

Vijay Khodidas Chauhan

Advocate

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M. : 9825552856



વિજય ખોડિદાસ ચૌહાણ

એડવોકેટ

બીજા માળે, ડૉ. શિવનાથ બિલ્ડિંગ, કોર્ટ રોડ,
અંબાજી માતાના મંદીર સામે, ભાવનગર- ૩૬૪ ૦૦૧
મોબાઈલ : ૯૮૨૫૫૫૨૮૫૬

TO WHOM SO EVER IT MAY CONCERN

REF :

Investigation of title to freehold land admeasuring 674.15 Sq.Mts. with proposed consrtruction admeasuring 3026.14 Sq.Mts., comprised in Plot No.28/C & 30/C, known as **ANJANI SKY**, situated at Takhteshvar Plots, Satyanarayan Road, Near Parimal Chowk, Bhavnagar bearing city survey ward No.7, sheet No.242, survey No.1827/2/1 & survey No.1827/1/3 belonging to **ANJANI CONSTRUCTION**, a partnership firm.

I have investigated title to freehold land admeasuring 674.15 Sq.Mts. with proposed consrtruction admeasuring 3026.14 Sq.Mts., comprised in Plot No.28/C & 30/C, known as **ANJANI SKY**, situated at Takhteshvar Plots, Satyanarayan Road, Near Parimal Chowk, Bhavnagar bearing city survey ward No.7, sheet No.242, survey No.1827/2/1 & survey No.1827/1/3 is in ownership and possession of **ANJANI CONSTRUCTION**, a partnership firm on the basis of verification of title documents and other evidences as enlisted hereinbelow for the same :

1. That freehold land admeasuring 18239.00 Sq.Fts. of Plot No.29, situated at situated at Takhteshvar Plots, Satyanarayan Road, Near Parimal Chowk, Bhavnagar was purchased by **JAMNADAS NAROTTAMDAS BHAU** from erstwhile Bhavnagar State vide Huzur Lekh No.111 dated 07.08.1909.
2. That said **JAMNADAS NAROTTAMDAS BHAU** died intestate on 19.07.1952 at Mumbai leaving behind his said property in the hands of his wife Dhanlaxmiben Jamnadas Bhau and son Bhaskarrao Jamnadas Bhau and married daughter Padmavatiben Dayabhai [who died in 1972] and provisions of Hindu Laws dose not applied to daughter in ancestral property before 1956 [to give equal share to daughter was amended in 2004 and said property come to the hands and possession of Dhanlaxmiben Jamnadas Bhau and Bhaskarrao Jamnadas Bhau.
3. Bhaskarrao Jamnadas Bhau died intestate on 21.05.1962 leaving behind his share in the above property in the hands and possession of his only heirs and wife Kantalaxmiben Bhaskarrao Bhau and she become joint owner with Dhanlaxmiben Jamnadas Bhau in the said property.





4. Dhanlaxmiben Jamnadas Bhau had execute her last will or testament on 15.05.1965 and she bequeather her share in the said property to Kantalaxmiben Bhaskarrau Bhau and Shreekant Dayabhai, son of her daughter Padmavatiben Dayabhai and said Dhanlaxmiben Jamnadas Bhau died on 05.06.1966 at Mumbai and share of late Dhanlaxmiben Jamnadas Bhau come to the hands and possession of Kantalaxmi Bhaskarrau Bhau and Shreekant Dayabhai Bhagat and probate and / or letter of administration of said will was not obtained, but subsequently same was confirmed and also a part of proceedings of letter of admisitation of the will of late Kantalaxmiben Bhaskarrao Bhau in court of law, therefore bequeathed made by late Dhanlaxmiben Jamnadas Bhau by her will was confirmed and Kantalaxmiben Bhaskarrao Bhau and Shreekant Dayabhai, son of her daughter Padmavatiben Dayabhai become joint owners for the share of late Dhanlaxmiben Jamnadas Bhau.
5. On introduction of new city survey, the said property bearing Plot No.29 and other properties bearing Plot No.28 & 30 was measured by city survey department and recorded in the names of Kantalaxmi Bhaskarrau Bhau and Shreekant Dayabhai Bhagat in city survey ward No.7, sheet No.242, survey No.1872 admeasuring 4847.47 Sq.Mts. and city survey sanad was issued in their names.
6. Kantalaxmi Bhaskarrau Bhau, one of the co-owner had executed her will or testament on 22.11.1971 and she bequeathed her share in the above proerpty to Jaidev Shreekant Bhagat and she also made a codicil of said will on 29.02.1972 and she also appoint Shreekant Dayabhai Bhagat, Dushyantbhai Nanubhai Desai, Ramnikbhai Bhogilal Shah and Advocate J. P. Mehta as executors and she expressed her desire to construct "Satsang Hall" on Plot No.28 and she died on 18.12.1973 and after her death, is was not possible to construct "Satsang Hall" on Plot No.28 and Shri Jayantilal Prabhudas Mehta, one of the executor of the will of late Kanalaxmiben Bhaskarrao Bhau, who was then a practising Lawer at Bhavnagar and thereafter District Government Pleader had filed Misc. Civil Application No.22 of 1982 before The District Court at Bhavnagar to seek the directions and The Hon'ble Court of The Assistant District & Sessions Judge, Bhavnagar vide its judgment and order dated 12.02.1982, allowed said application and directed to donate Rs.80,000-00 to K. L. Deaf & Dumb Institute, Bhavnagar instead of to construction of 'Satsang Hall' on Plot No.28.
7. Jaidev Shreekant Bhagat filed Testamentary Petition No.457 of 1989 in The High Court of Bombay for seeking the letter of administration for all the movable and immovable properties of late Kantalaxmiben Bhaskarrao Bhau and said petition was allowed by The Hon'ble High Court of Bombay on 01.02.1992 and granted letter of administration alongwith will dated 22.11.1971 and codicil dated 29.02.1972 of Kantalaxmiben Bhaskarrao Bhau in favour of Jaidev Shreekant Bhagat and





accordingly name of Jaidevbhai Shreekant Bhagat was entered in city survey record for said property bearing Plot No.29 and other properties.

8. Shreekant Dayabhai Bhagat had executed his will or testament on 06.09.1976 and he bequeathed his share in the said property to his son Tusharbhai Shreekant Bhagat and he also made a codicil on 04.04.1983 and said Shreekant Bhagat died on 20.06.1983 and his wife Alkaben Shreekant Bhagat died on 14.06.1987 and Tusharbhai Shreekant Bhagat filed Testamentary Petition No.356 of 1989 in The High Court of Bombay for seeking the letter of administration for all the movable and immovable properties of late Shreekant Dayabhai Bhagat and said petition was allowed by Hon'ble High Court of Bombay on 08.03.1991 granted letter of administration alongwith will dated 06.09.1976 and codicil dated 04.04.1983 of Shreekant Dayabhai Bhagat in favour of Tusharbhai Shreekant Bhagat and accordingly name of Tusharbhai Shreekant Bhagat was entered in city survey record for said property bearing Plot No.29 and other properties.
9. The City Survey Superintendent, Bhavnagar has carried out measurement of Plot No.28, 29 & 30 and issued Hissa Sketch for each plots and made separate property card for each plot and issued property card No.CTS No.1827/1 admeasuring 1580.30 Sq.Mts. for Plot No.30, CTS No.1827/2 admeasuring 1571.69 Sq.Mts. for Plot No.28 and CTS No.1827/3 admeasuring 1695.38 Sq.Mts. for Plot No.29.
10. **JAIDEV SHREEKANT BHAGAT AND TUSHAR SHREEKANT BHAGAT** entered into agreement for sale for land admeasuring 1695.38 Sq.Mts., comprised in Plot No.28, situated at Takhteshvar Plots, Satyanarayan Road, Near Parimal Chowk, Bhavnagar bearing city survey ward No.7, sheet No.242, survey No.1827/2 with **LEELA BUSINESS VENTURE PRIVATE LIMITED.**, a company incorporated under the provisions of The Companies Act, 1956 and registered at CIN : U63090GJ200PTC044102 through its authorized signatory Purnimaben Komalkant Sharma and agreement for sale is registered at No.3781 dated 10.09.2018 in the office of The Sub Registrar, Bhavnagar-1.
11. Bhavnagar Municipal Corporation approved sub division plan for Plot No.28 into Plot No.28/A admeasuring 572.18 Sq.Mts., Plot No.28/B admeasuring 624.37 Sq.Mts. and Plot No.28/C admeasuring 374.13 Sq.Mts., total admeasuring 1570.69 Sq.Mts. as per site and 1571.69 Sq.Mts. as per record vide its permission No.15 dated 06.08.2019.
12. **JAIDEV SHREEKANT BHAGAT AND TUSHAR SHREEKANT BHAGAT** entered into agreement for sale for land admeasuring 1580.30 Sq.Mts., comprised in Plot No.30, situated at Takhteshvar Plots, Satyanarayan Road, Near Parimal Chowk, Bhavnagar bearing city survey ward No.7,





sheet No.242, survey No.1827/1 with **LEELA BUSINESS VENTURE PRIVATE LIMITED.**, a company incorporated under the provisions of The Companies Act, 1956 and registered at CIN : U63090GJ200PTC044102 through its authorized signatory Purnimaben Komalkant Sharma and agreement for sale is registered at No.3782 dated 10.09.2018 in the office of The Sub Registrar, Bhavnagar-1.

13. Bhavnagar Municipal Corporation approved sub division plan for Plot No.30 into Plot No.30/A admeasuring 675.17 Sq.Mts., Plot No.30/B admeasuring 603.87 Sq.Mts. and Plot No.30/C admeasuring 300.19 Sq.Mts., total admeasuring 1579.23 Sq.Mts. as per site and 1580.30 Sq.Mts. as per record vide its permission No.14 dated 06.08.2019.
14. **LEELA BUSINESS VENTURE PRIVATE LIMITED.**, a company incorporated under the provisions of The Companies Act, 1956 and registered at CIN : U63090GJ200PTC044102 through its authorized signatory Purnimaben Komalkant Sharma purchased land admeasuring 1571.69 Sq.Mts., comprised in Plot No.28/C, situated at Takhteshvar Plots, Satyanarayan Road, Near Parimal Chowk, Bhavnagar bearing city survey ward No.7, sheet No.242, survey No.1827/2 paiki from **JAIDEV SHREEKANT BHAGAT AND TUSHAR SHREEKANT BHAGAT** vide sale deed registered at No.3912 dated 29.08.2019 in the office of The Sub Registrar, Bhavnagar-1 and said property was mutated in the name of said company in city survey record and Bhavnagar Municipal Corporation vide its resolution No.1304 dated 01.10.2019, transferred said property in the name of said company.
15. **LEELA BUSINESS VENTURE PRIVATE LIMITED.**, a company incorporated under the provisions of The Companies Act, 1956 and registered at CIN : U63090GJ200PTC044102 through its authorized signatory Purnimaben Komalkant Sharma purchased land admeasuring 1580.30 Sq.Mts., comprised in Plot No.28/C, situated at Takhteshvar Plots, Satyanarayan Road, Near Parimal Chowk, Bhavnagar bearing city survey ward No.7, sheet No.242, survey No.1827/2 paiki from **JAIDEV SHREEKANT BHAGAT AND TUSHAR SHREEKANT BHAGAT** vide sale deed registered at No.3914 dated 29.08.2019 in the office of The Sub Registrar, Bhavnagar-1 and said property was mutated in the name of said company in city survey record and Bhavnagar Municipal Corporation vide its resolution No.1305 dated 01.10.2019, transferred said property in the name of said company.
16. Bhavnagar Municipal Corporation approved amalgamation plan for Plot No.28/C & Plot No.30/C into Plot No.28/C & 30/C admeasuring 674.15 Sq.Mts. vide its permission dated 07.11.2019.
17. **[1] KULDIPSINH MADHUBHA CHUDASAMA, KARTA AND MANAGER OF KUDIPSINH MADHUBHA CHUDASAMA H.U.F., [2] BHAVESHGIRI VILASGIRI GOSAI, KARTA**





AND MANAGER OF BHAVESHGIRI VILASGIRI GOSAI, [3] MILESHBHAI BHARATBHAI BHATT AND [4] BHARATIBEN JAYESHBHAI MODI entered into partnership in the name and style of **ANJANI CONSTRUCTION** vide partnership deed dated 24.08.2019 and said **ANJANI CONSTRUCTION**, a partnership firm through its partners Kuldipsinh Madhubha Chudasama, karta and manager of Kuldipsinh Madhubha Chudasama and Nileshbhai Bharatbhai Bhatt purchased land admeasuring 674.15 Sq.Mts. as per site and as per approved amalgamation plan, comprised in Plot No.28/C & 30/C, originally land admeasuring 375.14 Sq.Mts. as per city survey record and admeasuring 374.13 Sq.Mts. as per municipal record of Plot No.28/C bearing city survey ward No.7, sheet No.242, survey No.1827/2 paiki and land admeasuring 301.26 Sq.Mts. as per city survey record and admeasuring 300.19 Sq.Mts. as per municipal record of Plot No.30/C bearing city survey ward No.7, sheet No.242, survey No.1827/1 paiki from **LEELA BUSINESS VENTURE PRIVATE LIMITED.**, a company incorporated under the provisions of The Companies Act, 1956 through its authorized signatory Vijaykumar Maheshchandra Bhatt vide sale deed registered at No.5634 dated 08.10.2021 in the office of The Sub Registrar, Bhavnagar-1 and said property was mutated in the name of said purchaser firm in city survey record in CTS No.1827/2/1 and CTS No.1827/1/3 and in municipal record.

18. Bhavnagar Municipal Corporation approved proposed residential flat building plan for Plot No.28/C & 30/C vide its development permission No.15 dated 03.02.2022.
19. That the searches of the record for the last 31 years from 1992 to 2022 has been carried out in the office of The Sub Registrar of Assurance, Bhavnagar-1 on 05.02.2022 and obtain statement showing charge on property, did not reveal any subsisting charge, mortgage or any other kind of encumbrances registered thereat over the said property. It is hereby certified that title of **ANJANI CONSTRUCTION**, a partnership firm to the said property briefly described in **THE SCHEDULE** written hereunder **CLEAR, MARKETABLE AND FREE FROM ANY ENCUMBRANCES OVER THE SAID PROPERTY.**

THE SCHEDULE
BRIEF DESCRIPTION OF THE PROPERTY

All that piece or parcel to freehold land admeasuring 674.15 Sq.Mts. with proposed construction admeasuring 3026.14 Sq.Mts., comprised in Plot No.28/C & 30/C, known as **ANJANI SKY**, situated at Takhteshvar Plots, Satyanarayan Road, Near Parimal Chowk, Bhavnagar bearing city survey ward No.7, sheet No.242, survey No.1827/2/1 & survey No.1827/1/3 and bounded are as under ::



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અંબાજી માતાના મંદીર સામે, ભાવનગર- ૩૬૪ ૦૦૧
મોબાઇલ : ૯૮૨૫૫૫૨૮૫૬

NORTH : 13.75 mtr. wide public road
SOUTH : Plot No.29
EAST : Plot No.28/B
WEST : Plot No.30/B

Yours Faithfully
Dated 8th February, 2022

[V. K. CHAUHAN]
Advocate, Bhavnagar
Bar Council Of Gujarat
Enrollment No.G/319/1983

