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Date : 23/01/2021

TO WHOM SO IT MAY CONCERN

SUB:- Legal Opinion regarding Title of all that piece and parcel of Free Hold Land of **Plot No.25/B** Land admeasuring 487.84 Sq.Mtrs. (with proposed D.P. Road Kapan area 46.53 Sq.Mtrs.) and as per City Survey record admeasuring 489.250 Sq.Mtrs. forming part of City Survey No.2623/A paiki, Sheet No.257 and City Survey Ward No.7 situated at Takhteshwar Plot area, Near New Filter Water Tank, Krushnanagar, Bhavnagar.

Holder:- Shanti Swaroop a partnership firm.

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 record that, Maharaja Saheb Raol Krushnakumarsinhji, Bhavnagar State sold out the Plot No.25 to Shri Natvarlal Parmananddas, Indulal Parmananddas and Laxmidas Parmananddas under Lekh No.69/ S.Y. 2000 on dated 15/02/1944. The said Shri Natvarlal Parmananddas, Indulal Parmananddas and Laxmidas Parmananddas sold out the said Plot No.25 to Shri Mahashankar Manishankar Trivedi under vide Registered Sale Deed No.522/ S.Y. 2000 dated 22/09/1944.



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2. It reveals from the record that, Shri Mahashankar Manishankar Trivedi sold out the said property of Plot No.25 to Smt. Vasantprabha Vasantray Bhuta under vide Registered Sale Deed bearing No.661 dated 11/07/1960. Thereafter, Smt. Vasantprabha Vasantray Bhuta sold out the said property to Shri Dhirajlal Hiralal Bhayani by Registered Sale Deed dated 06/03/1965, Registered No.499 dated 30/04/1965.
3. Shri Dhirajlal Hiralal Bhayani sold his said property to Sevantikaben Jayantibhai Mehta by Registered Sale Deed bearing No.2234 dated 14/12/1966 and the same was recorded in her name in the property card of City Survey No.2623/A in Map Sheet No.257 of City Survey Ward No.7. As stated in Registered Sale Deed bearing No.1437 dated 19/05/1990 that Smt. Sevantikaben Jayantibhai Mehta and her husband Shri Jayantbhai Mehta died intestate on dated 11/05/1977 leaving the said property in the hands of their heirs Snehlal Jayantbhai Mehta, Chirag Jayantbhai Mehta and daughter Mastani Jayantbhai Mehta. The High Court of Judicature, Bombay in Petition No.90 of 1979 granted Letters of Administration of the said property to Shri Snehlal Jayantbhai Mehta vide its order dated 20/06/1981.
4. Servashri Vasantray Vanravandas Modi, Smt. Devyani Vasantray Modi, Anand Vasantray Modi, Shailesh Vasantray

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Modi and Jaideep Vasantry Modi purchased the said property from the said Co-owners Shri Snehlal Jayantbhai Mehta, Shri Chirag Jayantbhai Mehta and Mastani Jayantbhai Mehta by Registered Sale Deed bearing No.1437 dated 17/04/1990 and the said property was mutated in their joint names in the property card City Survey No.2683/A of City Survey Ward No.7 on dated 21/05/1990.

5. Smt. Mangalaben Vanravandas Modi, Shri Vasantry V. Modi, Smt. Devyani Vasantry Modi, Shri Anand Vasantry Modi, Shri Shailesh Vasantry Modi and Shri Jayu alias Jaideep Vasantry Modi partitioned their the abovementioned and other Joint Family immovable and movable properties amongst them vide Registered Partition Deed bearing No.435 dated 03/02/2007 (First Prat No.436) and Registered Rectification Deed bearing No.800 dated 22/02/2011 and in terms of which Free Hold Land admeasuring 488.22 Sq.Mtrs. (Proposed Plot No.25/B) with old structure admeasuring 74.89 Sq.Mtrs. came to the share of Jayu alias Jaideep Vasantry Modi. Accordingly mutation took place in the relevant City Survey and Municipal record.
6. Bhavnagar Mahanagarpalika approved layout plan showing sub-plotting of Plot No.25 into two sub-plots No.25/A and

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5. Smt. Mangalaben Vanravandas Modi, Shri Vasantry V. Modi, Smt. Devyani Vasantry Modi, Shri Anand Vasantry Modi, Shri Shailesh Vasantry Modi and Shri Jayu alias Jaideep Vasantry Modi partitioned their the abovementioned and other Joint Family immovable and movable properties amongst them vide Registered Partition Deed bearing No.435 dated 03/02/2007 (First Prat No.436) and Registered Rectification Deed bearing No.800 dated 22/02/2011 and in terms of which Free Hold Land admeasuring 488.22 Sq.Mtrs. (Proposed Plot No.25/B) with old structure admeasuring 74.89 Sq.Mtrs. came to the share of Jayu alias Jaideep Vasantry Modi. Accordingly mutation took place in the relevant City Survey and Municipal record.
6. Bhavnagar Mahanagarpalika approved layout plan showing sub-plotting of Plot No.25 into two sub-plots No.25/A and

...4...

...4...

25/B on dated 13/09/2011. Jayu alias Jaydeep Vasantray Modi has made detailed title affidavit on dated 05/11/2019. Shri A.R.Shridharani, Advocate issued Title Clear report on dated 15/10/2019. Before execution of Registered Sale Deed in favour **Shanti Swaroop a partnership firm**, a public notice regarding inviting objections was published in Saurashtra Samachar daily news paper on dated 23/10/2016 through Advocate Shri A.R.Shridharani. As per certificate dated 05/11/2019 issued by Shri A.R.Shridharani Advocate that he had not received any objections against the said public notice.

7. **Shanti Swaroop a partnership firm** purchased Plot No.25/B from Jayu alias Jaydeep Vasantray Modi by Registered Sale Deed bearing No.649 dated 06/02/2020. Accordingly the name of **Shanti Swaroop a partnership firm** has been mutated in the relevant City Survey and Municipal record.
8. It appears that **Shanti Swaroop a partnership firm** intends to construct residential flat building known as "**Shanti Swaroop**" on the said Plot No.25/B. Bhavnagar Municipal Corporation has issued Development Permission bearing No.10 dated 12/01/21 and sanctioned the building plan. Municipal Taxes have been paid up to date.

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9. I have examined relevant documents and papers. The relevant search is carried out by me in the office of the **Sub-Registrar, Bhavnagar** for the period of **30 years on dated 22/01/2021**. Computerized search has also been carried out. This report is issued on the basis of the information and documents produced before me.
10. From the above records and as stated herein above in this opinion report, I am of the opinion that the title of the property described here under in detailed and owned by **Shanti Swaroop a partnership firm** is clear and marketable.

DESCRIPTION OF THE PROPERTY

A Property of Free Hold Land of **Plot No.25/B** land admeasuring 487.84 Sq.Mtrs. (with proposed D.P. Road Kapan area 46.53 Sq.Mtrs.) and as per City Survey record admeasuring 489.250 Sq.Mtrs. forming part of City Survey No.2623/A paiki, Sheet No.257 and City Survey Ward No.7 situated at Takhteshwar Plot area, Near New Filter Water Tank, Krushnanagar, Bhavnagar and four boundaries of which are as under,

North	:	15.00 feet wide gali.
South	:	12.00 meter wide (proposed 18.00 meter) Public Road
East	:	Plot No.24.
West	:	Plot No.25/A.



B. A. Mehta
B. A. Mehta
Advocate
G/703/1989

અરજી પહોંચ

મિલકત નું વર્ણન : વોર્ડ નં.7, શીટ નં.253, સીટી સર્વે નં.2623/એ પૈકી, પ્લોટ નં.25/બી.

Search in : BHAVNAGAR Ward No 7/BHAVNAGAR Ward No 7

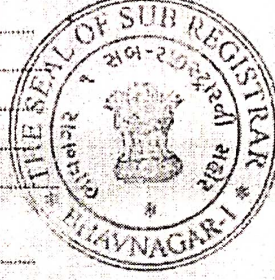
પરજોય નંબર ૨૦૨૧૦૧૧૦૦૦૮૮૮ અરજી નંબર ૫૦૩ અરજી વર્ષ ૨૦૨૧
તારીખ ૨૩ માહે જાન્યુઆરી સને ૨૦૨૧

રજુ કરનારનું નામ ભવનેશ એ.મહેતા

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી
નકલ કરવા ની ફી સાઈડ / ફોલીયો
શેરોની નકલ કરવા માટે ફી
ટપાલ ખર્ચ
નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭)
શોધ અગર તપાસણી.....Year: 1990 2021
દસ કલમ-૨૫
કલમ-૩૪ (કલમ-૫૭)
નકલ ફી ફોલીયો
ઈન્ડેક્સ-૨ ફી



૪૩૦.૦૦

કુલ એકદર રૂ. ૪૩૦.૦૦

અંકે રૂપિયા ચાર સો ત્રીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

ફરેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

Dinabhai Narandhlai Gohil
સબ રજીસ્ટ્રાર
ભાવનગર-1-City

અંકે રૂ. : 430.00

20210122395613534

સબ રજીસ્ટ્રાર, ભાવનગર-1-City

Search in : ભવનશ એ મહેતા અરજી નંબર : 503 ગામ નું નામ : BHAVNAGAR Ward No 7

મિલકતનું વર્ણન : વોર્ડ નં.7, શીટ નં.253, સીટી સર્વે નં.2623/એ પૈકી, પ્લોટ નં.25/બી,

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Bhavnagar-1

ઉપયોગ મિલકત પરના બીજા અંગેનું પુરતોજ મર્યાદીત આ શોધમાં તો

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધકારી આપતા નથી અને એમાંની કોઇપણ માહિતી સંબંધમાં નુકસાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

મિલકત પરના બીજા અંગેનું પત્રક

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના હિસ્સામાં આકાર પટે આપનાર અથવા પટે આપનાર અથવા પટે આપનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામાં અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામાં અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માહિતી ફરખત/ચંચાલુ રૂ.15000000.00	પ્લોટ નં. 25/બી જમીન ક્ષેત્રફળ 487.84 ચો.મી. (કુચીમ ડી.પી.કપાલ 46.53 ચો.મી. સંહિત) વોર્ડ નં. 7, શીટ નં. 257 સીટી સર્વે નં. 2623/અ પૈકી 489.250 ચો.મી. જમીન તથા 69.19 ચો.મી. રહેણાંકીય બાંધકામ			જયુ ઉર્ફે જયદિપ વસંતરાય મોદી	શાંતીસ્વરૂપ ભાગીદારી પેઢી વતી અધીકૃત ભાગીદાર ભુપતસિંહ જીવાભાઈ પરમાર	06-02-2020	649	
						06-02-2020		

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Bhavnagar-1