

દિપક જી. પંડ્યા
બી.કોમ., એલ.એલ.બી.(એડવોકેટ)
પ્રોપર્ટી કેર, શોપ નં. ૧, ૨ અને ૩,
ઝીક્રા હોસ્પિટલ ની નીચે, ઉપરકોટ,
કાળાનાળા, ભાવનગર.
મોબાઈલ નં. ૯૪૨૯૬૪૩૮૦૦

DEEPAK G.PANDYA
B.Com., LL.B. (Advocate)
Property Care, Shop No. 1,2 &3
Under Zikra Hospital, Uparkot,
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Mobile No.9429643800

DATE: 8/12/2022

TO,
ANUPAN ENTERPRISE a Partnership Firm
OPP. GHOGHA CRICLE, KRISHNANAGAR,
BHAVNAGAR.

SUB:- ALL THAT PIECES AND PARCEL OF COMMERCIAL CUM RESIDENTIAL UNDER CONSTRUCTION BUILDING KNOWN AS "UTOPIA" COMPRISING ON AMALGAMATED LEASE HOLD PLOT NO.1483/A-1483/B-1, LAND ADM.1133.42 SQ. MTS. WITH PROPOSED CONSTRUCTION ADM.4421.05 SQ.MTS. WHICH IS RECORDED IN CITY SURVEY WARD NO.6, SHEET NO.245, CITY SURVEY NO.2859 TO 2862, SITUATED AT NEAR GHOGHA CIRCLE, KRISHNANAGAR, BHAVNAGAR.

The captioned parties have produced before me the file and documents of above stated property. I have referred all the documents therein and my legal opinion as regards title for 30 years of above stated property is as follows:

1. Said property of Plot No.1483 was allotted by the state govt. of that time in 1939 for 99 years leasehold to Mr.Kantilal Vrajlal Vora. Which is described in the books maintain by the authority at the time. Kantilal Vrajlal Vora died on 29.12.1952 intestate, without any legal heirs of straight line. Hence daughter of his niece namely Vinaben Kapilray Vora applied before first joint civil judge with an application No.40/59 for the succession certificate, and same was granted by honourable court wide order dated 13/01/1961.
2. That 99 years leasehold rights over the plot no.1483, situated at Krishnanagar, ghogha circle, Bhavanagar was held by Vinaben Kapilray Mehta and she carried out residential construction on said plot and on introduction of new city survey, the said property was recorded in her name in city survey ward No.245, survey No.2858 to 2862 and subsequently said plot was sub divided into Plot No.1483/A & 1483/B on 04.10.1978.
3. Thereafter, Standing Committee of Former Bhavnagar Nagarpalika vide its resolution No.2701 dated 30.10.1978, approved sub division plan for Plot No.1483/B into Plot No.1483/B-1&2.
4. Thereafter, Bachubhai alias Chunilal Jagjivandas self and as a guardians of Minor Narendra Chunilal had purchased land admeasuring 894.66 Sq. Mts. with admeasuring 250.29 Sq. Mts. construction thereon, comprised in leasehold PlotNo.1483/A from vinaben Kapilray Mehta vide sale deed No.2890 dated 29.11.1968, registered at No.156 dated 11.04.1984 and said



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property was mutated in the name of the said purchaser in city survey record and municipal record.

5. Thereafter, Becharbhai Merabhai Mori had purchased land admeasuring 250.84 Sq. Mts. with admeasuring 51.75 Sq. Mts. construction thereon, comprised in leasehold Plot No.1483/B-1 from Harshvinaben Kapilray Mehta vide sale deed No.1658 dated 04.09.1979, registered at No.113 dated 17.01.1980 and said property was mutated in the name of the said purchaser in city survey record and municipal record.
6. Thereafter, Becharbhai Merabhai mori had executed his last will or testament on 16.06.1980 and he bequeathed his said property to his sons Arjanbhai Becharbhai Mori, Mehulbhai Becharbhai Mori with a condition that the said property will be joint ownership of his wife Daiben Becharbhai Mori and sons Arjanbhai Becharbhai Mori, Mehulbhai Becharbhai Mori Sukhdevbhai Mori and daughters Rajiben Becharbhai and Lakhiben Becharbhai Mori till minor son Sukhdev Becharbhai Mori and minor daughter Lakhiben Becharbhai Mori become major and said Becharbhai Merabhai Mori died on 21.04.1981 and said property was mutated in the name of Daiben Becharbhai Mori, Arjanbhai Becharbhai Mori, Mehulbhai Becharbhai Mori Sukhdevbhai Mori and daughters Rajiben Becharbhai and Lakhiben Becharbhai Mori in city survey record and in municipal record.
7. Thereafter, Shakarlal Parasram Guriya had purchased land admeasuring 83.61 Sq. Mts. With construction admeasuring 37.62 Sq. Mts. Standing thereon, comprised in leasehold Plot No.1483/B-1 paiki, situated at Krishnanagar, Ghogha Circle, Bhavnagar bearing city survey ward No.6, sheet No.245, survey no.2862 paiki and 2858 paiki from Arjanbhai Becharbhai Mori for self and as power of attorney holder of 1) Daiben Becharbhai Mori, for self and as guardian of then minor Lakhiben Becharbhai Mori and Sukhabhai Becharbhai Mori 2) Rajiben Becharbhai Mori and 3) Mehulbhai Becharbhai Mori vide sale deed registered at No.980 dated 22.03.1983 and said property was mutated in the name of said purchaser in city survey record and municipal record.
8. Thereafter, Chunilal Jagjivandas Patel had executed his last will or testament wide registered at No.29 dated 02.01.1985 in the office of the Sub Registrar, Bhavnagar -1. Narendrakumar Bachubhai alias Chunilal Patel had tried to execute the will and that was challenged by Premilaben Kirankumar Patel, Paritosh Kirankumar Patel, Cheinaben Kirankumar Patel and Naynaben Kirankumar Patel before Bhavnagar Senior Civil Judge vide Spe. Civil Suit No.222/1996. Later suit was settled between parties. As per the said settlement the suit was dismissed by the court on 23.05.1997.



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9. Thereafter, Jagdish Kanaiyalal Ghanvani, Yogita Nandkumar Ramwani, Shankarlal Bhulchand Ghanvani and Dhirajlal Shantilal Andhariya had purchased land admeasuring 894.66 Sq. Mts. With construction admeasuring 250.88 Sq. Mts. Standing thereon, comprised in leasehold Plot No.1483/A paiki, situated at Krishnanagar, Ghogha Circle, Bhavnagar bearing city survey ward No.6, sheet No.245, survey no.2858 to 2862 paiki from Narendra Chunilal Patel vide sale deed registered at No.6421 dated 20.12.1993 and said property was mutated in the name of said purchaser in city survey record and municipal record.
10. Thereafter, the owners of Plot No.1483/A, Shankarlal Bhulchand Ghanvani and Dhirajlal Shantilal Andhariya had release t their ownership vide registered deed No.222 dated 12/01/1995. Hence Jagdishbhai Kanaiyalal Ghanvani and Yogita Nandkumar Ramvani were mutated in the name of said owners of the said property in city survey record and municipal record.
11. Thereafter, Shankarlal Parasram Guriya entered into agreement for sale of land admeasuring 83.61 Sq. Mts. With construction admeasuring 37.62 Sq. Mts. Standing thereon, comprised in leasehold Plot No.1483/B-1 paiki, situated at Krishnanagar, Ghogha Circle, Bhavnagar bearing city survey ward No.6, sheet No.245, survey no.2862 paiki and 2858 paiki with Jasuben Arjanbhai Mori wide registered at No.2600 dated 14.09.2005 in the office of the Sub Registrar, Bhavnagar -2 and thereafter said Shankarlal Parasram Guriya through his power of attorney holder Arjanbhai Becharbhai Mori had executed sale deed for said property in favour of Jasuben Arjanbhai Mori vide sale deed registered at No.3875 dated 08.11.2013 in the office of Sub Registrar, Bhavnagar-2 and said property was mutated in the name of said purchaser in city survey record.
12. Out house of the said property Plot No.1483/A was possessed by the lessee Hemantbhai Natvarlal Vasani. which was settled by the statement that they don't need the property as they are lessee. And later it was notarized without any obligation vide notary serial No.18451/18 dated 26/06/2018 towards the said owner of the property Mr. Jagdishbhai Kanaiyalal Ghanvani and Yogitaben Nandkumar Ramvani.
13. Thereafter, Lakhiben alias Laxmiben Becharbhai Mori and Sukhabhai alias Sukhdevbhai Becharbhai Mori become major and effect for the same was carried out in city survey record on 28.12.2021 and on the basis of will dated 14.06.1980 of Becharbhai Merabhai Mori was entered in city survey record on 31.12.2021.
14. Thereafter, **ANUPAM ENTERPRISE**, a partnership firm through its partner Jagdishbhai Kanaiyalal Ghanvani and Priyesh Jagdishbhai Ghanvani has



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purchased bearing land admeasuring 83.61 Sq. Mts. with construction admeasuring 37.62 Sq. Mts. Standing thereon, comprised in leasehold plot No.1483/B-1 paiki, situated at Krishnanagar, Ghogha Circle, Bhavnagar bearing city survey ward No.6, sheet No.245, survey no.2862 paiki and 2858 paiki from **JASUBEN ARJANBHAI MORI** vide sale deed registered at No. 2622 dated 03.06.2021 in the office of The Sub Registrar, Bhavnagar-2 and said property was mutated in the name of said purchaser firm in city survey record and in municipal record.

15. Thereafter, **ANUPAM ENTERPRISE**, a partnership firm through its partner Jagdishbhai Kanaiyalal Ghanvani and Priyesh Jagdishbhai Ghanvani has purchased bearing land admeasuring 167.23 Sq. Mts., comprised in leasehold plot No.1483/B-1 paiki, situated at Krishnanagar, Ghogha Circle, Bhavnagar bearing city survey ward No.6, sheet No.245, survey no.2862 paiki from **ARJANBHAI BECHARBHAI MORI, MEHULBHAI BECHARBHAI MORI AND SUKHDEVBHAI BECHARBHAI MORI** vide sale deed registered at No.3787 dated 02.08.2021 in the office of The Sub Registrar, Bhavanagr-2 and thereafter rectification deed has been executed between them vide registered at No.463 dated 25.01.2022 in the office of The Sub Registrar, Bhavnagar-2 and said property was mutated in the name of said purchaser firm in city survey record and in municipal record.
16. Thereafter, **ANUPAM ENTERPRISE**, a partnership firm through its partner Jagdishbhai Kanaiyalal Ghanvani and Priyesh Jagdishbhai Ghanvani has purchased bearing land admeasuring 894.66 Sq. Mts. with construction admeasuring 250.288 Sq. Mts. Standing thereon, comprised in leasehold plot No.1483/A paiki, situated at Krishnanagar, Ghogha Circle, Bhavnagar bearing city survey ward No.6, sheet No.245, survey no.2859 paiki to 2862 paiki from **JAGDISHBHAI KANAIYALAL GHANVANI AND YOGITABEN NANDKUMAR RAMVANI WIFE OF JAGDISHBHAI KANAIYALAL GHANVANI** sold their said property bearing land admeasuring 894.66 Sq. Mts. with construction admeasuring 250.288 Sq. Mts. Standing thereon, comprised in leasehold Plot No.1483/A paiki to **ANUPAM ENTERPRISE**, a partnership firm through its partners Jagdishbhai Kanaiyala Ghanvani and Priyas Jagdishbhai Dhanvani vide sale deed registered at No.187 dated 12.01.2022 in the office of The Sub Registrar, Bhavnagar-2 and said property was mutated in the name of said purchaser firm in city survey record and in municipal record.
17. Thereafter, a public notice inviting objections from public against issuance for verification of title of property bearing leasehold Plot no.1483/B-1 paiki



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admeasuring 83.61 Sq. Mts. of **JASUBEN ARJANBHAI MORI** and property bearing leasehold Plot No.1483/B-1 paiki admeasuring 167.23 Sq. Mts. of **ARJANBHAI BECHARBHAI MORI, MEHULBHAI BECHARBHAI MORI** and **SUKHDEVBHAI BECHARBHAI MORI** was issued by advocate Vjiay Khodidas Chauhan on 03.04.2021 and was published in daily newspaper Saurashrtra samachar on 04.04.2021 and nobody come forward to raise any claim, objections and/or dispute against said property and/or its owners within stipulated time and/or till date.

18. That said Shakarlal Parasram Guriya through his power of attorney holder Arjanbhai Becharbhai Mori entered into agreement for sale for land admeasuring 167.23 Sq. Mts., comprised in Plot No.1483/B-1 paiki, situated at Krishnanagar, Ghogha circle, Bhavnagar bearing city survey ward No.6, sheet No.245, survey No.2862 paiki with kiritsinh Jayantsinh Parmar vide registered at no.251 dated 24.01.2007 in the office of The Sub Registrar, Bhavanagar-2 Consent regarding the same was given by Kiritsinh Jayantsinh Parmar vide the confirmation deed no. 5089 dated 20.08.2022.
19. Thereafter, present owners applied before Bhavnagar Municipal Corporation to approve regarding construction for Residential cum commercial Building plan which was approved by the Bhavnagar Municipal Corporation vide Permission no.15 Dt.01-09-2022 and Rajachithi No.05 Dt.01-09-2022. At present the building is under construction.

I HAVE EXAMINED THE ALL DOCUMENTS AND REVENUE RECORDS OF THE SAID PROPERTY. I AM OF THE OPINION THAT THE TITLE OF THE PROPERTY DESCRIBED HEAR UNDER IN DETAILED OWNED AND POSSESSED BY **ANUPAM ENTERPRISE** a Partnership Firm IS CLEAR, MARKETABLE AND FREE FROM ENCUMBRANCES. I HAVE TAKEN THE SEARCH OF LAST 31 YEARS FROM THE SUB REGISTRAR OFFICE-BHAVNAGAR - 2 VIDE RECEIPT NO.202201200013700, (DATED. 08-12-2022), NO.202301100001435, (DATED.31/01/2023), NO.202301200001178(DATE.30/01/2023).

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:: Description of Property ::

ALL THAT PIECES AND PARCEL OF COMMERCIAL CUM RESIDENTIAL UNDER CONSTRUCTION BUILDING KNOWN AS “UTOPIA” COMPRISING ON AMALGAMATED LEASE HOLD PLOT NO.1483/A-1483/B-1, LAND ADM.1133.42 SQ. MTS.WITH PROPOSED CONSTRUCTION ADM.4421.05 SQ.MTS. WHICH IS RECORDED IN CITY SURVEY WARD NO.6, SHEET NO.245, CITY SURVEY NO.2859 TO 2862, SITUATED AT NEAR GHOGHA CIRCLE, KRISHNANAGAR, BHAVNAGAR WHICH IS BOUNDED ON ALL THE FOUR SIDES AS UNDER.

BOUNDARY

NORTH : Plot No.1483/B-2

SOUTH : 15.24 Mts. Wide Road

EAST : Plot No.1484

WEST : 4.57 Mts. wide main Road.

BHAVNAGAR

DATE: 08/12/2022




Deepak G. Pandya
(Advocate)