

Ref. No.

C.4748

Date : **31/08/2016**

- 1) **Mrs. Sonalben Himanshubhai Patwari**
C/o Dr. Himanshubhai Indulal Patwari
Plot No. 94,
Vidyanagar, Bhavnagar
- 2) **Mrs. Nemitaben Sudhanshubhai Patwari**
C/o Dr. Sudhanshubhai Indulal Patwari
Plot No.D/40, "Aryaman" Bungalows
Near Shilaj Railway Crossing, Ahmedabad

Sub: Investigation of title - Leasehold Plot No. 14 at Kalubha Road, Bhavnagar admeasuring 783.61 Sq.Mtrs as per Municipal records and 735.32 Sq. Mtrs. as per City Survey records with residential building thereon admeasuring 2433.50 sq. feet i.e 226.072 sq. mtrs. - bearing city survey ward No. 7, Sheet No. 256, Survey No. 2456.

- 1) You are the daughters - in - law of (late) Dr. Indulal Balubhai Patwari. You are holding the captioned immovable property - lease hold plot no. 14 with residential bungalow thereon at Kalubha Road, Bhavnagar as legatees under the will dated 20/1/2009 and codicil dated 4/1/2013 of your father-in-law (late) Dr. Indulal Balubhai Patwari.
- 2) For the purpose of this report we have examined copies of the documents provided to us a list whereof is hereto annexed hereto.
- 3) The said plot No.14 is a leasehold plot and the lease thereof was acquired by your father-in-law Dr. Indulal Balubhai Patwari from the Bhavnagar Municipality at public auction held on 11/9/1958 and abstract from the resolution of the standing committee, Bhavnagar Municipality no. 1721 dated 8/9/1959 stating that

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permission from the Government has been received and therefore procedure for payment of balance amount of premium may be commenced. He had paid 1/4th amount of the premium and the balance 3/4th amount of premium Rs. 4,726/- was paid vide receipt no. 7688 to the local authority on 12/11/1959 as mentioned in the Inspection Sheet of City Survey Department, Bhavnagar. With introduction of City Survey in Bhavnagar, the said property was recorded in the name of Dr. Indulal Balubhai Patwari and City Survey sanad was issued to him bearing ward no. 7, sheet no. 256, Survey no. 2456 sq.mtrs. 735.32.

- 4) Late Dr. Indulal Balubhai Patwari obtained Raja Chitthy / permission from the local Municipality bearing No. 26 dated 25/4/1966 for construction of a residential building thereon, construction was completed in 1967 and he used to reside thereat.
- 5) Dr. Indulal Balubhai Patwari expired on 23/9/2015 at Bhavnagar. He left a will of his properties dated 20/1/2009. Subsequently he executed a codicil on 4/1/2013 which was got notarized by Notary Public Shri Mukesh P. Trivedi who had issued certificate to that effect. As per the codicil the said property has been bequeathed to both of you in equal share. Your mother-in-law Mrs. Mrudulaben has passed away at Bhavnagar earlier on 14/10/2007.
- 6) The duration of the lease hold plot no. 14 (admeasuring 783.61 sq. mtrs.) is 99 years and lease deed in prescribed format has been made between late

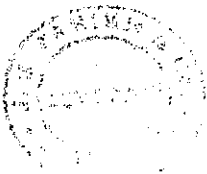
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Municipal Corporation at document no. 630/2010 dated 10/2/2010.

7) Dr. Indulal Balubhai Patwari has made will of his property at Bhavnagar on 20/1/2009. Subsequently he executed codicil on 4/1/2013 to which he had affixed his left hand thumb mark in presence of the undersigned and the said will bears endorsement by the undersigned and is attested by 1) Dr. Bankimbhai T. Parekh (then practicing radiologist at Bhavnagar and since deceased), 2) Shri Rajivbhai Chimanlal Parekh (practicing Advocate) and 3) Dr. Narendrabhai Hariparasad Bhatt (Ghoghawala) (s/o late Dr. Hariprasad Ghoghawala) and practicing physician and under the said will this property has been bequeathed to both of you being his daughters-in-law in equal share. Legal representation of the said will has not been obtained from the court nor is the same compulsory in law.



8) As per the custom in vogue, on the records of the City Survey Department, Bhavnagar the entry was made in the joint names of the direct legal heirs of late Dr. Indulal Balubhai Patwari i.e. his two sons viz. Dr. Himanshubhai Patwari and Dr. Sudhanshubhai Patwari. Subsequently the said property has been mutated in City Survey records on the basis of the will and the codicil dated 4/1/2013 in your joint names. The said entry was made vide no. 13149 on 11/7/2016 and the entry has been certified on 23/7/2016 by City Survey Superintendent, Bhavnagar.

9) In municipal records the said property has been

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No. 777 on 29/8/2016. Lease and Municipal taxes have been paid up-to-date.

- 10) Shri Rajivbhai Chimanbhai Parekh has made an affidavit on 2/7/2016 in proof of the will dated 4/1/2013 of Dr. Indulal Balubhai Patwari. Dr. Narendra H. Bhatt alias Narendra H. Ghoghawala has also made an affidavit on 2/7/2016 in proof of the will of late Dr. Indulal Blubhai Patwari. Shri Bipinbhai Nemchand Desai and Dilipbhai J. Parikh have also made affidavits on 4/7/2016 in proof of the will dated 4/1/2013. Both the beneficiaries i.e Mrs. Sonalben Himanshubhai Patwari and Mrs. Nemitaben Sudhanshubhai Patwari have made affidavits on 2/7/2016 declaring that the property may be transferred in their names and there is no other writing in the nature of a will of their late father – in – law Dr. Indulal Balubhai Patwari except the will dated 20/1/2009 and codicil dated 4/1/2013 and we have relied upon the same.
- 11) You have contracted to sell the said property to M/s. Siddh Developers - a Partnership Firm of Bhavnagar. The agreement to sell was signed and notarized on 19/07/2016.
- 12) Before issuing this title certificate public notice has been given by us in 'Saurashtra Samachar' on 21/7/2016 inviting objections, if any, there against. However, no objections have been received.
- 13) Our representative has carried out searches for the period of last 30 years at Land Registry, Bhavnagar on



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found registered thereat over the said property and accordingly we certify that your title to the said lease hold plot No. 14 with residential building thereon and situated at Kalubha Road, Bhavnagar and briefly described herebelow is clear and marketable.

**BRIEF DESCRIPTION OF THE ABOVE REFERRED
PROPERTY**

All that piece of parcel of lease hold plot No. 14 with building thereon situated at Kalubha Road, Bhavnagar admeasuring 783.61 sq.mtrs as per municipal records and as per the records of City Survey, Bhavnagar the area of said plot is 735.32 Sq. Mtrs. bearing city survey Ward No. 7 Sheet No. 256 Survey No. 2456 with residential building 2433.50 sq. feet i.e 226.072 sq. mtrs. As per approved municipal plan all the four sides of the said plot are described below:

North : Boundary of plot No. 19

South : Main Kalubha Road.

East : Boundary of plot No. 13

West : Boundary of plot No. 15

For J. S. Parikh & Co.

V. J. Parikh

(V.J. Parikh)

Partner

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List of Documents Examined

1. Abstract from the resolution of the Standing Committee of the Bhavnagar Municipality vide sr. no. 1721 dated 8/9/1959 stating that permission from the Government has been received and therefore procedure for payment of balance amount of premium may be commenced.
2. Bhavnagar Nagarpalika issued map of plot no. 14 dated 22/2/1966 which is duly signed by Chief Officer, Nagarpalika.
3. Raja Chitthi of Bhavnagar Nagarpalika granting permission to construct building vide no. 26 dt. 25/4/1966 along with approved building / construction layout Plan.
4. Copy of measurement sheet issued by City Survey Department, Bhavnagar dt. 19/1/1970.
5. City Survey Sanad issued to Dr. Indulal Balubhai Patwari by the City Survey Department, Bhavnagar for Ward no. 7, Sheet no. 256, Sur. No. 2456 sq. mtrs. 735.32.
6. Abstract of Inspection sheet of City Survey Department, Bhavnagar issued on 19/1/1970 wherein it has been stated that Shri Indulal Balubhai Patwari had acquired the leasehold plot no. 14 at public auction and payment of the "Sukhdi" amount has been deposited and he has received possession of the plot.

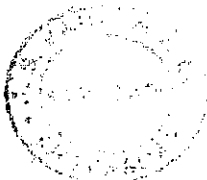


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7. Property card issued by City Survey Department, Bhavnagar in the name of Shri Indulal Balubhai Patwari.
8. Lease deed executed between Bhavnagar Mahanagar Palika and Dr. Indulal B. Patwari which is registered at Land Registry, Bhavnagar vide no. 630/2010 dt. 10/2/2010.
9. Will executed by Dr. Indulal Balubhai Patwari dated 20/1/2009 and the Notarized Codicil executed by Dr. Indulal Balubhai Patwari dated 4/1/2013 along with certificate of Notary Public Shri M.P.Trivedi.
10. Death certificate of Dr. Indulal Balubhai Patwari. Date of death 23/9/2015.
11. Affidavit dated 2/7/2016 of Shri Rajivbhai Chimanbhai Parekh in proof of the will dated 4/1/2013.
12. Affidavit dated 2/7/2016 of Dr. Narendra Hariprashad Bhatt alias Dr. Narendra Hariprashad Ghoghawala in proof of the will dated 4/1/2013.
13. Affidavit 2/7/2016 dated of Mrs. Sonalben Himanshubhai Patwari declaring that the property may be transferred in their names and there is no other writing in the nature of a will of their father – in – law Dr. Indulal Balubhai Patwari except the will dated 20/1/2009 and codicil dated 4/1/2013.
14. Affidavit dated 2/7/2016 of Mrs. Nemitaben



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may be transferred in their names and there is no other writing of the nature of a will of their father – in – law Dr. Indulal Balubhai Patwari except the will dated 20/1/2009 and codicil dated 4/1/2013.

15. Affidavit dated 4/7/2016 of Shri Bipinbhai Nemchand Desai in proof of the will dated 4/1/2013.
16. Affidavit dated 4/7/2016 of Shri Dilipkumar J. Parikh in proof of the will dated 4/1/2013.
17. Receipt no. 11279 of Bhavnagar Municipal Corporation showing payment of taxes dt. 10/4/2016 for the Financial Year 2016-17.
18. Property card issued by City Survey Department, Bhavnagar showing mutation of the said property in your joint names vide entry no. 13149 dt. 11/7/2016.
19. Bhavnagar Mahanagar Palika transferred the property in your name by Transfer Resolution No.777 dt. 29/8/2016.

For J. S. Parikh & Co.

V. J. Parikh

(V.J. Parikh)

Partner

અરજી પહોંચ

મેલ્કતનું વર્ણન વોર્ડ નં 7, શીટ નં 256, સર્વે નં 2456, પ્લોટ નં 14
Search in : ભાવનગર/BHAVNAGAR

પહોંચ નંબર:

૨૦૧૬૦૧૧૦૦૬૪૪૭

અરજી નંબર:

૩૬૦૯

અરજી વર્ષ:

૨૦૧૬

તા: ૨૨

માહે: ઓગસ્ટ

સને: ૨૦૧૬

રજ કરનારનું નામ જે.એસ.પરીખ એન્ડ કું(એડવોકેટ)
નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

રૂ. પૈસા

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....

Year :

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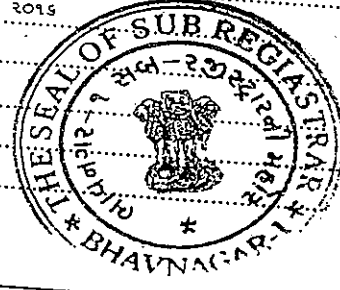
દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી.....



કુલ એકદરે રૂ.

૨૬૦

અંકે રૂપીયાબસો સાથે પુરા.

દસ્તાવેજ

નકલ

ના દિવસે તૈયાર થશે અને

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

IGR-NIC

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સબ-રજીસ્ટ્રાર
ભાવનગર City

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઇસપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલ્કત પરના બોજા અંગેનું પત્રક

Search in જી.એસ.પરીખ એન્ડ કું(એડવોકેટ)

અરજી નંબર : ૩૬૦૮

ગામ નું નામ : BHAVNAGAR

મિલ્કતનું વર્ણન વોર્ડ નં 7, શીટ નં 256, સર્વે નં 2456, પ્લોટ નં 14

દસ્તાવેજની આ શોધ એસ.આર.ઓ -ભાવનગર-1 CITY મા -11 વર્ષના ઈડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલ્કત પરના બોજા અંગેનું પત્રક પુરતોજ

સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

પુરતોજ મર્યાદીત રહેશે આ શોધમા તા _____ સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે
:- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાંધધારી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકસાની માટેના કોઇપણ હકદાવા માટે તે બદલાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ ક્ષેત્રફળ આકાર અથવા જુડી નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી તેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ		શેરો
			સહીની તારીખ	દસ્તાવેજ નંબર	
ભાડાપટ્ટો	વોર્ડ નંબર 7 શીટ નં-256 સીટી સર્વે નંબર. 2456 પ્લોટ નં-14 ક્ષેત્રફળ -783.61 ચો.મી.	ઈન્કવાયરી ઓફીસર ભાવનગર મહાનગરપાલિકા શ્રી આર.કે.જોગરાણા	૧૦/૦૨/૨૦૧૦	૬૩૦	
રૂ. ૧૬૫૦૦			૧૦/૦૨/૨૦૧૦		



તારીખ : ૨૨/૦૮/૨૦૧૬

એસ.આર.ઓ -ભાવનગર-1 CITY