



Date : 13/8/2022

TO WHOM SO IT MAY CONCERN

SUB:- Title opinion report of all that piece and parcel of N.A. Land admeasuring 19688.00 Sq.Mtrs. (Out of 19707.00 Sq.Mtrs.) of which layout plan has been sanctioned by Bhavnagar Municipal Corporation under it's Raja Chitthi No.17 dated 19/07/2022 of Tarasamiya Revenue Survey No.30 paiki 1 and 30 paiki 2 consisting Plot No.1 to 127 net Plotting area admeasuring 14716.89 Sq.Mtrs., Common Plot area (1 + 2) admeasuring 1971.00 Sq.Mtrs., Internal Road and Curvature admeasuring 3000.11 Sq.Mtrs. situated at Village Tarasamiya, Taluka and District - Bhavnagar with in T.P. Scheme No.13 (Tarasamiya), F.P. No.7.

**Owner:- (1) Ushaben Savjibhai Patel and
(2) Prikesh Munjal Kothari.**

With reference to the above noted subject, it is submitted that I have received relevant documents and papers for issuance of title opinion report. I have gone through the relevant documents and papers. After considering relevant documents and papers my opinion regarding title of the property is as under,

1. It reveals from the Village Namuna No.6 record of right revenue Entry No.152 dated 07/06/1957 that one Bhagavanbhai Raghavbhai was holding agriculture land of Revenue Survey No.30 along with other agriculture land and as per his instance his name was deleted and the names

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of his sons namely (1) Savjibhai Bhagavanbhai and (2) Kurjibhai Bhagavanbhai were mutated in the relevant revenue record. It reveals from the Village Namuna No.6 record of right revenue Entry No.434 dated 31/07/1970 that partition took place between brothers (1) Savjibhai Bhagavanbhai and (2) Kurjibhai Bhagavanbhai and in terms of which agriculture land admeasuring Acre 3-19 Gunthas of Revenue Survey No.30 paiki (30 paiki 1) came to the share of Savjibhai Bhagavanbhai and agriculture land admeasuring Acre 3 - 19 Gunthas of Revenue Survey No.30 paiki (30 paiki 2) came to the share of Kurjibhai Bhagavanbhai. The Collector, Bhavnagar granted permission to Bansal Infracon Ltd. for purchasing the agriculture land of Tarasamiya Revenue Survey No.30 paiki 1 and 30 paiki 2 under their order dated 08/09/2010.

Bansal Infracon Ltd. purchased agriculture land of Revenue Survey No.30 paiki 1 admeasuring He.Are.Sq.Mtrs. 1-40-63 from Savjibhai Bhagavanbhai by Registered Sale Deed bearing No.4827 dated 28/10/2010 and Registered Rectification Deed bearing No.2509 dated 25/06/2012. Family members of Savjibhai Bhagavanbhai joined as confirming party in the said registered sale deed.

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Bansal Infracon Ltd. purchased agriculture land of Revenue Survey No.30 paiki 2 admeasuring He.Are.Sq.Mtrs. 1-40-63 from Kurjibhai Bhagavanbhai by Registered Sale Deed bearing No.4839 dated 28/10/2010. Family members of Kurjibhai Bhagavanbhai joined as confirming party in the said registered sale deed. Accordingly the name of Bansal Infracon Ltd. had been mutated in relevant revenue record.

It appears from the record that on implementation of T.P. Scheme, instead of 28126.00 Sq.Mtrs. agriculture land of Revenue Survey No.30 paiki 1 and 30 paiki 2 agriculture land admeasuring 19707.00 Sq.Mtrs. of F.P. No.7, T.P. Scheme No.13 (Tarasamiya) was allotted.

Bansal Infracon Ltd. applied to convert the said land of Survey No.30 paiki 1 and 30 paiki 2 for Non-agriculture purpose i.e. residential use and accordingly the said 19707.00 Sq.Mtrs. agriculture land was converted for residential use under Order dated 17/08/2011 passed by the District Collector, Bhavnagar.

As per certificate dated 18/04/2014 issued by the Registrar of Companies, Mumbai, the Bansal Infracon Ltd. was converted in to Bansal Infracon Pvt. Ltd. Thereafter, Sai

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Bandhan Infinium Pvt. Ltd. (Formerly known as Sai Inductomelt Pvt. Ltd.) purchased the said N.A. land admeasuring 19707.00 Sq.Mtrs. of Tarasamiya Revenue Survey No.30 paiki 1 and 30 paiki 2 from Bansal Infracon Pvt. Ltd. by Registered Sale Deed bearing No.629 dated 22/02/2019.

(1) Ushaben Savjibhai Patel and (2) Prikesh Munjal Kothari then purchased the said N.A. land admeasuring 19707.00 Sq.Mtrs. of Revenue Survey No.30 paiki 1 and 30 paiki 2 from Sai Bandhan Infinium Pvt. Ltd. (Formerly known as Sai Inductomelt Pvt. Ltd.) by Registered Sale Deed bearing No.1750 dated 30/03/2021. Accordingly the name of **(1) Ushaben Savjibhai Patel and (2) Prikesh Munjal Kothari** have been mutated in the relevant revenue and municipal record.

One Mahavirsinh Kanubha Gohil executed agreement for sale the property of Revenue Survey No.30 paiki to Navadiya Hareshbhai Jadavbhai. The said Navadiya Hareshbhai Jadavbhai then filed Special Civil Suit No.3/2020 against Bansal Infracon Ltd. for specific performance of the said alleged agreement etc. Thereafter

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compromise took place and Hareshbhai Jadavbhai Navadiya withdrew the Special Civil Suit No.3/2020 on dated 07/09/2021 and also made affidavit on dated 12/09/2021 and accepted the ownership of **(1) Ushaben Savjibhai Patel and (2) Prikesh Munjal Kothari**. Mahavirsinh Kanubha Gohil also made affidavit on dated 17/07/2021 and accepted the ownership of **(1) Ushaben Savjibhai Patel and (2) Prikesh Munjal Kothari**. Hareshbhai Jadavbhai Navadiya also executed registered document of Cancellation of Liaspence bearing No.3765 dated 13/09/2021.

Bhavnagar Municipal Corporation has sanctioned layout plan under vide Raja Chitthi No.17 dated 19/07/2022 in the names of **(1) Ushaben Savjibhai Patel and (2) Prikesh Munjal Kothari**. Mahesul Talati, Tarasamiya has issued Village Namuna No.8/A and 2 in the names of **(1) Ushaben Savjibhai Patel and (2) Prikesh Munjal Kothari**. **(1) Ushaben Savjibhai Patel and (2) Prikesh Munjal Kothari** have made detail title affidavit on dated 28/07/2022.

Before issuance of This Title Clear Report, a Public Notice regarding inviting objections has been published in

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Sandesh Samachar Daily News Paper on dated 31/07/2022, but within stipulated period and till today I have not receive any objections from anybody.

2. The relevant search is carried out by me in the office of the **Sub-Registrar, Bhavnagar** for the period of 30 years. The relevant search fee is paid in the office of the Sub-Registrar, Bhavnagar under **Receipt dated 08/08/2022**. Computerized search has also been carried out and not found subsisting charge registered thereon. State Bank of India has executed Registered Re-conveyance of Mortgage Deed. I have issued this title opinion report of the basis of the documents and information submitted before me. Concern party should physically verify the property. This is merely title opinion report which does not create any liability on the issuer.
3. I have examined relevant documents and papers mentioned here in above in this report. From the above records, I am of the opinion that the title of the property described here under in detailed and owned by **(1) Ushaben Savjibhai Patel and (2) Prikesh Munjal Kothari** is clear, marketable and free from encumbrances.



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:: Description of the Property ::

A Property of all that piece and parcel of N.A. Land admeasuring 19688.00 Sq.Mtrs. (Out of 19707.00 Sq.Mtrs.) of which layout plan has been sanctioned by Bhavnagar Municipal Corporation under it's Raja Chitthi No.17 dated 19/07/2022 of Tarasamiya Revenue Survey No.30 paiki 1 and 30 paiki 2 consisting Plot No.1 to 127 known as "**Shiv Dhara**" net Plotting area admeasuring 14716.89 Sq.Mtrs., Common Plot area (1 + 2) admeasuring 1971.00 Sq.Mtrs., Internal Road and Curvature admeasuring 3000.11 Sq.Mtrs. situated at Village Tarasamiya, Taluka and District - Bhavnagar with in T.P. Scheme No.13 (Tarasamiya), F.P. No.7 and four boundaries of which are as under.

East	:	Adjoining land of Survey No.31 paiki
West	:	21.00 meter T.P. (D.P.) Road.
North	:	Road.
South	:	Road.



B. A. Mehta

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Advocate