

Mukesh J. Dave
Advocate
Hitesh J. Dave
Advocate

127, Kaveri Complex,
Navapara, Bhavnagar
Phone 0278 - 2424322/2439248

TO WHOM SO EVER IT MAY CONCERN

REF: Investigation of title to freehold land admeasuring 624.37 comprised in Plot No. 28/B bearing City Survey Ward No. 7, Sheet No. 242, Survey No. 1827/2 situated at Satyanarayan Road, Near Parimal Chowk, Takhteshvar Plot area Bhavnagar belonging to **RUBIKS INFRA - PARTNERSHIP FIRM.**

Advocate Shri V. J. Parikh of J. S. Parikh and Co. investigated the title to Plot No. 28 in the names of Shri Jaidevbhai Shreekantbhai Bhagat and Shri Tushar Shreekantbhai Bhagat and issued title clear certificate on 22.08.2018 and Advocate Shri Vijay K. Chauhan investigated the title to Plot No. 28/A to 28/C in the names of Shri Jaidevbhai Shreekantbhai Bhagat and Shri Tushar Shreekantbhai Bhagat under registered agreement for sale with Leela Business Venture Pvt. Ltd. and issued title clear certificate on 27.08.2019.

I have further investigated title to freehold land admeasuring 624.37 comprised in Plot No. 28/B bearing City Survey Ward No. 7, Sheet No. 242, Survey No. 1827/2 situated at Satyanarayan Road, Near Parimal Chowk, Takhteshvar Plot area Bhavnagar belonging to **RUBIKS INFRA - PARTNERSHIP FIRM** on the basis of title documents and other evidences produced before me by the present owner :

1. Jamnadas Narottamdas Bhau purchased the freehold land admeasuring 16902.90 sq. ft. comprised in Plot No. 28, situated, being and lying at Satyanarayan Road, Near Parimal Chowk, Bhavnagar from erstwhile Bhavnagar State vide Huzur Lekh registered No. 169 dated 18.01.1913.
2. Jamnadas Narottamdas Bhau died Intestate on 19.07.1952 at Mumbai leaving behind the said property in the hands of his widow Dhanlaxmiben Jamnadas Bhau, Son Bhaskarrao Jamnadas Bhau and daughter Padmavatiben Jamnadas Bhau wife of Dayabhai.



..2..

3. Hindu Succession Act came into force in 1956 and provisions of the said act does not applied to daughter and no share has been given to the daughter Padmavtiben Dayabhai by Janmads Narottamdas Bhau as per then prevailing practice and law and it was not compulsory to give share to married daughter, and daughter have equal share and right in her fathers property was amended in 2005. Padmavatiben Janmadas died in 1972 so said property come to the share and possession of Dhanlaxmiben Jamnadas Bhau and Bhaskarrao Jamnadas Bhau.
4. Bhaskarrao Jamnadas Bhau died intestate at Mumbai on 21.05.1962 leaving behind his share in the said property in the hands and possession of his only legal heir and wife Kantalaxmiben Bhaskarrao Bhau and Kantalaxmiben Bhaskarrao Bhau and Dhanlaxmiben Jamnadas Bhau became the co-owner of the said property.
5. Dhanlaxmiben Jamnadas Bhau made her last will or testament on 15.05.1965 of her properties including Plot No. 28 and she bequeathed her share in the said property to her daughter - in - law Kantalaxmiben Bhaskarrav Bhau and grand son Shreekant Dayabhai (son of her daughter Padmavatiben Dayabhai) in equal share.
6. Dhanlaxmiben Jamnadas Bhau died on 05.06.1966 at Mumbai and share of late Dhanlaxmiben Jamnadas Bhau come to the hands and possession of Kantalaxmi Bhaskarrao Bhau and probate and/or letter of administration of said will was not obtained, but properties bequeathed by Dhanlaxmi Jamnadas under her will dated 15.05.1965 to the Kantalaxmiben Bhaskarrao Bhau, who had also in turn executed will of the property received by them under a will and the subsequent will of legatee were granted letter of administration by the competent court, therefore bequeathed made by late Dhanlaxmiben Jamnadas Bhau by her will was confirmed and Kantalaxmiben Bhaskarrao Bhau and Shreekant Dayabhai (son of her daughter Padmavatiben Dayabhai) become joint owners for the share of late Dhanlaxmiben Jamnadas Bhau.



Mukesh J. Dave

Advocate

Hitesh J. Dave

Advocate

127, Kaveri Complex,
Navapara, Bhavnagar

Phone 0278 - 2424322/2439248

..3..

7. On introduction of new city survey, the said property bearing Plot No. 28 and other properties bearing Plot No. 29 and 30 was recorded in the names of Kantalexmi Bhaskarrau Bhau and Shreekant Dayabhai Bhagat in the property card of City Survey Ward No. 7, Sheet No. 242, Survey No. 1872 admeasuring 4847.47 sq. mt and city survey sanad in schedule "H" was issued in their names.
8. Kantalexmi Bhaskarrau Bhau executed will on at Bhavnagar for her share for all her immovable and movable properties on 22.11.1971 at Bhavnagar and she made codicil on 29.02.1972 and she appointed Shreekant Dayabhai Bhagat, Dushyantbhai Nanubhai Desai, Ramniklal Bhogilal Shah and Advocate J. P. Mehta as executerd and as per will and codicil of Kantalexmi Bhaskarrau Bhau, she bequethed Plot No. 29 and 30 to Jaidevbhai Shreekantbhai while she expressed desire to construct "Satsang Hall" at Plot No. 28, but it was not possible to construct and maintain "Satsang Hall" at Plot No. 28. Shri Jayantilal Purushottamdas Mehta - one of the executor of the will of Kantalexmiben and then practicing lawyer at Bhavnagar and subsequently District Government Pleader filed Misc. Civil Application No. 22 / 1982 before the Bhavnagar Court to seek the direction from the court, which was granted by order dated 12.02.1982 of Hon'ble Assitant District and Sessions Judge Shri C. A. Bhojani and a sum of Rs. 80,000-00 was donated to K. L. Deaf and Dumb Institute , Vidyanagar, Bhavnagar instead of construction "Satsang Hall" on Plot No. 28.
9. Shri Jaidev Shreekant Bhagat had filed Testamentary Petition No. 457 / 1989 before the Bombay High Court for seeking the letters of administration of all the moveable and immoveable properties of Mrs. Kantalexmiben Bhaskarrao Bhau including her share in the property bearing Plot No. 28, 29 and 30 at Bhavnagar.
10. The Hon'ble High Court of Bombay granted the said petition on 01.02.1992 and granted letter of administration in favour of Jaidevbhai Shreekant Bhagat along with will and codicil of late Kantalexmi Bhaskarrau Bhau and Property bearing Plot No. 28 and other property were mutated in the name of Jaidevbhai Shreekant Bhagat in the record of City Survey Office.



Mukesh J. Dave
Advocate
Hitesh J. Dave
Advocate

127, Kaveri Complex,
Navapara, Bhavnagar
Phone 0278 - 2424322/2439248

..4..

11. Shreekant Dayabhai Bhagat executed will on 06.09.1976 at Mumbai and he made codicil on 04.04.1983 and he bequeathed his share in the said property to his son Tusharbhai Shreekant Bhagat.
12. Shreekant Dayabhai Bhagat died on 20.06.1983 leaving behind his legal heirs his wife Alkaben who died on 04.06.1987 and two sons Jaidevbhai Shreekant Bhagat and Tusharbhai Shreekant Bhagat .
13. Tushar Shreekant Bhagat had filed Testamentary Petition No. 359 / 1989 before the Bombay High Court for seeking the letters of administration of all the moveable and immoveable properties of Shreekant Dayabhai Bhagat.
14. The Hon'ble High Court of Bombay granted the said petition on 08.03.1991 and granted letter of administration in favour of Tushar Shreekant Bhagat along with will and codicil of late Shreekant Dayabhai Bhagat and Property bearing Plot No. 28 and other property were mutated in the name of Tushar Shreekant Bhagat in the record of City Survey Survey.
15. According to the Letters of Administrations along with will and codicil of late Kantalaxmi Bhaskarrau Bhau and According to the Letters of Administrations along with will and codicil of late Shreekantbhai Dayabhai Bhagat, Jaidevbhai Shreekantbhai Bhagat and Tusharbhai Shreekantbhai Bhagat became the co-owners of the property bearing Plot No. 28, 29 and 30 situated at Satyanarayan Road, Bhavnagar.
16. City Survey Superintendent and Addition Mamlatdar, Bhavnagar - 2 separately measured all these three plots and issued Hissa sketch of each plot and Hissa / Survey No. 1827/1 admeasuring 1580.30 sq. mtrs. given for Plot No. 30, Hissa / Survey No. 1827/2 admeasuring 1571.69 sq. mtrs. given for Plot No. 28 and Hissa / Survey No. 1827/3 admeasuring 1695.38 sq. mtrs. for given Plot No. 29.
17. Jaidevbhai Shreekantbhai Bhagat and Tusharbhai Shreekantbhai Bhagat enter into agreement for sale for Plot No. 28 admeasuring 1571.69 sq. mtrs. situated at Satyanarayan Road, Bhavnagar with Leela Business Venture Private Limited, a company incorporated under provisions of The Companies Act, 1956 and registered at



Mukesh J. Dave
Advocate
Hitesh J. Dave
Advocate

127, Kaveri Complex,
Navapara, Bhavnagar
Phone 0278 - 2424322/2439248

..5..

CIN - U63090GJ200PTC044102 through its authorized signatory Purnimaben Komalkant Sharma vide agreement for sale registered No. 3781 dated 10.09.2018 in the office of the Sub-Registrar of Assurance, Bhavnagar - 1 (City).

18. Bhavnagar Mahanagarpalika approved the sub-plotting plan of Plot No. 28 into three sub-plots No. 28/A (572.18 sq. mtrs). 28/B (624.37 sq. mtrs) and 28/C (374.13 sq. mtrs) vide its permission No. 15 dated 06.08.2019.
19. Jaidevbhai Shreekantbhai Bhagat and Tusharbhai Shreekantbhai Bhagat wanted to sell and Leela Business Venture Private Limited wanted to transfer their rights of the property bearing Plot No. 24/B admeasuring 624.37 sq. mtr. to Rubiks Infra - Partnership Firm, as Jaidevbhai Shreekantbhai Bhagat and Tusharbhai Shreekantbhai Bhagat as co-owners/Vendors and Leela Business Venture Private Limited as a confirming party sold the land of Plot No. 28/B admeasuring 624.37 sq. mtrs equivalent to 746.46 sq. yds. situated at Saryanarayan Road, Bhavnagar to Rubiks Infra - a partnership firm vide registered sale deed No. 3917 dated 29.08.2019 in the office of the Sub-Registrar of Assurance, Bhavnagar - 1 (City).
20. The said land has been mutated in the name of Rubiks Infra - a partnership firm in the record of Bhavnagar Mahanagarpalika vide transfer permission No. 1514 dated 17.01.2019.
21. The said land has been mutated in the property card of C. T. S. No. 1827/2 of Ward No. 7 in the name of Rubiks Infra - a partnership firm vide entry No. 18891 dated 18.03.2020.
22. Bhavnagar Mahanagarpalika's dues for the year 2020-2021 has been paid on 29.06.2020 vide receipt No. 29097.
23. Bhavnagar Mahanagarpalika approved residential building plan of proposed 2694.80 sq. mtr. built up area vide construction permission No. BMC / 05-07-2020 / 1401691 / 01 / 001829 dated 15.07.2020.



Mukesh J. Dave
Advocate
Hitesh J. Dave
Advocate

127, Kaveri Complex,
Navapara, Bhavnagar
Phone 0278 - 2424322/2439248

..6..

The further searches of the record for last 31 years (1990 to 2020) carried out at the Office of Sub-Registrar of Assurances, Bhavnagar - 1 (City) on 21.07.2020 vide receipt no. 2020011006356 and obtain statement showing charge on the said property, did not reveal any subsisting charge, mortgage or other encumbrances registered thereat over the said land. It is hereby certified that the title of **RUBIKS INFRA - PARTNERSHIP FIRM** to the said land briefly described in **THE SCHEDULE** hereunder written is clear, marketable and free from any encumbrances.

THE SCHEDULE
BRIEF DESCRIPTION OF ABOVE REFERRED PROPERTY

All that piece or parcel of freehold land admeasuring 624.37 comprised in Plot No. 28/B bearing City Survey Ward No. 7, Sheet No. 242, Survey No. 1827/2 situated at Satyanarayan Road, Near Parimal Chowk, Takhteshvar Plot area Bhavnagar - which bounded on and towards,

The North	:	by Public Road.
The East	:	by Plot No. 28/A.
The South	:	by Plot No. 27.
The West	:	by Plot No. 28/C.

Dated 21 st July - 2020

Yours Faithfully

H.J. Dave

[Hitesh J. Dave]
Advocate, Bhavnagar
Bar Council of Gujarat
Enrolment No. G / 3255 / 1999

