

122, Gitanjali Complex, Opp. "C" Division Police Station, Kalanala, Bhavnagar

Date : 09/04/2022

TO WHOM SO EVER IT MAY CONCERN

Subject : **Legal Opinion regarding title of the Residencial cum Commercial building namely "Aafiya Heights" being constructed on the land admeasuring 1243.88 Sqmt. bearing Ward No.6, Sheet No.134, C.S. No.582-B and 598-2 situated at opposit Parsi Agiyari, Navapara area of Bhavnagar city.**

Owner: **Apna Developers a Parntership firm**

With reference to the above, I have received relevant documents and papers for issuance of title clearance report of the property mentioned in the subject. I have gone through the relevant Xerox, documents and papers; my opinion regarding title of the property is as under.

It appears from the documents that originally Mansukhlal Manilal Mehta was holding an immovable property previously known as "Gayo-Bhensona Vanda" situated opposit Parsi Agiyari, Navapara area of Bhavnagar city. Mr. Jashvantlal Manilal Mehta as a power of attorney holder of Mr. Mansukhlal Manilal Mehta sold-out the said immovable property to Abubakar Ibrahimbhai Memon through registered sale deed Sr. No.517, Dated : 25/02/1969 and through above sale deed said property has been mutated on the name of Abubakarbhai Ibrahimbhai Memon (Kalva) in city survey record through entry No.101, Dated : 27/07/1969.

Thenafter Abubakar Ibrahimbhai Kalva expired on 23/01/2020 and his wife namely Havabai Abubakarbhai Kalva expired on 06/12/2008 leaving behind them (1) Abdulrehman Abubakar Kalva and (2) Abduljabbarbhai Abubakarbhai Kalva as their legal heirs and the names of other legal heirs has been mutated in the city survey record through entry No.18268, Dated : 14/02/2020.

Thenafter from the joint owners namely (1) Abdulrehman Abubakar Kalva and (2) Abduljabbarbhai Abubakarbhai Kalva, Mr. Abdulrehman Abubakar Kalva has waived his rights, title, interest from an immovable property

..2..



122, Gitanjali Complex, Opp. "C" Division Police Station, Kalanala, Bhavnagar

..2..

..bearing ward No.6, Sheet No.134, C.S. No.582-B Paiky 566.85 sqmt. and ward No.6, Sheet No.134, C.S. No.598-2 Paiky 56.67 sqmt. (Eastern part of whole property) through registered release deed Sr. No.1220, Dated : 18/03/2020 in favour of Abduljabbar Abubakar Kalva and through above release deed the name of Abdulrehman Abubakar Kalva has been deleted from the city survey record through entry No.18648, Dated : 18/06/2020. Thus Abduljabbar Abubakar Kalva became the sole owner of an immovable property bearing ward NO.6, Sheet No.134, C.S. No.582-B Paiky 566.85 sqmt. and ward No.6, Sheet No.134, C.S. No.598-2 Paiky 56.67 sqmt. (Eastern part of whole property).

As well as from the joint owners namely (1) Abdulrehman Abubakar Kalva and (2) Abduljabbarbhai Abubakarbhai Kalva, Abduljabbarbhai Abubakarbhai Kalva has waived his rights, title, interest from an immovable property bearing ward NO.6, Sheet No.134, C.S. No.582-B Paiky 599.81 sqmt. and ward No.6, Sheet No.134, C.S. No.598-2 Paiky 20.55 sqmt. (Western part of whole property) through registered release deed Sr. No.1221, Dated : 18/03/2020 in favour of Abdulrehman Abubakar Kalva and through above release deed the name of Abduljabbarbhai Abubakar Kalva has been deleted from the city survey record through entry No.18647, Dated : 18/06/2020. Thus Abdulrehman Abubakar Kalva became the sole owner of an immovable property bearing ward NO.6, Sheet No.134, C.S. No.582-B Paiky 599.81 sqmt. and ward No.6, Sheet No.134, C.S. No.598-2 Paiky 20.55 sqmt. (Western part of whole property).

Thenafter Abduljabbar Abubakar Kalva has sold-out the an immovable property ward No.6, Sheet No.134, C.S. No.582-B Paiky 566.85 sqmt. and ward No.6, Sheet No.134, C.S. No.598-2 Paiky 56.67 sqmt. (Eastern part of whole property) to the present owner M/s. Apna Developers a partnership firm through registered sale deed Sr. No.4278 Dated : 26/08/2021 and accordingly said property has been mutated in the city survey record on the name of M/s. Apna Developers a partnership firm through entry No.20814 and 20815, Dated : 18/09/2021. Above property has been also transferred on the name of M/s. Apna Developers through name transfer resolution No.2055, Dated : 02/11/2021 in the record of Bhavnagar Municipal Corporation.

..3..



122, Gitanjali Complex, Opp. "C" Division Police Station, Kalanala, Bhavnagar

..3..

As well as Abdulrehman Abubakar Kalva has sold-out the an immovable property ward NO.6, Sheet No.134, C.S. No.582-B Paiky 599.81 sqmt. and ward No.6, Sheet No.134, C.S. No.598-2 Paiky 20.55 sqmt. (Western part of whole property) to the present owner M/s. Apna Developers a partnership firm through registered sale deed Sr. No.4279 Dated : 26/08/2021 and accordingly said property has been mutated in the city survey record on the name of M/s. Apna Developers a partnership firm through entry No.20816 and 20817, Dated : 18/09/2021. Above property has been also transferred on the name of M/s. Apna Developers through name transfer resolution No.2052, Dated : 02/11/2021 in the record of Bhavnagar Municipal Corporation.

Thenafter Apna Developers a partnership has started the construction of residential cum commercial building namely "Aafiya Heights" on the land of on the land admeasuring 1243.88 Sqmt. bearing Ward No.6, Sheet No.134, C.S. No.582-B and 598-2 as per the building plan approved by the Bhavnagar Municipal Corporation through development permission No.17, Dated : 17/03/2022.

The relevant search has been carried out by me in the office of sub-registrar Bhavnagar -1 for the year 1992 to 2022 and the relevant search fees are paid in the office of the sub-registrar, Bhavnagar-1 under receipt No.2022011004981 and 2022011004983 and in the office of sub-registrar Bhavnagar-2 for the year 2001 to 2022 and the relevant search fees are paid in the office of the sub-registrar, Bhavnagar-2 under receipt No.2022012003990 and 2022012003992.

I have examined relevant documents and papers produced before me for issuance of this title clearance report, I hereby give my opinion that the title of **M/s. Apna Developers** towards the Residencial cum Commercial building namely "Aafiya Heights" being constructed on the land admeasuring 1243.88 Sqmt. bearing Ward No.6, Sheet No.134, C.S. No.582-B and 598-2 situated at opposit Parsi Agiyari, Navapara area of Bhavnagar city is clear, marketable & free from any encumbrances.

..4..



122, Gitanjali Complex, Opp. "C" Division Police Station, Kalanala, Bhavnagar

..4..

THE SCHEDULE

-:: Description of the property::-

An immovable property i.e. Residential cum Commercial building namely "Aafiya Heights" being constructed on the land admeasuring 1243.88 Sqmt. bearing Ward No.6, Sheet No.134, C.S. No.582-B and 598-2 situated at opposit Parsi Agiyari, Navapara area of Bhavnagar city. The property is bounded as under :

Boundary of the building namely "Aafiya Heights"

Towards North : Adjoining property bearing city survey No.598-1
Towards South : Adjoining road
Towards East : Adjoining property bearing city survey No.598-3 and 582-A
Towards West : Adjoining property bearing city survey No.593 and 598-1 and 591.

Above property is recorded in the city survey record on ward No.6, Sheet No.134 city survey No.582-B land area 1166.66 sqmt. and city survey No.598-2 land area 77.22 sqmt. total 1243.88 sqmt.

Dated : April 09, 2022


K. K. Jagad
Advocate

Enrollment No.G/451/2011