Survey numbers incorporated into Bhavnagar Mahanagarpalika by collector order No.Jamin 4/1900/2004 dtd.18-5-2004 and same was mutated in the Village Form No.6 vide entry no.2911 dtd.27/7/2004 and certified on 04-7-2009.
5. Thereafter, Devrajibhai Ramjibhai has availed loan facility of Rs.1,00,000/- from Ju. Vi. Vi. Sa. Mandali Ltd on his part of Land Adm 13861 Sq. Mtr and same was mutated in the Revenue Records vide entry no.3163 dtd.18/8/2005 and certified on 31/1/2006.
6. Then after Devarajibhai Ramjibhai made an affidavit and application to add his legal heirs namely 1) Champaben Devrajibhai-wife 2) Jagdishbhai Devarajibhai- Son 3) Ritaben Jagdishbhai- Daughter-in-law 4) Ishwarbhai Devrajibhai- Son 5) Jalpaben Ishwarbhai-

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- Daughter-in-law in the relevant revenue records and same was mutated vide entry no.3410 dtd.18/1/2007 and certified.
7. Thereafter, Samuben Ramjibhai released her rights from the said property in favour of Devrajibhai Ramjibhai and Jiviben Ramjibhai by making application and affidavit and same was mutated in village form no.6 vide entry no.3601 dtd.7/8/2009 and certified on 02-10-2009.
 8. Thereafter, said loan of Rs.1,00,000/- repaid by the Devrajibhai Ramjibhai and got no due certificate from the Ju. Vi. Vi. Sa. Mandali Ltd which was mutated in the village form no.6 vide entry no.3931 dtd.7-3-2015 certified on 4-5-2015.
 9. Thereafter, Jiviben Ramjibhai died on 10-7-2013 and her name was removed from the said land. Which was record in the village form no.6 vide entry no.4084 dtd.2/8/2017 and certified on 30/10/2017.
 10. Thereafter, Devrajibhai Ramjibhai made an affidavit and application to add his legal heirs namely 1) Champaben Devrajibhai-wife 2) Jagdishbhai Devarajibhai- Son 3) Sangitaben Devrajibhai – Daughter 4) Ishwarbhai Devrajibhai- Son, in the relevant revenue records and same was mutated vide entry no.4097 dtd.11-11-2017 and certified on 5-2-2018.
 11. Thereafter, as per the notification No. Kevi/5/2015/M.I.S.C/BMN/902014/1513/ P dated 03-01-2015 by Dy. Secretary, Urban Development and Urban Housing Department Sachivalay Ghandhinagar Tarsamiya Village included within the limit of Bhavnagar Municipal Corporation and same was recorded in revenue Record vide Entry No.4105 Dt.26-03-2018 and certified on 26-03-2018.
 12. Thereafter, [1] Devrajibhai Ramjibhai Jasoliya and 4 others intended to develop the land and therefore they applied before Collator Bhavnagar to convert the said agricultural land of R.S. No.112/1 adm. 2 21,043.00 Sq.Mtrs. into Non-Agricultural land under Section 65 of land Revenue code 1879, which was Approved by Collator Bhavnagar for Residential cum Commercial purpose vide its Order no.94/14/12/007/2019 Dt.23-07-2019.
 13. Thereafter, present owners applied before Bhavnagar Mahanagarpalika to approve Residential Lay Out plan which was approved by the Bhavnagar Mahanagarpalika vide Permission no.77 Dt.03-11-2018 and Rajachithi No.28 Dt.05-11-2018.
 14. Bhavnagar Town Planning department approved lay out plan showing Plot No. 1 to 143 Residential Plan in non Agricultural survey No. 112/1 of village Tarsamiya, Taluka and District Bhavnagar.



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15. Then after Sangitaben Devrajbhai Jasoliya released her rights from the said plots No.1 to 143 in favour of Devrajbhai Ramjibhai Jasoliya and others vide Reg. Released Deed No.2876 dtd.06-09-2019 and same was mutated in village form no.2 and 8A.
16. That the Searches of the record for 30 Years has been carries out in the office of the Sub Registrar vide receipt No.2020011011512, 2020012008885, 2020329005640 of Bhavnagar City on 06-11-2020 did not Reveal any Subsisting Charge, mortgage or any other kind of encumbrances registered thereat over the said property. It is therefore hereby Certified that the Title of Present owners to the said Property briefly describe in the Schedule herein after written is cleared, Marketable and free from any encumbrances over the said Property.

:: Description of property ::

Property of Residential Plot no.1 to 143, of total land admeasuring 21,043.00 Sq. Mtrs. R.S.No. 112/1, known as "RAMESHWAR PARK", situated at Village Tarsamiya, District and Sub District Bhavnagar which is bounded on all the four sides as under:

NORTH	:	Land of Survey No. 113 and 114
SOUTH	:	Land of Survey No.112/2
EAST	:	Land of Survey No.111
WEST	:	Land of Survey No.103

Bhavnagar

Date: 06-11-2020




Deepak G. Pandya
(Advocate)

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