

Date : 9/9/2021

TO WHOM SO IT MAY CONCERN

SUB:- Legal Opinion regarding Title of all that piece and parcel of Municipal Lease Hold **Plot No.2211/A1 & 2211/A2** land admeasuring total 1525.40 Sq.Mtrs. as per Municipal record and 1528.09 Sq.Mtrs. as per City Survey record situated on Talaja Road, Hill Drive, Krushnanagar, Bhavnagar within City Survey Ward No.7, Sheet No.319 and City Survey No.2897.

Owner:- Skyline Developers 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 certificates dated 05/01/2021 issued by Estate Department Bhavnagar Municipal Corporation regarding Plot No. 2211/A/1 & Plot No. 2211/A/2 that initially one Kalidas Makandas and Maganlal Makandas were holding lease hold right of Plot No. 2211 at the relevant time i.e. since S.Y. 2000. It also reveals from the said certificate that the said plot was then divided as Plot No.2211/A and 2211/B and Plot No.2211/A was transferred in the name of Maganlal Makandas Valia as per the then prevailing practice and accordingly standing committee of Bhavnagar Nagarpalika passed Resolution No.1574 dated 13/11/1956. Bhavnagar Nagarpalika issued Sketch of Plot No.2211/A in the name of Maganlal Makandas Valia on dated 27/08/1969.

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2. On introduction of New City Survey in Bhavnagar the said property of Plot No.2211/A was recorded in City Survey record in Ward No.7, Sheet No.319 and City Survey No. 2897 in the name of Maganlal Makandas Valia.
3. It reveals from the record that the Maganlal Makandas Valia executed Will on dated 26/01/1976 and bequeathed the said property to Vipin M. Valia H.U.F. Karta Vipinbhai Maganlal Valia. Maganlal Makandas Valia died on dated 12/10/1976 leaving behind him legal heirs namely (1) Rukshmaniben Maganlal Valia - Widow, (2) Devendra Maganlal Valia - Son, (3) Vipin Maganlal Valia - Son, (3) Divyaben Harshadbhai Mehta - married daughter and, (5) Deenaben Jitendra Mehta - married daughter. Amongst the above referred heirs Devendra Maganlal Valia had relinquished his right title and interest in favour of Maganlal Makandas Valia by Registered Release Deed bearing No.750 dated 18/06/1962 regarding property in question along with other properties. The said Devendra Maganlal Valia and his wife Vidalaben Devendra Valia died on dated 07/03/1996 leaving behind their heirs (1) Kumar Devendra Valia - Son and (2) Minal Sanjib Sarkar - married daughter. (1) Rukshmaniben Maganlal Valia (2) Vipinbhai Maganlal Valia, (3) Divyaben Harshadbhai Mehta (4) Deenaben Jitendra Mehta, (5) Kumar Devendra Valia and (6) Minal Sanjib Sarkar have made Heir Ship Affidavit on dated 21/12/2001. (1) Rukshmaniben Maganlal Valia (2) Divyaben Harshadbhai Mehta (3) Deenaben Jitendra Mehta, (4) Kumar Devendra Valia and (5) Minal Sanjib Sarkar made Affidavit cum No-objection on dated 21/12/2001 and accepted the will of Maganlal Makandas Valia and ownership of Vipinbhai Maganlal Valia Karta of Vipin M. Valia H.U.F. Varsai took place

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in City Survey Record. The City Survey Department made Panch Rojkam regarding varsai and after issuing Land Revenue Code 135 D Notice by Reg. A.D. to all the heirs, The name of **Vipinbhai Maganlal Valia Karta of Vipin M. Valia H.U.F.** has been mutated in the relevant City Survey record. The name of **Vipinbhai Maganlal Valia** has been mutated in the relevant Municipal Record. Plot No.2211/A was divided as Plot No.2211/A/1 and 2211/A/2. Bhavnagar Municipal Corporation issued Sketch showing two parts with existing building thereon.

4. Bhavnagar Municipal Corporation has executed Registered Lease Deed bearing No.806 and 807 both dated 09/02/2021 in favour of **Vipinbhai Maganlal Valia** regarding Plot No.2211/A/1 and 2211/A/2 for the period of 99 years commencing from 1944. Thus initial owner of the land i.e. Bhavnagar Municipal Corporation has accepted 99 years lease hold right of **Vipinbhai Maganlal Valia**.
5. A Public Notice regarding inviting objections against the title has been published in Saurashtra Samachar daily news paper on dated 29/12/2020 but within stipulated period and till today I have not received any objections from anybody. Members of **Vipin M. Valia H.U.F.** have given Notarize Consent Letter on dt. 26/12/2020. **Vipinbhai Maganlal Valia himself and Karta of Vipin M. Valia H.U.F.** has made detailed title affidavit on dated 10/02/2021.
6. **Skyline Developers a partnership firm** has purchased the property of Plot No. 2211/A1 & 2211/A2 from **Vipinbhai Maganlal Valia himself and Karta of Vipin M. Valia H.U.F.** by registered sale deed bearing No. 1687 dt. 18/03/2021. Accordingly the name of **Skyline Developers a partnership firm** has been mutated in the relevant City Survey & Municipal Record. Last taxes & lease have been paid up to date.

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It appears that **Skyline Developers a partnership firm** intends to construct commercial building known as "**Skyline Square**" on the said Plot No. 2211/A1 & 2211/A2. Bhavnagar Municipal Corporation has sanctioned building plan and issued Rajachithi No. 07 dt. 02/08/2021.

6. 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 **11/02/2021 & 09/09/2021**. Computerized search has also been carried out. I have issued this title opinion report on the basis of the documents and information submitted before me.
7. From the above records, I am of the opinion that title of the property described here under in detailed and owned by **Skyline Developers a partnership firm** is clear, marketable & free from encumbrances

DESCRIPTION OF THE PROPERTY

A Property of Municipal Lease Hold **Plot No.2211/A1 & 2211/A2** land admeasuring total 1525.40 Sq.Mtrs. as per Municipal record and 1528.09 Sq.Mtrs. as per City Survey record situated on Talaja Road, Hill Drive, Krushnanagar, Bhavnagar within City Survey Ward No.7, Sheet No. 319 and City Survey No.2897 and four boundaries of which are as under,

East	:	21.34 Meter Public Road.
West	:	Plot No.2210.
North	:	Plot No.2211/B.
South	:	9.14 Meter Road.




B. A. Mehta
Advocate
G/703/1989