

અરજી પહોંચ

મિલકત નું વર્ણન : ટી.પી સ્કીમ નં-૩ ઓ.પી નં-૨૭ એફ.પી નં-૪૦ પ્લોટ નં. ૩૩

Search in : રૂવા/RUVA

પહોંચ નંબર ૨૦૧૮૦૧૩૦૦૫૨૪૮ અરજી નંબર ૩૩૩૪ અરજી વર્ષ ૨૦૧૮
તારીખ ૭ માહે સપ્ટેમ્બર સને ૨૦૧૮

રજુ કરનારનું નામ ઉમેશ જે ત્રિવેદી

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 2018 2019

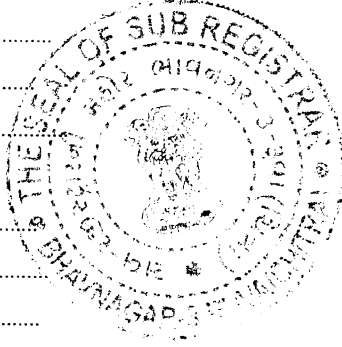
ઈંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી

આ સિવાયની બાબતોની ફી



૩૦.૦૦

કુલ એકંદરે રૂ.	૩૦.૦૦
----------------	-------

અંકે રૂપીયા ત્રીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.



C V Mashru
સબ રજીસ્ટ્રાર

ભાવનગર-૩-Roova (Chittra)

Umesh J. Trivedi
Advocate

OFFICE : 116, Kaveri Complex, Navapara, BHAVNAGAR-364 001.
Phone : 0278 - 2516563

RESIDENCE : "SHITAL", Vakil Society, Sardarnagar,
BHAVNAGAR-364 001.

• E-mail : ujtrivedi@gmail.com

Dt. :

CERTIFICATE OF TITLE

To,
Shri Hasmukhbhai Kantilal alis Kantibhai Dave
Add: Plot No: 46, Shri Krishnanivas, Kaminiya nagar,
Talaja road, Bhavnagar.

Dt: 7.09.2019

Dear Sir,

Sub: Title scrutiny report of Non-Agriculture plot of land bearing Plot No: 33 within the R.S. No: 112/2p1 now within the TP Scheme No: 3 (Ruva) bearing OP No: 27 FP No: 40 total area admeasuring of Plot No: 33 is 523.01 Sq. Mts. situated at village Ruva Dist: Bhavnagar.

with reference to the subject above, I submit my Title and Legal Scrutiny Report as hereunder :

1. Name and address of the title holder:-
Shri Hasmukhbhai Kantilal alis Kantibhai Dave
Add: Plot No: 46, Shri Krishnanivas, Kaminiya nagar,
Talaja road, Bhavnagar.

2. Details/ description of the documents scrutinized

S.No	Date of Document	Name of Document	Whether Original/Certified/ True copy/ Photostat
1.	18/05/1923	Tippan of Survey No: 112/2	True Copy
2.	25/02/1963	Revenue entry No: 327 for mutation of legal hairs of Amrshibhai Mithabhai and Dayalal Amarshibhai.	True Copy
3.	09/07/1973	Revenue Entry No 832 for deletion of name of Dudhi ben Maganlal and Monghiben Dayabhai on their voluntary declaration for relinquishment and deletion of their names from the records of the aforesaid land.	True Copy
4.	05/01/1991	Revenue Entry No: 1919 for rectification of mistake regarding area of land written in revenue records.	True Copy

Umesh J. Trivedi

Advocate

OFFICE : 116, Kaveri Complex, Navapara, BHAVNAGAR-364 001.
Phone : 0278 - 2516563

RESIDENCE : "SHITAL", Vakil Society, Sardarnagar,
BHAVNAGAR-364 001.

• E-mail : ujtrivedi@gmail.com

Dt. :

- | | | | |
|-----|------------|--|----------------|
| 5. | 19/02/1991 | Order passed by competent authority under ULC Act vide No: ULC/3/case-6/1232 to 1241/76. | Photostat |
| 6. | 02/03/1992 | Revenue entry No: 2011 for mutation of legal hairs of Nandlal Amarshi on his demise. | True Copy |
| 7. | 02/03/1992 | Revenue entry No: 2012 for mutation of legal hairs of Keshavlal Dayalal during his life time. | True Copy |
| 8. | 02/03/1992 | Revenue entry No: 2013 for mutation of legal hairs of Chandulal Dayalal during his life time. | True Copy |
| 9. | 02/03/1992 | Revenue entry No: 2014 for mutation of legal hairs of Balubhai Dayalal during his life time. | True Copy |
| 10. | 07/10/2004 | Revenue entry No: 3443 for mutation of legal hairs of Gunvantrai Nandlal during his life time. | True Copy |
| 11. | 15/06/1999 | No-Objection certificate issued by ULC Authority under ULC Act, for holding excess land declared under the Act, since possession was not obtained by the authority till ULC Act is repealed. | True Copy |
| 12. | 16/07/2012 | Revenue entry No: 4439 for rectification of mistake of mentioning name of Babubhai Dayalal instead of Balubhai. | True Copy |
| 13. | ----- | Form "F" under for allotment of final plots issued by the town planning officer under The Gujarat Town Planning and Urban Development Act. FP No: 40-41 & 42 allotted. | True Copy |
| 14. | 11/9/2008 | Affidavit of Nitinbhai Balubhai and Prakah Balubhai Patel declaring on oath that they have no rights what so ever in the aforesaid land. | Original |
| 15. | 15/09/2008 | Withdrawal Pursis Ex: 17 and Order passed below Ex: 1 of the Reg. Civil Appeal No:10 of 2007. | Certified Copy |
| 16. | 26/03/2016 | Revenue entry No: 4629 for recording preliminary Decree passed in Sp.C.S No:91/04. | True Copy |
| 17. | 03/07/2018 | Withdrawal Pursis for unconditional withdrawal of the SP. Civil Suit No: 91/2004 new No: RCS 465/15. | Certified Copy |

Umesh J. Trivedi
Advocate

OFFICE : 116, Kaveri Complex, Navapara, BHAVNAGAR-364 001.
Phone : 0278 - 2516563

RESIDENCE : "SHITAL", Vakil Society, Sardarnagar,
BHAVNAGAR-364 001.

• E-mail : ujtrivedi@gmail.com

Dt. :

- | | | | |
|-----|------------|---|------------------|
| 18. | 06/07/2018 | Order of Deputy Collector, Bhavnagar passed in revenue Appeal No: Rev/appeal/case No: 142/2016-17, which was filed against aforesaid revenue entry No: 4629. Appeal is allowed and the said entry is decided as redundant, since the suit is withdrawn. | Original |
| 19. | 16/7/2016 | Revenue entry No: 4642 for mutation of legal heirs of Pravinchandra Chandulal and Pushpaben Nandlal on their demise. | True Copy |
| 20. | 04/10/2016 | Revenue entry No: 4648 for recording relinquishment of rights in the said land by the daughters namely Nandita, Kavita, Sharddha and Zarna of late Pravinchandra Chandulal. | True Copy |
| 21. | 09/07/2018 | Revenue entry No: 4711 for recording of Order of Deputy Collector, Bhavnagar passed in revenue Appeal No: Rev/appeal/case No: 142/2016-17, which was filed against aforesaid revenue entry No: 4629. Appeal is allowed and the said entry is decided as redundant, since the suit is withdrawn. | Original |
| 22. | 21/07/2018 | Revenue Entry No: 4713 for Appeal filed by Jankiben Murlidhar Patel is allowed partly by the Deputy collector, Bhavnagar. | Original |
| 23. | 26/03/2018 | Revenue entry No: 4698 made in revenue records regarding Notification of the state Government for inclusion of village Ruva in Bhavnagar city. | True Copy |
| 24. | 21/07/2018 | Revenue Entry No: 4714 for recording of order passed in revenue Appeal No: Rev/Appeal/case No: 142/2016-17 allowed by the Deputy collector, Bhavnagar. | Original |
| 25. | ----- | Sketch of Final Plot No: 40 issued by BMC, Bhavnagar. | Original |
| 26. | ----- | Village Form No: 7/12 | True Copy |
| 27. | 24/12/1946 | Death Certificate of Amarshibhai Mithabhai | True Copy |
| 28. | 01/02/1977 | Death Certificate of Monghiben Bechardas | True Copy |

Umesh J. Trivedi
Advocate

OFFICE : 116, Kaveri Complex, Navapara, BHAVNAGAR-364 001.
Phone : 0278 - 2516563

RESIDENCE : "SHITAL", Vakil Society, Sardarnagar,
BHAVNAGAR-364 001.

• E-mail : ujtrivedi@gmail.com

Dt. :

29.	21/02/1966	Death Certificate of Nandlal Amarshibhai.	True Copy
30.	31/08/1993	Death Certificate of Chandubhai Dayalal.	True Copy
31.	---	Death Certificate of Keshavlal Dayalal	True Copy
32.	20/06/1975	Death Certificate of Chandrikaben Gunvantrai	True Copy
33.	24/12/1946	Death Certificate of Balubhai Dayabhai	True Copy
34.	----	Death Certificate of Gunvantrai Nandlal	True Copy
35.	19/06/2013	Death Certificate of Pushpaben Nandlal	True Copy
36.	26/06/2015	Death Certificate of Pravinchandra Chandulal	True Copy
37.	27/07/2018	Registered Sale Deed No. 1602 executed in favour of Hasmukhbhai Kantilal Dave by the some of the legal hairs for their undivided share in the land.	Original
38.	03/08/2018	Registered Sale Deed No. 1668 executed in favour of Hasmukhbhai Kantilal Dave by remaining legal hairs for their undivided share in the land.	Original
39.	-----	Receipts of land revenue and education cess paid.	Original
40.	17/11/2018	Revenue Entry No: 4720 recorded in favour of the Purchaser by Mamlatdar (Rural) in favour of the Purchaser Hasmukh K. Dave.	True Copy
41.	-----	Village Form No: 8A and 7/12 in the name of the the purchaser.	True Copy
42.	21/12/2018	Order passed in Review Application No: 57/2018 passed by Hon'ble Civil court, Bhavnagar rejecting review application against withdrawal of SP. Civil Suit No: 91/2004 new No: RCS 465/15.	Certified Copy
43.	06/02/2019	Order disposing off Civil Revision Application No. 27/2019 by Hon'ble Gujarat High Court, filed against aforesaid order passed in review application.	Photostat

Umesh J. Trivedi
Advocate

OFFICE : 116, Kaveri Complex, Navapara, BHAVNAGAR-364 001.
Phone : 0278 - 2516563

RESIDENCE : "SHITAL", Vakil Society, Sardarnagar,
BHAVNAGAR-364 001.

• E-mail : ujtrivedi@gmail.com

Dt. :

44. 18/05/2019 Order of rejection passed by the collector, Bhavnagar in Revenue Appeal No: 75/2018 filed by Prakash B. Patel against order of deputy collector, Bhavnagar in Revenue appeal No: 142/2016-17 **Original**
45. 20/10/2018 Layout plan of FP No: 40 sanctioned by Bhavnagar Municipal Corporation. **Original**
46. 20/5/2019 N.A. order for commercial use of Plots No:1, 33 & 70 and for residential use of remaining plots passed by the Collector, Bhavnagar. **Original**

Details / Description of the Property/es

<u>Item No.</u>	<u>Survey No. Extent /Area</u>	<u>location Sub-District</u>	<u>Boundary</u>
1.	<u>of Land / Building</u> Survey No: 112/2 p1 Plot No: 33 Area: 523.00 Sq.mts. part of F.P. No: 40. N.A. Land	<u>/ District / Village /</u> Municipality etc. Village: Ruva Taluka : Bhavangar	N: Common plot No: 2 S: 15.00 Mt. Road E: EWS W:6.00 mt. road & Plot No:32

4. Brief history of the property / ies and how the owner / mortgagor has derived the title.

It appears from the records that the said land of revenue survey No: 112/2 P1 of Village Ruva situated at Village Ruva, Taluka and District Bhavnagar is old tenure agricultural land and was owned by late Amarshibhai Mithabhai before regime of old princely states of Saurashtra Area. Tippan was issued for the said revenue survey No: 112 in the year 1923. Amarshibhai Mithabhai was having three sons namely Dayabhai, Nandlalnbhai and Maganlal. The said son Maganlal died somewhere in or before 1936 during the life time of his father Amarshibhai. Shree Amarshibhai died on Dt. 24/11/1946. His son Dayabhai also died before him therefore mutation was made in revenue records in the names of legal heirs of the deceased persons by revenue entry No: 327 Dt: 25/2/1963. Accordingly the names of 1. Nandlalnbhai Amarshibhai 2. Chandubhai Dayabhai 3. Balubhai Dayabhai 4. Keshavlal Dayabhai 5. Monghiben Dayabhai and 6. Dudhiben Maganlal were entered in the

Umesh J. Trivedi
Advocate

OFFICE : 116, Kaveri Complex, Navapara, BHAVNAGAR-364 001.
Phone : 0278 - 2516563

RESIDENCE : "SHITAL", Vakil Society, Sardarnagar,
BHAVNAGAR-364 001.

• E-mail : ujtrivedi@gmail.com

Dt. :

revenue records. It is pertinent to note that Maganlal was not having any son i.e. mail heir. As stated above Maganlal Amarshibhai died somewhere in or before 1936 and the Women's right to property Act came into force in the year 1937, Dudhiben was not entitled for share in the property. But her name was entered in the revenue records, hence said Dudhiben Maganlal and Monghiben Dayabhai made an application before the revenue authority to delete their names since they do not have/want any right in the land. Accordingly their names were deleted vide revenue entry No: 832 dated 9/7/1973 made in the revenue records. Thereafter, an entry no: 1919 Dt: 5/1/1991 was made in the revenue records for correction and rectification of area of land, since there was discrepancy in the area recorded in the revenue records.

Thereafter, Nandlal Amarshibhai died on 21/2/1966 leaving behind him 3 sons and 5 daughter and mutation entry No: 2011 Dt: 2/3/1992 was recorded in the names of his legal heirs namely, 1. Gunvantrai Nandlal 2. Jashumatiben Nandlal 3. Pushpaben Nandlal 4. Dhirajlal Nandlal 5. Kailashben Nandlal 6. Ashwinbhai Nandlal 7. Daxaben Nandlal 8. Miraben Nandlal. One son namely Murlidhar died somewhere in 1975 and his wife remarried. He left one daughter viz. Janki as his legal heir.

Thereafter, a revenue entry No: 2012 dated 02/03/1992 for mutation of legal heirs of Keshavlal Dayalal was made during his life time and a revenue entry No: 2013 date 02/03/1992 was also made for mutation of legal heirs of Chandulal Dayalal during his life time. A revenue entry No: 2014 dated 02/03/1992 was also made for mutation of legal heirs of Balubhai Dayalal during his life time. Thereby names of 1. Arvindbhai Keshavlal 2. Narendrabhai Keshavlal 3. Renukaben Keshavlal 4. Dineshkumar Keshavlal 5. Ishwarbhai Chandulal 6. Kamlaben Chandulal 7. Pravinbhai Chandulal 8. Damyantiben Chandulal 9. Ghanshyambhai Balubhai 10. Bhanuben Balubhai 11. Maheshbhai Balubhai 12. Girishbhai Balubhai were entered in the revenue records. Thereafter, Gunvantrai Nandlal also applied to enter the names of his legal heirs in the revenue records during his life time and names of his

Umesh J. Trivedi

Advocate

OFFICE : 116, Kaveri Complex, Navapara, BHAVNAGAR-364 001.
Phone : 0278 - 2516563

RESIDENCE : "SHITAL", Vakil Society, Sardarnagar,
BHAVNAGAR-364 001.

• E-mail : ujtrivedi@gmail.com

Dt. :

legal heirs viz. 1. Dipakkumar Ginvantrai 2. Yoginiben Gunvantrai 3. Dipinkumar Gunvantrai were entered under revenue entry No: 3443 dated 7/10/2004.

Proceedings under the provisions of ULC Act were also conducted and some portion of land was declared excess by the ULC authority, but the possession was not taken over and compensation was not paid till repeal of ULC Act and hence the all the proceedings were terminated on repeal of the Statute. Therefore, a No-Objection certificate dated 15/6/1999 issued by ULC Authority under the provisions of ULC Act, for retaining and valid holding by the land owners the excess land declared under the Act, since possession was not obtained by the authority till ULC Act is repealed.

A Revenue entry No: 4439 dated 16/07/2012 made in the revenue records for correction and rectification of mistake of mentioning name of Babubhai Dayalal instead of Balubhai Dayalal.

On implementation of town planning scheme, the said agricultural lands of R.S. No. 112/2 p was included in the Town Planning Scheme, Bhavnagar No. 3 (Ruva) as per the provisions of The Town Planning and Urban Development Act. The said Town Planning Scheme is implemented and Bhavnagar Area Development Authority allotted lands of Final Plots against the lands of R.s. No. 112/2 p as under as can be seen in the Redistribution and Valuation statement issued in Form – F under the signature of Town Planning Officer.

R.S. No.	O.P. No.	F.P. No.	Area in Sq. mtr.
112/2 P	27	40	14700.00
"	27	41	4017.00
"	27	42	5859.00
			24576.00

Umesh J. Trivedi
Advocate

OFFICE : 116, Kaveri Complex, Navapara, BHAVNAGAR-364 001.
Phone : 0278 - 2516563

RESIDENCE : "SHITAL", Vakil Society, Sardarnagar,
BHAVNAGAR-364 001.

• E-mail : ujtrivedi@gmail.com

Dt. :

Form "F" under for allotment of final plots issued by the town planning officer under The Gujarat Town Planning and Urban Development Act and FP No: 40-41 & 42 allotted as per preliminary scheme framed by the town planning officer. The said preliminary scheme was sanctioned by the state government vide Notification dated 26/6 1990. Thereby the land owners were legally holding and owning the lands of above final plots.

Since there was no consensus among the legal heirs who inherited the above agriculture land, one of the successor namely Ishwarbhai Chandulal Patel filed Special civil suit No: 91/2004. The said suit was given new number Regular Civil Suit No: 465/2015. Mr. Nitin Balubhai Patel and Prakash Balubhai Patel were formal parties in the said proceedings as they have no succession right in the property but they were joined because they are sons of Vimlaben Maganlal. They have not cross examined the plaintiff neither they gave any evidences oral or written and never challenged the say and version of the parties regarding no rights and formal parties. The Hon'ble court passed preliminary decree in the said suit and partial partition of 1/3 shares were decided. The said preliminary decree was challenged and carried in appeal before the District Court, Bhavnagar amongst other grounds of objections of nullity decree, inter alia on the ground of 1/3 share given to sons of Vimlaben, being Regular Civil Appeal No: 10 of 2007. During the course of proceedings of appeal compromise and settlement was arrived between Nitinbhai Balubhai Patel and Prakash Balubhai Patel on the one side and other parties of the suit. As result of settlement an affidavit dated 11/9/2008 was executed by 1. Nitinbhai Balubhai and 2. Prakash Balubhai Patel declaring on oath that they have no rights what so ever in the aforesaid land. It is also declared further that father of Vimlaben viz. Maganlal Amarshibhai died before 1937 i.e. somewhere in 1936 and The women's right to property Act came in to force in 1937 therefore succession of Maganlal was opened in 1936 and he had no male issue thereby no right ever existed or exist in their favour in the property. Relying upon the said voluntary declaration on oath the appeal was withdrawn under pursis dated 15/9/2011 submitted to the Hon'ble Court. The hon'ble Court

Umesh J. Trivedi

Advocate

OFFICE : 116, Kaveri Complex, Navapara, BHAVNAGAR-364 001.
Phone : 0278 - 2516563

RESIDENCE : "SHITAL", Vakil Society, Sardarnagar,
BHAVNAGAR-364 001.

• E-mail : ujtrivedi@gmail.com

Dt. :

passed necessary order for allowing the withdrawal on the basis of settlement between the parties.

Even executing the aforesaid affidavit Mr. Prakash Balubhai did not want to follow the settlement and affidavit executed by him along with his brother Nitinbhai. It appears that Mr. Prakash acted contrary to his own affidavit which appears not bonafide. But he is estopped from changing his version as per law. He also applied to record entry of preliminary decree in the revenue record. Accordingly, revenue entry No: 4629 Dt: 26/03/2016 for recording preliminary Decree passed in Sp.C.S No:91/04 was made, which was challenged by way of Revenue Appeal. Thereafter Nitin Balubhai Patel filed application in the said suit to the effect that since he and his brother Prakash has no right what so ever and they also executed an affidavit in the settlement of appeal, his brother Prakash is unnecessarily harassing the whole family and therefore, the preliminary decree be modified by deleting their names at the time of passing final decree. It is pertinent to note that names of Vimlaben mother of Nitinbhai and Prakashbhai, as well of both brothers were never entered in the revenue records. The said application was pending but a amicable solution was arrived at between the rightful legal heirs and parties of the suit, who are family members. Accordingly, the suit was withdrawn unconditionally by pursis dated 03/07/2018. The SP. Civil Suit No: 91/2004 new No: RCS 465/15 was allowed to be Withdrawn by the court and disposed off as withdrawn.

The Order of Deputy Collector, Bhavnagar Dt: 06/07/2018 was passed in revenue Appeal No: Rev/appeal/case No: 142/2016-17, which was filed against aforesaid revenue entry No: 4629. Appeal is allowed and the said entry is decided as redundant, since the suit is withdrawn. A revenue entry No: 4642 Dt: 16/7/2016 was made for mutation of legal heirs of Pravinchandra Chandulal and Pushpaben Nandlal on their demise. A Revenue entry No: 4648 Dt: 04/10/2016 was made for recording relinquishment of rights in the said land by the daughters namely Nandita, Kavita, Sharddha and Zarna of late Pravinchandra Chandulal. A

Umesh J. Trivedi
Advocate

OFFICE : 116, Kaveri Complex, Navapara, BHAVNAGAR-364 001.
Phone : 0278 - 2516563

RESIDENCE : "SHITAL", Vakil Society, Sardarnagar,
BHAVNAGAR-364 001.

• E-mail : ujtrivedi@gmail.com

Dt. :

revenue entry No: 4711 Dt: 09/07/2018 was made for recording of Order of Deputy Collector, Bhavnagar passed in revenue Appeal No: Rev/appeal/case No: 142/2016-17, which was filed against aforesaid revenue entry No: 4629. Appeal is allowed and the said entry is decided as redundant, since the suit is withdrawn.

A revenue Entry No: 4713 Dt: 21/07/2018 was made for recording of order passed in Appeal filed by Jankiben Murlidhar Patel is allowed partly by the Deputy collector, Bhavnagar. A revenue entry No: 4698 Dt: 26/03/2018 was made in revenue records regarding Notification of the state Government for inclusion of village Ruva in Bhavnagar city. A revenue entry No: 4714 Dt: 21/07/2018 was made for recording of order passed in revenue Appeal No: Rev/Appeal/case No: 142/2016-17 which was allowed by the Deputy collector, Bhavnagar. The town planning authority issued Sketch of Final Plot No: 40. I also perused the Death Certificates of 1. Amarshibhai Mithabhai 2. Monghiben Bechardas 3. Nandlal Amarshibhai 4. Chandubhai Dayalal 5. Keshavlal Dayalal 6. Chandrikaben Gunvantrai 7. Balubhai Dayabhai 8. Gunvantrai Nandlal 9. Pushpaben Nandlal 10. Pravinchandra Chandulal.

A Registered Sale Deed No. 1602 Dt: 27/07/2018 was executed in your favour by the some of the legal heirs for their undivided share in the land. AND a Registered Sale Deed No. 1668 Dt: 03/08/2018 was executed in your favour by remaining legal heirs for their undivided share in the land of FP No: 40. Land revenue and education cess is paid up to date. It is also informed that no litigation in the civil court is existing on the date of execution of the aforesaid sale deeds. You have also applied for recording necessary mutation entry in revenue records on the basis of the sale deeds is pending to be certified by The Mamlatdar (Rural) Bhavnagar.

Revenue Entry No: 4720 17/11/2018 recorded in your favour as a Purchaser of the land by Mamlatdar (Rural). Accordingly, Village Form No: 8A and 7/12 are also issued in your name as holder of the land.

Umesh J. Trivedi
Advocate

OFFICE : 116, Kaveri Complex, Navapara, BHAVNAGAR-364 001.
Phone : 0278 - 2516563

RESIDENCE : "SHITAL", Vakil Society, Sardarnagar,
BHAVNAGAR-364 001.

• E-mail : ujtrivedi@gmail.com

Dt. :

Thereafter Mr. Prakash Balubhai Patel filed review application No: 57/2018 against the order of withdrawal of the Civil suit No: 465/2015 (Old No: Sp.C.S. 91/2004) and claimed revival of the suit as well preliminary decree. After hearing the parties the hon'ble civil court dismissed the said review application by order dated 21/12/2018. The said Prakash Patel filed Civil Revision application No: 27 of 2019 before the Hon'ble High Court. After hearing the said revision application is also not allowed and disposed by the Hon'ble Gujarat High Court, vide order dated 06/02/2019. Mr. Prakash Patel also filed revenue appeal before the collector, Bhavnagar bearing No:75/2018 against order of deputy collector, Bhavnagar passed in Revenue appeal No: 142/2016-17. The collector, Bhavnagar rejected the said appeal on merits by it's order dated 18/5/2019. Even though Mr. Prakash Balubhai Patel failed in civil court and also before revenue authorities, filed Sp.C.S. No: 43/2019 for revival of preliminary decree of the suit which is already withdrawn and not in existence, and for declaration etc. to escape from the affidavit he executed in 2008. The Hon'ble Court has not granted any interim relief and not prohibited the present owner from dealing with the land. The suit prima-facie appears to create pressure tactics with ulterior motive, on the owner with further litigation, even though already lost and not succeeded earlier.

The Layout plan for commercial and residential use of FP No: 40, which is sanctioned by Bhavnagar Municipal Corporation on 22/10/2018. You also applied for N.A. permission for FP No: 40 and the collector, Bhavnagar vide his order dated 20/5/2019 granted N.A. permission for commercial use of Plots No:1, 33 & 70 and for residential use of remaining plots.

In view thereof, the title of above mentioned agriculture Plot No: 33 a part of FP No: 40 purchased by you now converted for N.A. use in your individual capacity is without any charge or encumbrances.

Umesh J. Trivedi
Advocate

OFFICE : 116, Kaveri Complex, Navapara, BHAVNAGAR-364 001.
Phone : 0278 - 2516563

RESIDENCE : "SHITAL", Vakil Society, Sardarnagar,
BHAVNAGAR-364 001.

• E-mail : ujtrivedi@gmail.com

Dt. :

5. Search and investigation: Searches are carried out by our representative at the land registry office, Bhavnagar for last 30 years on 1-11-2018 under receipt No: 2018011012167 & on 27/5/2019 under receipt No: 2019013002903 and on 7/9/2019 under receipt No: 2019013005249 has not found any encumbrances or charge registered there at on the above properties.

5.1 The persons/party who is / are the present owner /s of the property /ies:-

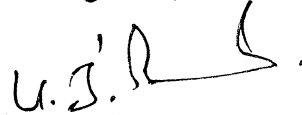
- Name and address of the title holder:-

Shri Hasmukhbhai Kantilal alis Kantibhai Dave
Add: Plot No: 46, Shri Krishnanivas, Kaminiya nagar,
Talaja road, Bhavnagar.

6. CERTIFICATE

I have scrutinized the deeds and that the documents of title referred to above are perfect evidence of title and further certify that :-

1. There are not prior mortgages/charges whatsoever as could be seen from the encumbrances certificate for the period from 1-1-88 to 7-9-2019 pertaining to the immovable property/ies covered by the above said title deeds.
2. I certify that the property i.e. Non-Agriculture land plot of land bearing Plot No: 33 within the R.S. No: 112/2p1 now within the TP Scheme No: 3 (Ruva) bearing OP No: 27 FP No: 40 total area admeasuring of Plot No: 33 is 523.01 Sq. Mts. situated at village Ruva Dist: Bhavnagar, described herein above in detail owned by Shri Hasmukhbhai Kantilal alis Kantibhai Dave is having valid, clear and marketable title to the property shown above.



Signature of the Advocate who has
scrutinized the title deeds/documents.

Bhavnagar.
Date : 7-9-2019

Umesh J. Trivedi
Advocate

OFFICE : 116, Kaveri Complex, Navapara, BHAVNAGAR-364 001.
Phone : 0278 - 2516563

RESIDENCE : "SHITAL", Vakil Society, Sardarnagar,
BHAVNAGAR-364 001.

• E-mail : ujtrivedi@gmail.com

Dt. :

CERTIFICATE OF NON-ENCUMBRANCES

Dt: 7.9.2019

I have scrutinized and verified the relevant documents regarding title of the property i.e. Non-Agriculture land for residential-commercial purpose Plot bearing No: 33 within the R.S. No: 112/2p1 now within the part of TP Scheme No: 3 (Ruva) bearing OP No: 27, FP No: 40. The **plot No: 33** having total area admeasuring 523.01 Sq. Mts. as per sanctioned layout plan dated 22/10/2018 bearing permission No: 17, situated at village Ruva Dist: Bhavnagar, described hereunder in detail owned by Shri Hasmukhbhai Kantilal alis Kantibhai Dave of Bhavnagar.

Description of the Property

Details / Description of the Property/es

Item No.	Survey No. Extent /Area of Land / Building	location Sub-District / District / Village / Municipality etc.	Boundary
1.	Survey No: 112/2 p1 Plot No: 33 Area: 523.00 Sq.mts. F.P. No: 40. N.A. Land	Village: Ruva Taluka : Bhavangar	N: Common plot No: 2 S: 15.00 Mt. Road E: EWS W:6.00 mt. road & Plot No:32

CERTIFICATE

I certify that there are no prior mortgages/charges whatsoever as could be seen from the searches carried out at office of the land registry, Bhavnagar, on 7/9/2019 for the period from 1-1-18 to 7-9-2019 pertaining to the aforesaid immovable property.

I further certify that the property i.e. Non-Agriculture land for residential-commercial purpose bearing Plot No: 33 within the R.S. No: 112/2p1 now within the TP Scheme No: 3 (Ruva) bearing OP No: 27, FP No: 40. The **plot No: 33** having total area admeasuring 523.01 Sq. Mts., as per sanctioned layout plan dated 22/10/2018 bearing permission No: 17, situated at village Ruva Dist: Bhavnagar, owned by Shri Hasmukhbhai Kantilal alis Kantibhai Dave of Bhavnagar is **without any charge or encumbrances what so ever**.

Signature of the Advocate who has
scrutinized the title deeds/documents.

Bhavnagar
Date :7-9-2019