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Title certificate & Search Report

Dated: 27/07/2021

To,
Prakashbhai Bhagubhai Thani
Add: Plot no.2667/A,
Ghogha Circle,
Bhavnagar.

REG :- Title opinion 99 years lease hold plot no.2667/A land adm. 410.57 sq. mt.(adm. 391.04 sq. mt. as per city survey record) bearing city survey no.2662. 2663. sheet no.63, ward No.6 situated at Ghogha Circle. Bhavnagar.

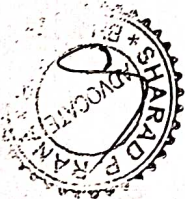
We have investigated the title over the property described above in the light of the documents produced before us as also the information furnished to us, and our personal opinion in the matter is as under:

It appears from the file produced by you that, plot no.2667 was recorded in the name of Bhagmal Hotchand since 1959 as seen from certificate of record issued by Bhavnagar Municipal Corporation dated 25/06/2021. The city survey office has also issued sanad in form H in the name of Bhagubhai Hotchand for city survey no.2662 & 2663 of ward no.6.

On demise of the Bhagubhai Hotchand the said property was derived by his heirs viz. 1) Nareshkumar Bhagubhai 2) Kishorbhai Bhagubhai 3) Laxmanbhai Bhagubhai 4) Prakashbhai Bhagubhai 5) Dharuben alias Jyotiben Bhagubhai 6) Ushaben alias Shitalben Bhagubhai 7) Shilaben Bhagubhai 8) Savitriben Bhagubhai (died on 05/11/2006) as seen from the property card dated 30/05/2014.

Kishorbhai Bhagubhai Thani then released his share in favour of 1) Laxmanbhai Bhagubhai 2) Nareshbhai Bhagubhai 3) Prakashbhai Bhagubhai under the registered release deed no.4272 dated 11/09/2009. Earlier Kishorbhai Bhagubhai Thani had executed an agreement for sale of his 1/8th share with Pradyumansinh G. Gohil bearing no.3729 dated 18/08/2009 which was cancelled vide registered cancellation deed no. 4248 dated 11/09/2009.

Thereafter Ushaben Bhagubhai Thani then released her share in favour of 1) Laxmanbhai Bhagubhai 2) Nareshbhai Bhagubhai 3) Prakashbhai Bhagubhai under the registered release deed no.2950 dated 03/06/2010 registered on 15/06/2010. While Shilaben Bhagubhai Thani released her share in favour of 1) Laxmanbhai Bhagubhai 2) Nareshbhai Bhagubhai 3) Prakashbhai Bhagubhai under the registered release deed no.2973 dated 04/06/2010 registered on 15/06/2010.



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Savitriben Bhagubhai Thani died on 05/11/2006 leaving behind him a registered will no.3739 dated 03/11/2006 and she bequeathed his share in the above property of plot no.2667/A to 1) Laxmanbhai Bhagubhai 2) Nareshbhai Bhagubhai 3) Prakashbhai Bhagubhai.

Thereafter Nareshbhai Bhagubhai Thani then released his share from the property of plot no.2667/A in favour of Prakashbhai Bhagubhai Thani under the registered sale deed no.3825 dated 03/09/2019.

Dharuben alias Jyotiben Bhagubhai then released his share from the property of plot no.2667/A in favour of Prakashbhai Bhagubhai Thani under the registered sale deed no.4898 dated 17/12/2020.

Thereafter Laxmanbhai Bhagubhai Thani then released his share from the property of plot no.2667/A in favour of Prakashbhai Bhagubhai Thani under the registered sale deed no.3825 dated 03/09/2019.

It appears that in city survey record one name of Mr. Vinodbhai was entered as son of Bhagubhai but in real fact declared before the city survey by Nareshbhai Bhagubhai and others by way of affidavit dated 27/02/2015 there was no person named Vinodbhai was heir of Bhagubhai and the same was mere a mistake therefore after verification the city survey department deleted the name of Vinodbhai Bhagubhai Thani vide entry no. 10748 dated 27/02/2015. Mr. Prakashbhai Bhagubhai Thani has declared the facts regarding legal heirs of his father Bhagubhai Hotchand vide pedigree affidavit dated 10/07/2021 and it has been confirm and clarified that there was no person named Vinodbhai was son of his father.

As seen from the certificate of record dated 25/06/2021 that now the lease hold plot no.2667/A is recorded in the sole name of Prakashbhai Bhagubhai Thani. The BMC has also issued a sketch of plot no.2667/A in the name of Prakashbhai Bhagubhai Thani on 15/03/201. The city survey has also issued property card in the name of Prakashbhai Bhagubhai Thani. The Bhavnagar Municipal Corporation has transferred the above property in the name of Prakashbhai Bhagubhai Thani vide its resolution no.1874 dated 12/02/2021.



The Bhavnagar Municipal Corporation has issued permission no.03 dated 07/06/2021 and approved building plan for construction of residential Apartments in the name of Prakashbhai Bhagubhai Thani. However after completion of construction for clear title of construction you will have to obtained required completion certificate (building use permission) Fire NOC etc. from the Bhavnagar Municipal Corporation.

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The registration before GRERA is also required to be completed as per provision of the concern law.

Before purchasing the above property I have issued public notice in " Saurashtra Samachar " (Divya Bhaskar) daily news papers on 27/06/2021 and invited objections from the public at large in connection with the captioned property and in respect of the said public notice I had not received any objections from any body.

We have insisted that whatever facts declare before us regarding your ownership and title is also required to be declared on oath by way of affidavit, the above affidavit would be a part of this opinion. Accordingly we have obtained affidavit in which it has been declared that there is no charge over the above property and no litigation/suits/appeal etc. are pending in respect of the captioned property and the owner has also not received any notice as to acquisition or reservation and all the title deeds produced before us are genuine. [The original affidavit dated 10/07/2021 attached].

We have carried out search from the office of Sub-Registrar Bhavnagar-1-2 for the period from 1991 to 2006 and thereafter we have obtained computerized search from 2006 to 2021 (original search result and receipt No.2021012006367, 2021011008979, 2021012007134 & 2021012007132 dated 05/07/2021 & 26/07/2021 consisting page no. 1 to 12 are enclosed) and has not found any subsisting charge registered over the same.

In view of the what has been stated hereinabove the title of Prakashbhai Bhagubhai Thani to the said property briefly described in THE SCHEDULE herein under written is clear, Marketable and free from any encumbrances subject to the following:

:: DESCRIPTION OF PROPERTY ::

Immovable property of 99 years lease hold plot no.2667/A land adm. 410.57 sq. mt.(adm. 391.04 sq. mt. as per city survey record) with proposed construction adm. 1293.74 sq. mt. bearing city survey no.2662, 2663, sheet no.63, ward No.6 situated at Ghogha Circle, Bhavnagar and four boundaries of which are as under:

North : Plot no.2666.

South : 30.00 feet wide Road.

East : Plot no.2667/B.

West: 30.00 feet wide Road.



Residence : Plot No. 3/B, Bhagyoday Society, Near Talaja Jakatnaka, Bhavnagar.

List of documents referred :

- 1) **Original** registered release deed no.4898 dated 17/12/2020 executed in favour of Prakashbhai Bhagubhai Thani.
- 2) **Original** registered release deed no.4999 dated 22/12/2020 executed in favour of Prakashbhai Bhagubhai Thani.
- 3) **Original** registered release deed no.2950 dated 03/06/2010 registered on 15/06/2010 executed in favour of Laxmanbhai Bhagubhai Thani and others.
- 4) **Original** registered release deed no.2973 dated 04/06/2010 registered on 15/06/2010 executed in favour of Laxmanbhai Bhagubhai Thani and others.
- 5) **Original** registered release deed no.3825 dated 03/09/2019 executed in favour of Prakashbhai Bhagubhai Thani.
- 6) **Original** registered release deed no.4272 dated 11/09/2009 executed in favour of Laxmanbhai Bhagubhai Thani and others.
- 7) Copy of the sketch of plot no.2667/A issued by BMC in the name of Prakashbhai Bhagubhai Thani dated 15/03/2021.
- 8) Copy of the property card in the name of Prakashbhai Bhagubhai Thani vide entry no. 10761 dated 27/02/2015.
- 9) Copy of the transfer resolution no.1874 dated 12/02/2021 issued by BMC in the name of Prakashbhai Bhagubhai Thani.
- 10) Copy of the receipt for payment of lease dated 06/04/2021 issued by BMC.
- 11) Copy of the receipt no.55603 dated 08/01/2021 issued by BMC for payment of property tax.
- 12) Copy of the permission no.03 dated 07/06/2021 issued by Bhavnagar Municipal Corporation along with approved building plan.
- 13) Copy of the registered will of Savitriben Bhagubhai Thani No.3739 dated 03/11/2006.
- 14) **Original** Sanad issued in form H in the name of Bhagubhai Hotchand for city survey no.2663.
- 15) **Original** Sanad issued in form H in the name of Bhagubhai Hotchand for city survey no.2662.
- 16) Copy of the resolution dated 20/02/1959 passed by Bhavnagar Mahanagar Palika.
- 17) Copy of the resolution dated 27/04/1971 passed by Bhavnagar Mahanagar Palika.
- 18) Copy of the death certificate of Bhagubhai Hotchandbhai Thani.
- 19) Copy of the death certificate of Savtriben Bhagubhai Thani.
- 20) Original registered agreement for sale no.3729 dated 18/08/2009 executed in favour of Pradyumansinh G. Gohil.
- 21) Copy of the registered cancellation of agreement for sale no.4248 dated 11/09/2009 executed in favour of Pradyumansinh G. Gohil.
- 22) Copy of the approved building plan dated 30/03/1977.



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- 23) Copy of the approved building plan dated 18/04/1989.
- 24) Copy of the permission dated 15/03/1989 issued by BMC.
- 25) Copy of the completion certificate dated 07/10/1989.
- 26) Copy of the record of the lease hold plot no.2667/A issued by Bhavnagar Municipal Corporation dated 25/06/2021.
- 27) Copy of the approved part plan of the plot no.2667 dated 22/04/1971.
- 28) **Original** pedigree affidavit of the Prakashbhai Bhagubhai Thani declaring facts of legal heirs of Late Bhagubhai Hotchand Thani dated 10/07/2021.
- 29) **Original** affidavit of the owner regarding their ownership, title, possession and genuineness of title deeds dated 10/07/2021.
- 30) Copy of affidavit of 1) Nareshbhai Bhagubhai Thani 2) Laxmanbhai Bhagubhai Thani 3) Prakashbhai Bhagubhai Thani dated 27/02/2015.

Please revert in case of any further clarification.

Dated: 27th day of July 2021.


[Sharad P. Rana]
Advocate

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Dated:27/07/2021

ENCUMBRANCE CERTIFICATE

This to certify that, I the undersigned has investigated the title of the immovable property which is more particularly described in herein under in " Schedule of property " which is owned by **Prakashbhai Bhagubhai Thani**. (hereinafter referred as owner). By perusing the title deeds relating thereto and taking necessary searches in the office of Sub-Registrar-1 & 2 for the period from 1991 to 2006 and thereafter we have obtained computerized search from 2006 to 2021(original search result and receipt No.2021012006367, 2021011008979. 2021012007134 & & 2021012007132 dated 05/07/2021 & 26/07/2021 consisting page no. 1 to 12 are enclosed). I am of the opinion that the titles of owner in respect of the said property is CLEAR, MARKETABLE AND FREE FROM ANY ENCUMBRANCES.

SCHEDULE OF THE PROPERTY

Immovable property of 99 years lease hold **plot no.2667/A** land adm. 410.57 sq. mt.(adm. 391.04 sq. mt. as per city survey record) with proposed construction adm. 1293.74 sq. mt. bearing city survey no.2662, 2663, sheet no.63, ward No.6 situated at Ghogha Circle, Bhavnagar and four boundaries of which are as under:

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[Sharad P. Rana]
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