



DEVEN C. SHAH,

B.Com., L.L.B. Advocate.

(Gujarat High Court)

Mobile No.9879752075.

G/572/1992

Office No.117, Kaveri Complex, First Floor, Nawapara, Bhavnagar.



Date : 27.08.2020.

To,

[1] Badi Fatehmahamad Ibrahimhai,

Jamanakund Road, Panbai no Delo,
Bhavnagar.

[2] Chauhan Rafikbhai Ibrahimhai,

Bhilwada Circle, Khatu Patel no Delo,
Bhavnagar.

Sub.:- Investigation of title to 99 years lease hold
Industrial land admeasures 603.62 sq. mtrs.
Comprising Lease Hold Industrial **Plot No.F/41**
within the city survey ward No.1, sheet No.82, city
survey No.585 situated at Bodiya Mahadev Road,
Vadva Talavdi, Bhavnagar.



1. Shri **[1] Badi Fatehmahamad Ibrahimhai, [2] Chauhan Rafikbhai Ibrahimhai** approached to us for title clearance certificate in respect of the captioned lease hold Industrial property along with relevant documents. We have referred the title to the captioned property and list of documents referred by us is hereto annexed.
2. The captioned property consist of above mentioned lease hold Industrial plot which have been purchased by You from two owners by registered sale deeds and eventually the whole property is owned and possessed by You and You are became the owner of the **Lease hold Industrial Plot No.F/41** total land admeasuring 603.62 sq.mtrs open land.
3. The said Plot is a lease hold Industrial Plot and It appears that the lease of the said Plot No.F/41 was

...2...



DEVEN C. SHAH,

B.Com., L.L.B. Advocate.

(Gujarat High Court)

Mobile No.9879752075.

G/572/1992

Office No.117, Kaveri Complex, First Floor, Nawapara, Bhavnagar.



...2...

acquired from the former Bhavnagar State by one Ravjibhai Sangrambhai on dated 20.10.1942. Mr. Ravjibhai Sangrambhai has deposited Rs.19, 12 anas, 3 paise before the State Engineer Office, Bhavnagar and State Engineer Office, Bhavnagar was issued Receipt No.95 on dated 20.10.1942 which is in the file.

4. Then after Ravjibhai Sangrambhai sold lease hold Industrial Plot No.F/41 to **Mistri Dulrbhaji Naranbhai** vide Registered Sale Deed No.428/Samvat 1999 on dated 01.07.1943. Mistri Dulrbhaji Naranbhai has deposited Rs.276, 4 anas, before the Trezari Office, Bhavnagar State on dated 01.07.1943 as per the Hisabi form N which is in the file. State Engineer Office, Bhavnagar transfer the lease hold rights of Industrial Plot No.F/41 in the names of **Mistri Dulrbhaji Naranbhai** but there is no record or resolution to transfer the lease hold rights over the Industrial Plot No.F/41 in the file, then after death of **Mistri Dulrbhaji Naranbhai** their legal heirs -(1) Kantilal Dulrbhiji, (2) Minor Prataprai Dulrbhaji (3) Minor Sulaj Dulrbhaji sold lease hold Industrial Plot No.F/41 to **Thakarshibhai Mohanbhai Garacha** vide Registered Sale Deed No.862 on dated 22.10.1955.



5. It appears that **Thakarshibhai Mohanbhai Garacha** given lease hold Industrial Plot No.F/41 with building to one M/s Gujarat Oxygen & Acetylene Co. on Rental Biased and Rent Deed executed on dated 19.05.1963 vide Registered Rent Deed serial No.947.

6. The city survey was carried out in Bhavnagar city from the year 1960 to 1971 and Inquiry Officer was

...3...



DEVEN C. SHAH,

B.Com., L L B. Advocate.

(Gujarat High Court)

Mobile No.9879752075.

G/572/1992

Office No.117, Kaveri Complex, First Floor, Nawapara, Bhavnagar.



...3...

appointed by the State Government as provided under section 37(3) of The Bombay Land Revenue Code for the purpose to carry out Survey of lands within the city and to prepare city Survey Register. The Bombay Land Revenue Code provides that the inquiry officer has power and authority to decide the right of the occupation over the land along with the possession there of. Accordingly the Inquiry was held by the city survey Inquiry officer and recorded names of Thakarshibhai Mohanbhai Garacha in the Survey Register of city survey No.585 in Map sheet No.82 of city survey ward no.1 for the respect of the the Lease hold Industrial Plot No.F/41. Notice of the Inquiry Officer under section 37(2) of The Bombay Land Revenue Code in the file.



7. It appears that said lease hold Industrial Plot No.F/41 was purchased Sakuntla Prabodharai Mehta and Varsh Manojbhai Bhuta through his Prowers of Attorney Gautambhai Gulabrai Bhuta vide Registered Sale Deed No.3859 on dated 05.09.1991 from Thakarshibhai Mohanbhai Garacha.
8. There after Sakuntla Prabodharai Mehta and Varsh Manojbhai Bhuta through his Prowers of Attorney Gautambhai Gulabrai Bhuta applied to City Survey Office for enter his name in the Property Card of city survey no.585 in Map sheet no.82 of city survey ward no.1 for the respect of the lease hold Industrial Plot No.F/41 for Mutation on the basis of Registered Sale Deed No.3859 on dated 05.09.1991 and the said lease hold Industrial Plot No.F/41 was mutated vide entry no.56 on dated 13.01.1992 in the name of

...4...



DEVEN C. SHAH,

B.Com., L.L.B. Advocate.

(Gujarat High Court)

Mobile No.9879752075.

G/572/1992

Office No.117, Kaveri Complex, First Floor, Nawapara, Bhavnagar.



...4...

Sakuntla Prabodharai Mehta and Varsh Manojbhai Bhuta through his Prowers of Attorney Gautambhai Gulabrai Bhuta.

9. There after M/s Gujarat Oxygen & Acetylene Co. given vacant Possession of lease hold Industrial Plot No.F/41 on dated 21.08.2018 and Vacant Possession given to Sakuntla Prabodharai Mehta and Varsh Manojbhai Bhuta.
10. Then after Sakuntla Prabodharai Mehta through his Prowers of Attorney Prabodhabhai Gulabrai Bhuta and Varsh Manojbhai Bhuta through his Prowers of Attorney Manojbhai Gulabrai Bhuta sold lease hold Industrial Plot No.F/41 to You [1] Badi Fatehmahamad Ibrahimbhai,[2] Chauhan Rafikbhai Ibrahimbhai vide Registered Sale Deed No.4514 on dated 24.10.2018.
11. There after You are applied to Bhavnagar Municipal Corporation for transfer of Yours names at lease hold Industrial Plot No.F/41 on the basis of Registered Sale Deed No.4514 on dated 24.10.2018 and Bhavnagar Municipal Corporation by its resolution No.159, on dated 06.12.2018 transfer the lease hold rights of Industrial Plot No.F/41 in the your names.
12. There after You are applied to City Survey Office for enter your name in the Property Card of city survey no.585 paikee in Map sheet no.82 of city survey ward no.1 for the respect of the lease hold Industrial Plot No.F/41 for Mutation on the basis of Registered Sale Deed No.4514 on dated 24.10.2018 and the said

...5...





DEVEN C. SHAH, .

B.Com., L L B.Advocate.

(Gujarat High Court)

Mobile No.9879752075.

G/572/1992

Office No.117, Kaveri Complex,First Floor, Nawapara, Bhavnagar.



...5...

Registered Sale Deed No.4514 on dated 24.10.2018 was mutated in the your names vide entry no7554 on dated 27.11.2018.

14. Bhavnagar Mahanagarpalika approved Industrial Building plan for lease hold Industrial Plot No.F/41 on dated 15.07.2020 vide Development Permission No.03 and Carried out of construction there on.
15. The Lease and Property tax, Conservancy tax, Education tax and Water Charges were paid for the years 1st April 2020 to 31st March 2021 for the lease hold Industrial Plot No.F/41.
16. I have carried out the searches with the office of Sub-Register, Bhavnagar-1 from 1990 to 2020 and search fees are paid vide receipts No.2020011007856 and I have not found any Subsisting charge registered their at over the said property.



In the above premises I certify that the title over the property described below clear, marketable and free from any encumbrances.

DESCRIPTION OF PROPERTY

All that piece or parcel of 99 years lease hold Industrial land admeasures 603.62 sq. mtrs. Comprising Lease Hold Industrial **Plot No.F/41** within the city survey ward No.1, sheet No.82, city survey No.585 situated at Bodiya Mahadev Road, Vadva Talavdi, Bhavnagar and bounded on and towards :-

...6...



DEVEN C. SHAH,

B.Com., L L B. Advocate.

(Gujarat High Court)

Mobile No.9879752075.

G/572/1992

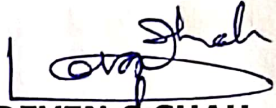
Office No.117, Kaveri Complex, First Floor, Nawapara, Bhavnagar.



...6...

The North by : land of western Railway and Railway lane.
The South by : Public Road of Bodiya Mahadev.
The East by : Building of vrujlal Mohanlal Garcha.
The west by : Building of Jagdishbhai Parshotamdas Patel.




DEVEN C. SHAH
Advocate
27/08/2024

...7...

DEVEN C. SHAH,

B.Com., L L B.Advocate.

(Gujarat High Court)

Mobile No.9879752075.

G/572/1992

Office No.117, Kaveri Complex,First Floor, Nawapara, Bhavnagar.



...7...

LIST OF DOCUMENT.

1. Copy of the Receipt No.95 on dated 20.10.1942 issued by State Engineer Office, Bhavnagar in the name of Ravjibhai Sangrambhai.
2. Copy of the Receipt No.3292 on dated 20.10.1942 issued by State Engineer Office, Bhavnagar in the name of Ravjibhai Sangrambhai.
3. Registered Sale Deed No.428/savant-1999 on dated 01.07.1934 for Plot No.F/41, executed by Ravjibhai Sangrambhai in favour of Mistri Dulrbhaji Naranbhai.
4. Copy of the Receipt on dated 01.07.1943 issued by State Engineer Office, Bhavnagar in the name of Mistri Dulrbhaji Naranbhai.
5. Registered Sale Deed No.862 on dated 22.11.1955 for Plot No.f/41, executed by (1) Kantilal Dulrbhiji, (2) Minor Prataprai Dulrbhaji (3) Minor Sulaj Dulrbhaji in favour of Thakarshibhai Mohanbhai Garacha.
6. Registered Rent Deed No.947 on dated 29.05.1963 for Plot No.f/41, executed by M/s Gujarat Oxygen & Acetylene Co. in favour of Thakarshibhai Mohanbhai Garacha.
7. Registered Sale Deed No.3559 on dated 05.09.1991 for Plot No.f/41, executed by Thakarshibhai Mohanbhai Garacha in favour of Sakuntla Prabodharai Mehta and Varsh Manojbhai Bhuta through his Prowers of Attorney Gautambhai Gulabrai Bhuta.
8. Copy of the letter of Kabulat given by M/s Gujarat Oxygen & Acetylene Co. for vacant Possession of lease hold Industrial Plot No.F/41 in favour of Sakuntla Prabodharai Mehta and Varsh Manojbhai Bhuta.
9. Copy of Registered Sale Deed No.4514 on dated 24.10.2018 for Plot No.f/41, executed by Sakuntla

...8...



DEVEN C. SHAH,

B.Com., L.L.B. Advocate.

(Gujarat High Court)

Mobile No.9879752075.

G/572/1992

Office No.117, Kaveri Complex, First Floor, Nawapara, Bhavnagar.



...8...

Prabodharai Mehta through his Prowers of Attorney Prabodhabhai Gulabrai Bhuta and Varsh Manojbhai Bhuta through his Prowers of Attorney Manojbhai Gulabrai Bhuta in favour of you (1) Badi Fatehmahamad Ibrahimbhai, (2) Chauhan Rafikbhai Ibrahimbhai.

10. Copy of Sketch issued on 03.11.2018 by Estate Department of Bhavnagar Mahanagarpalika for the Plot No.f/41.
11. Copy of the Sketch issued by city survey Department, Bhavnagar for ward no.1, sheet no.82, city survey No.585.
12. Copy of the Resolution no.159 on dated 06.12.2018 issued by Bhavnagar Mahanagarpalika to transfer the lease hold rights of Industrial Plot No.F/41 in the names of [1] Badi Fatehmahamad Ibrahimbhai, [2] Chauhan Rafikbhai Ibrahimbhai.
13. Certified copy of property card issued by City Survey office, Bhavnagar for ward no.1, sheet no.82, city survey no.585.
14. Copy of the approved Industrial Building plan for lease hold Industrial Plot No.F/41 on dated 15.07.2020 and Development Permission No.03.
15. Copy of receipts for payment of Property tax, Conservancy tax, Education tax, Water Charges for the years 1st April 2012 to 31st March 2013 for the Plot.
16. Copy of receipts for payment of land and Education tax issued by City Talati of Bhavnagar.



Shah
DEVEN C. SHAH
27/01/2020
Advocate