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M.H.MEHTA
ADVOCATE
G/1362/2000
102, Jyoti Chamber,
Court Road, BHAVNAGAR

Date: 01/07/2021

To,

Sai Leela Associates Partnership firm

Thourgh it's partner

(1) Dharmi Jitendra Bhayani

(2) Bhavna Shantibhai Patel

Add. 404, Fourth Floor, Sai Ganga,
Kalubha, Bhavnagar.

Sub :- Investigation of title of Constructed building known as Jeel Residency situated at Lease hold Plot No. 1071/C-1, 1071/C-2 admeasuring 843.97 sq. mtr. The land of said property mutated in City Survey Record as per ward No. 6, Sheet No. 211, Survey No. 2297 at Amabwadi, Bhavnagar.

Promoter's Name : Sai Leela Associates Partnership firm

Project Name : Jeel Residency

Dear Sir,

I, M. H. Mehta, Advocate, High Court Road, Bhavnagar that having been advised by you to issue the title clear Certificate in respect of the above Property and having taken search of 30 Years form sub. Registrar Bhavnagar on the bases of Ownership documents produce by you and I having gone through the papers made available submit that:-

1. Bhavnagar Mahanagarpalica was allotted of 99 year open plot No.1071 to Rajnikant Bhanushankar.



2. The Said Plot No. 1071 purchased by Khoja Devjibhai Lavjibhai form Nagar Rajikant Bhanuprashad as per reg. sale deed No. 22/98 reg. No. 93/98, Dt.24.11.41.
3. The Said Plot No. 1071 purchased by Shah Girdharlal Bhikhabhai form Khoja Devjibhai Lavjibhai as per reg. sale deed No. 276/98 Dt. 19.03.1942.
4. The Said Plot No. 1071 purchased by Thakkar Nanjibhai Devchandbhai from Shah Girdharlal Bhikhabhai as per reg. sale deed No. 503/99 Dt. 22.07.1943.
5. The Said Plot No. 1071 purchased by Dilipkumar Manishankar Badheka and Harshadrai Manishankar Badheka from Thakkar Nanjibhai Devchandbhai as per reg. sale deed No. 294 dt.10.04.1953.
6. Bhavnagar Municipal Corporation passed the resolution for adjoining land of gali in favour of Dilipkumar Manishankar Badheka and Harshadrai Manishankar Badheka as per Resolution No. 1296 dt. 03/10/1653.
7. Dilipkumar Manishankar Badheka was released his undivided share in favour of Harshadrai Manishankar Badheka as per release deed No. 890 dt. 03.06.1980. Hence Harshandrai Manishankra Badheka become sole owner of said property.
8. The Land of said Plot no. 1071 has been sub-divided into Three Parts of Plots No. 1071/A, 1071/B, 1071/C as per approved layout plan passed by Bhavnagar Municipal Corporation dt. 28.11.1980.
9. The Land of said Plot no. 1071/C has been sub-divided into Two Parts of Plots No. 1071/C-1 and Plot No. 1071/C-2 as per approved layout plan passed by Bhavnagar Municipal Corporation as per Raja Chitthi No. 93, dt.24.02.1993.



10. Harshadrai Manishankar Badheka was expired on Dt. 18.06.2000 and Hiraben Harshadrai Badheka wife of Harshadbhai Manishankar Badheka was expired on dt. 03.03.2012 there legal heirs Pradipbhai Harshandrai Badheka-son, Jitendra Harshandrai Badheka-son, Vikaram Harshandrai Badheka-son, Himanshu Harshandrai Badheka-son there name in mutated in city survey record as per entry No. 8060 dt.16.07.2012.
11. The Plot No. 1071/C-1 and Plot No. 1071/C-2 amalgated as per raja Chitti No. BMC/23-08-2020/1402816/01/002097 DT.26.08.2020.
12. The Building Plan Sanction by Bhavnagar Mahanagar Palika as per Rajja Chitthi No.22 Dt.25.03.2021 and approved the plan building plan for construction of building.
13. The Plot No. 1071/C-1, 1071/C-2 purchased by you as per registered sale deed No. 3251 dt. 25.09.2020 from Pradipbhai Harshandrai Badheka, Jitendra Harshandrai Badheka, Vikaram Harshandrai Badheka, Himanshu Harshandrai Badheka.
14. Our Representative has carried out search at the Sub Registrar Bhavnagar Zone- 1 for a period of 9 years vide receipt no. 2021011005974 and Application no. 3030 Dt.24.05.2021 and Sub Registrar Bhavnagar Zone-2 for a period of 21 years vide receipt no. 2021012004760 and Application no. 2128 Dt.21.05.2021 and has not found any mortgage charges or other encumbrances registered thereat over the said property of Constructed building known as Jeel Residency situated at Lease hold Plot No. 1071/C-1, 1071/C-2 admeasuring 843.97 sq. mtr. The land of said property mutated in City Survey Record as per ward No. 6, Sheet No. 211, Survey No. 2297 at Amabwadi,



Bhavnagar and bounded on and toward and briefly described in the schedule hereunder Witten is clear as marketable .

THE SCHEDULE

BRIEF DESCRIPTION OF THE PROPERTY

Investigation of title of Constructed building known as Jeel Residency situated at Lease hold Plot No. 1071/C-1, 1071/C-2 admeasuring 843.97 sq. mtr. The land of said property mutated in City Survey Record as per ward No. 6, Sheet No. 211, Survey No. 2297 at Amabwadi, Bhavnagar and bounded on and toward::

EAST : Plot No. 1072.
WEST : Plot 1071/A & Plot No. 1072/B
NORTH : Road.
SOUTH : Plot No. 1075.

Dated 01st July, 2021




[M.H.MEHTA]
Advocate, Bhavnagar
G/1362/2000