

TC/H/wmc/KSD No. 1950/19

WHO MAY BE CONCERN

SUB: - Title Opinion Report certifies the residential purpose Non Agricultural Revenue survey No. 754/10/1/7/1/B/P2 admeasuring Hectare 00-56-66 residential plots, Situated at City: Keshod, Ta: Keshod, Sub Dist: Keshod, Dist: Junagadh is ownership of 1. Shri. Mansukhbhai Laljibhai Dhimeliya. 2. Shri. Mohanbhai Laljibhai Dhimeliya. 3. Shri. Vrajlal Laljibhai Dhimeliya. 4. Shri. Amrutlal Laljibhai Dhimeliya. 5. Shri. Savjibhai Dayabhai Chovatiya. Address: Amar Trading, Opp. Nandkishor Petrol Pump, Veraval Road, Keshod, Ta: Keshod. Gujarat.

Sir,

Please referred to the subject noted above, I am to state that the document relating to the title on the property, submitted by the perusal of the same, it appears that, :-

1. Scrutiny of the documents submitted before me by party it transpired that the Agricultural Revenue survey No. 814 & other survey numbers originally belong to Shri. Kanbi Manjibhai Becharbhai has encroached government land revue survey No. 754Paiki Acres-00 Guthas-35 so said encroachment regularize vide order No. Land/1/C/3623 Dt. 21-07-81 of Dy. Collector Veraval to that effect "Sanad" No. 141/81-82 issued by said authority vide record of right entry No. 7564 Dt. 12-07-94 certified by revenue authority.
2. Then Shri. Shri. Kanbi Manjibhai Becharbhai Bhanderi died Dt. 18-09-94. His heirs Shri. Gopalbhai & Shri. Karshanbhai & Babulal & Shri. Bhimjibhai & Shri. Kanjibhai & Shri. Rasilaben Manjibhai Bhanderi names have been entered as heirs & among them Shri. Rasilaben Manjibhai Bhanderi relinquished her share so her name has been removed as co-owner to that effect record of right entry No. 7734 Dt. 12-10-94 & 7819 Dt. 05-12-94 certified by revenue authority.
3. Then as per order no. Land/C/2446/97 Dt. 19-09-97 of Mamalatdar-Keshod Survey No. 754/11/1/7 Acres-00 Guthas-35 & Survey No. 814/2 Acres-06 Guthas-04 Total Acres-06 Guthas-39 consolidation & new survey number & new measurement is



Survey No. 754/1/B/4/7 Acres-06 Guthas-39 Hectare 02-78-22 Kharabo Hectare 00-04-05 issued by said authority to that effect record of right entry No. 10411 Dt. 21-10-97 & 12229 Dt. 09-12-98 certified by revenue authority.

4. Then Co-owners have partitioned said property agricultural land survey No. 754/10/1/7/BPaiki admeasuring Acres-01 Guthas-16 came in share of Shri. Karshanbhai Manjibhai Bhanderi vides record of right entry No. 12784 Dt. 06-04-99 certified by revenue authority.
5. Then Shri. Karshanbhai Manjibhai Bhanderi in his life time he has joint names of heirs 1. Shri. Ramaben Karshanbhai Bhanderi. 2. Shri. Rajnikantbhai Karshanbhai Bhanderi. 3. Shri. Sangitaben Karshanbhai Bhanderi. 4. Shri. Bipinbhai Karshanbhai Bhanderi. 5. Shri. Kailashben Karshanbhai Bhanderi. 7. Shri. Arvindaben Karshanbhai Bhanderi names have been entered as heirs & among them 1. Shri. Ramaben Karshanbhai Bhanderi. 2. Shri. Sangitaben Karshanbhai Bhanderi. 3. Shri. Kailashben Karshanbhai Bhanderi relinquished their share so their names have been removed as co-owners to that effect record of right entry No. 36731 Dt. 01-10-11 & 47778 Dt. 16-01-15 certified by revenue authority.
6. Then 1. Shri. Mansukhbhai Laljibhai Dhimeliya. 2. Shri. Mohanbhai Laljibhai Dhimeliya. 3. Shri. Vrajlal Laljibhai Dhimeliya. 4. Shri. Amrutlal Laljibhai Dhimeliya. 5. Shri. Savjibhai Dayabhai Chovatiya of Keshod has purchased agricultural land survey No. 754/10/1/7/1/B/P2 land admeasuring Hectare 00-56-66 from 1. Shri. Karshanbhai Manjibhai Bhanderi 2. Shri. Rajnikantbhai Karshanbhai Bhanderi. 3. Shri. Bipinbhai Karshanbhai Bhanderi vide Regd. Sale deed No. 2480 Dt. 03-08-15 to that effect record of right entry No. 49688 Dt. 03-08-15 certified by revenue authority.
7. Then 1. Shri. Mansukhbhai Laljibhai Dhimeliya. 2. Shri. Mohanbhai Laljibhai Dhimeliya. 3. Shri. Vrajlal Laljibhai Dhimeliya. 4. Shri. Amrutlal Laljibhai Dhimeliya. 5. Shri. Savjibhai Dayabhai Chovatiya of Keshod has obtained necessary permission of the Agricultural land survey No. 754/10/1/7/1/B/P2 admeasuring Hectare 00-56-66 (Sq. Mt. 5666) converted in Non Agricultural residential purpose along with approved plan vides Order No. Land/1/C/NA Reg. 18/18-19 Dt. 24-12-18 of District Collector Office Junagadh to that effect record of right entry No. 54723 Dt. 01-01-19 certified by revenue authority.
8. Then 1. Shri. Mansukhbhai Laljibhai Dhimeliya. 2. Shri. Mohanbhai Laljibhai Dhimeliya. 3. Shri. Vrajlal Laljibhai Dhimeliya. 4. Shri. Amrutlal Laljibhai Dhimeliya. 5. Shri. Savjibhai Dayabhai Chovatiya of Keshod Online applied for land development of said Non Agricultural land survey No. 754/10/1/7/1/B/P2 admeasuring Hectare 00-56-66 (Sq. Mt. 5666) residential propose along with approval plan necessary development fees paid on Investor Facilitation Portal vide Receipt No. 1200407 Dt. 05-03-19 & No. 1249556 Dt. 21-06-19.



1. I have examined the following documents which are attached herewith.

1. True copy of Record of right entry No. 7564 Dt. 12-07-94.
2. True copy of Record of right entry No. 7734 Dt. 12-10-94.
3. True copy of Record of right entry No. 7819 Dt. 05-12-94.
4. True copy of Record of right entry No. 10411 Dt. 21-10-97
5. True copy of Record of right entry No. 12229 Dt. 09-12-98.
6. True copy of Record of right entry No. 12784 Dt. 06-04-99.
7. True copy of Record of right entry No. 36731 Dt. 01-10-11.
8. True copy of Record of right entry No. 47778 Dt. 16-01-15.
9. Xerox copy of Regd. Sale deed No. 2480 Dt. 03-08-15.
10. True copy of Record of right entry No. 49688 Dt. 03-08-15.
11. Copy of Non agricultural Order No. Land/1/C/NA Reg. 18/18-19 Dt. 24-12-18 of District Collector Office Junagadh of the Agri. land survey No. 754/10/1/7/1/B/P2 admeasuring Hectare 00-56-66 (Sq. Mt. 5666) in name of Mansukhbhai Laljibhai Dhimeliya & others.
12. Copy of Authorize Non Agricultural residential plotting Layout-Plan.
13. True copy of record of right entry No. 54723 Dt. 01-01-19 effect of Non agricultural order in name of Shri. Mansukhbhai Laljibhai Dhimeliya & others.
14. True copy of Village form No. 8A of Khed Khata No. 2615 in name of Mansukhbhai Laljibhai Dhimeliya & others.
15. True copy of Village form No. 7/12 of survey No. 754/10/1/7/1/B/P2 admeasuring Hectare 00-56-66 in name of Mansukhbhai Laljibhai Dhimeliya & others.
16. Copy of residential approval plan necessary development plan.
17. Copy of fees receipt of Investor Facilitation Portal Receipt No. 1200407 Dt. 05-03-19
18. Copy of fees receipt of Investor Facilitation Portal Receipt No. No. 1249556 Dt. 21-06-19.
19. Copy of Authorize Non Agricultural residential plotting development Layout-Plan.
20. Original search Receipt No. 2019055004504 Dt. 22-07-19.

It is requested to collect the entire document mentioned in Para-1 of this title report.

2. I have carried out the search in the Sub-Registrar office Keshod from 1989 to 2019 for 30 year on Dt. 22-07-19 vide search application No. 2192 Receipt No. 2019055004504 of which the original receipt is attached herewith, on the basis of this search the said property is being certified as title clear & marketable according to which this certificate is given.
3. Above mentioned my opinion is strictly subject to the registered documents any encumbrance created by un-registered documents are beyond my perception. Opinion issued without prejudice.
4. The title of the above stated the residential purpose Non agricultural land survey 754/10/1/7/1/B/P2 admeasuring Hectare 00-56-66 (Sq. Mt. 5666) residential plots the above mentioned fact and documents which is produce before me and the search taken in



the office of Sub-Registrar, Keshod, I am of opinion that the Title to the above referred property more particularly described in this report are **clear & marketable**, in regular flow & free from encumbrance or any reasonable doubt.

-:The Schedule Referred To Above:-

All the pieces and parcels of the above referred document the title of the above stated the residential purpose Non agricultural land survey 754/10/1/7/1/B/P2 admeasuring Hectare 00-56-66 (Sq. Mt. 4047) residential plots, Situated at City: Keshod, Ta: Keshod, in limit of Keshod Municipality is the sole ownership of 1. 1. Shri. Mansukhbhai Laljibhai Dhimeliya. 2. Shri. Mohanbhai Laljibhai Dhimeliya. 3. Shri. Vrajlal Laljibhai Dhimeliya. 4. Shri. Amrutlal Laljibhai Dhimeliya. 5. Shri. Savjibhai Dayabhai Chovatiya. Address: Amar Trading, Opp. Nandkishor Petrol Pump, Veraval Road, Keshod, Ta: Keshod. Gujarat.

Boundaries:

The residential purpose Non agricultural land survey No. 754/10/1/7/1/B/P2 admeasuring Hectare 00-56-66 (Sq. Mt. 15540) residential plots Situated at City: Keshod, Ta: Keshod, Sub Dist: Keshod Dist: Junagadh, in limit of Keshod Municipality.

East: Adjoining Sanjaybhai Gopalbhai Bhanderi & others.

West: Adjoining Babubhai Manjibhai Bhanderi.

North: Adjoining Meramanbhai Rajabhai Karamta.

South: Adjoining Keshod-Ajab Road.

I have handed over all the document title relating to the captioned property of pieces of land to **Shri. Mansukhbhai Laljibhai Dhimeliya & others of Keshod Ta: Keshod Dist: Junagdh.**

Date: 22-07-19.

Place: Keshod.



(D. D. DEVANI)
ADVOCATE & NOTARY
KESHOD.