

Vijay Khodidas Chauhan

Advocate



વિજય ખોડિદાસ ચૌહાણ

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(M): 9825552856

બીજો માળ, ડૉ. શિવનાથ બિલ્ડીંગ
અંબાજી માતાના મંદિર સામે, કોર્ટ રોડ
ભાવનગર – ૩૬૪ ૦૦૧
(મો): ૯૮૨૫૫૫૨૮૫૬

TO WHOM SO EVER IT MAY CONCERN

REF :

Investigation of title to land admeasuring 1119.71 Sq.Mts. with commercial & residential construction admeasuring 4226.28 Sq.Mts., known as **DIVINE EDGE**, comprised in Plot No.[3 to 10, 11 to 16/1 & 3 & 17 to 26]1 & 2, comprising in Non Agricultural survey No.104 paiki, T.P.Scheme No.3 [Ruva], O.P.No.42, F.P.No.66 of village Ruva, Taluka and District Bhavnagar belonging to **M/S.G.H.A. DEVELOPERS**, a partnership firm. ✓

I have investigated title to land admeasuring 1119.71 Sq.Mts. with commercial & residential construction admeasuring 4226.28 Sq.Mts., known as **DIVINE EDGE**, comprised in Plot No.[3 to 10, 11 to 16/1 & 3 & 17 to 26]1 & 2, comprising in Non Agricultural survey No.104 paiki, T.P.Scheme No.3 [Ruva], O.P.No.42, F.P.No.66 of village Ruva, Taluka and District Bhavnagar is in ownership and in possession of **M/S.G.H.A. DEVELOPERS**, a partnership firm on the basis of verification of title documents and other evidences as enlisted hereinbelow for the same :

1. Originally agricultural lands of survey No.6, 7, 91, 98, 103 and 104 of village Ruva, Taluka and District Bhavnagar was recorded at the time of promulgation of revenue record in the name of Gadhavi Devubhai Kalubhai in revenue record in village form No.6 vide entry No.70 and Bhanjibhai Motibhai was in possession of agricultural land of survey No.104 and entry for the same was carried out in revenue record in village form No.6 vide entry No.213 dated 11.05.1956 and same was certified by Circle Officer on 14.02.1959.
2. Bhanjibhai Motibhai executed his last will on 04.04.1973 and he bequeathed his said land to Manjulaben Muljibhai, Shardaben Narotambhai and Kusumben Gunvantray, the wife of his brothers and said Bhanjibhai Motibhai died on 29.11.1973 and names of wife of brothers of late Bhanji Moti were entered in revenue record in village form No.6 vide entry No.864 dated 15.12.1973 and same was certified by Dy.Mamlatdar, Bhavnagar.



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3. On the instance of Manjulaben Muljibhai, Shardaben Narotambhai and Kusumben Gunvantray, name of Mahendrakumar Muljibhai and Jyotindra Narotamdas were entered with their names in revenue record in village form No.6 vide entry No.1321 dated 29.04.1984 and same was certified by Dy.Mamlatdar on 30.05.1984.
4. On the instance of Manjulaben Muljibhai, Shardaben Narotambhai, Kusumben Gunvantray, Mahendrakumar Muljibhai and Jyotindra Narotamdas, names of Hiraben Muljibhai, Mohitkumar Muljibhai, Mayaben Narotamdas, Bhavnaben Narotamdas, Chetanaben Gunvantray and Alpeshkumar Gunvantray were entered with their names in revenue recorded in village form No.6 vide entry No.1482 dated 10.02.1987 and same was certified by Dy.Mamlatdar [Rev] on 21.03.1987.
5. On introduction of The Urban Land [Ceiling & Regulation Act-1976, form No.1 u/s.6 of the said act was filed by land owners Manjulaben Muljibhai and others and The Competent Authority, U.L.C., Bhavnagar vide its order dated 24.06.1987, declared land admeasuring 13,188.00 Sq.Mts. of survey No.104 paiki of village Ruva as retainable under the said act to land owners and land admeasuring 14,440.00 Sq.Mts. of survey No.104 paiki declared as surplus land under the said act.
6. Mayaben Manubhai died intestate on 13.02.1993 leaving behind her share in the above land in the hands of his only legal heir and husband Manubhai Jivabhai and name of Manubhai Jivabhai was entered in revenue record which is seen from village form No.6 vide entry No.2305 dated 08.04.1995, which was certified by Dy.Mamlatdar [Rev] on 29.06.1995.
7. On introduction of T.P.Scheme No.3 [Ruva], the land admeasuring 12561.00 Sq.Mts. and 7803.00 Sq.Mts. of Final Plot No.66 and 67 respectively of T.P. Scheme No.3 [Ruva] was allotted against the original land of survey No.104 to land owners and Bhavnagar Municipal Corporation approved layout plan of land admeasuring 12561.00 Sq.Mts. and 1326.88 Sq.Mts. of survey No.104 paiki, T.P. Scheme No.3 [Ruva],



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F.P.No.66 and 67 paiki of village Ruva, Taluka and District Bhavnagar vide its permission No.171 dated 22.09.1995.

8. Bhavnagar Municipal Corporation approved layout plan of F.P.No.66 of survey No.104 paiki of village Ruva, Taluka and District Bhavnagar vide its permission dated 04.10.1996.
9. Manjulaben Muljibhai Patel, Mahendrabhai Muljibhai Patel, Mohitbhai Muljibhai Patel, Shardaben Narottambhai Patel, Jyotindrabhai Narottambhai Patel, Kusumgaori Gunvantray Patel, Alpeshbhai Gunvantray Patel, Chetanaben Gunvantray Patel, Ritaben Muljibhai Patel, Manubhai Jivabhai Patel and Bhavnaben Narottambhai Patel entered into agreement for sale and also entered into development agreement for their agricultural land of F.P.No.66 of survey No.104 paiki with **SAHYOG LAND DEVELOPERS**, a partnership firm vide Serial No.4406 and serial No.4407 dated 08.07.1996 and said deed was taken u/s.33 of Stamp Act and referred to The Deputy Collector, Stamp Duty, Bhavnagar and The Deputy Collector, Stamp Duty, Bhavnagar vide its order dated 03.05.2013, order to pay Rs.2,15,480-00 for the said deeds, as possession of land to be developed in the said deed is coming to the hands of said partnership firm under the said agreements and after paying the said amount, said firm has to execute sale deed in his favour for the said property on stamp duty of Rs.100-00 and said firm has paid said amount with interest thereon being Rs.2,34,200-00 on 08.05.2013.
10. The Collector, Bhavnagar District, Bhavnagar allowed conversion of land admeasuring 12561.00 Sq.Mts. and 1326.88 Sq.Mts. of survey No.104 paiki, T.P. Scheme No.3 [Ruva], F.P.No.66 and 67 paiki from agricultural into Non Agricultural in resident purpose vide its order dated 23.12.1996 and effect of the said order was carried out in revenue record in village form No.6 vide entry No.2567 dated 13.03.1997 and same was certified by Dy.Mamlatdar [Rev] on 13.06.1997.
11. Chetanaben Gunvantray, Hiraben Muljibhai, Manubhai Jivabhai and Bhavnaben Narotambhai relinquished their rights, title and interest in the land admeasuring total 28184.43 Sq.Mts. of survey No.104 in favour of Manjulaben Muljibhai, Shardaben Narotambhai, Kusumgaori Gunvantray,



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Mahendrabhai Muljibhai, Mohitbhai Muljibhai, Jyotindrabhai Narotambhai and Alpesh Gunvantray vide release deed registered at No.556 dated 01.02.1997 and their names were deleted from revenue record which is seen from village form No.6 vide entry No.2569 dated 13.03.1997, which was certified by Dy.Mamlatdar [Rev] on 31.07.1997.

12. Manjulaben Muljibhai died intestate on 05.06.2005 leaving behind her share in the hands of his son Mahendrakumar and Mohitbhai and daughter Chetanaben and her son and one of the co-owner Mahendrabhai Muljibhai died intestate on 28.08.2006 leaving behind his share in the said land in the hands of his widow Prafulaben and son Nipurbhai and Chetanaben had already relinquished her rights, title and interest in the said land by way of registered at No.556 dated 01.02.1997 and name of Manjulaben Muljibhai and Mahendrabhai Muljibhai were deleted from revenue record in village form No.6 vide entry No.4234 dated 24.02.2010.
13. As per the order dated 22.03.2010 passed by Taluka Mamlatdar, Bhavnagar for the correction of names mentioned in computerized village form No.8-A and 7/12 and effect of the said order is carried out in revenue record in village form No.6 vide entry No.4249 dated 26.03.2010 and name of Manjulaben Muljibhai, Shardaben Narottambhai, Kusumgaori Gunvantray, Mahendrakumar Muljibhai, Jyotindra Narottambhai, Mohitkumar Muljibhai, Apleshkumar Gunvantray and Mayaben Narottambhai are corrected and out of them Mayaben Narottambhai died intestate on 13.02.1997, Manjulaben Muljibhai died intestate on 05.06.2005 and their names were deleted from revenue record and Mahendrabhai Muljibhai died intestate on 28.08.2006 and name of his heirs Prafullaben Mahendrabhai and Nipurbhai Mahendrabhai were entered in revenue record and effect of the same is carried out in revenue record in village form No.6 vide entry No.4259 dated 11.05.2010.
14. [1] PANKAJKUMAR GANESHBHAI PATEL, [2] NANUBHAI HARIBHAI SONANI, [3] RAJESHBHAI LAXMANBHAI PATEL AND [4] KALPESHBHAI LAXMANBHAI PATEL was entered into partnership in the name and style of **SAHYOG LAND DEVELOPERS** vide partnership deed dated 27.05.1996 and thereafter





PANKAJKUMAR GANESHBHAI PATEL AND NANUBHAI HARIBHAI PATEL retired from the said firm as partners with effect on 18.11.1997 and said firm was continue between **RAJESHBHAI LAXMANBHAI PATEL AND KALPESHBHAI LAXMANBHAI PATEL** and thereafter **LAXMANBHAI ODHAVJIBHAI PATEL, MANISHKUMAR NAGINDAS SHAH, RAJENKUMAR NAGINDAS SHAH, SAURABHBHAI VINAYCHANDBHAI SHAH, ROHITBHAI VINAYCHANDBHAI SHAH AND NISARGBHAI HITESHBHAI VYAS** joined as partners with **RAJESHBHAI LAXMANBHAI PATEL AND KALPESHBHAI LAXMANBHAI** in the said firm with effect from 02.03.2013 and deed from the same has been executed between them and said **PANKAJKUMAR GANESHBHAI PATEL AND NANUBHAI HARIBHAI PATEL** also executed deed of retirements of the said firm and thereafter **NISARG HITESHBHAI VYAS** retired from the said firm as partner and **HITESHBHAI MANUBHAI VYAS** karta of Hiteshbhai Manubhai Vyas HUF joined as partner in the said firm and deed for the retirement and entering new partner has been executed between them on 25.09.2014.

15. [1] **KATRODIYA RAJUBHAI MULJIBHAI** purchased land admeasuring 2795.00 Sq.Mts. of Plot No.1 to 15 from Shardaben Narottanbhai Patel and others through their power of attorney holder Laxmanbhai Odhavjibhai Patel vide sale deed registered at No.3644 dated 16.07.2010, [2] **JIVANI JAYMINBHAI RAJESHBHAI** purchased land admeasuring 1978.65 Sq.Mts. of Plot No.16 to 31 from Shardaben Narottanbhai and others through their power of attorney holder Laxmanbhai Odhavjibhai Patel vide sale deed registered at No.3676 dated 17.07.2010, [3] **MORADIYA JIVARAJBHAI MOHANBHAI** purchased land admeasuring 2419.41 Sq.Mts. of Plot No.32 to 49 from Shardaben Narottanbhai Patel and others through their power of attorney holder Laxmanbhai Odhavjibhai Patel vide sale deed registered at No.3643 dated 16.07.2010 and [4] **JIVANI SAVITABEN LAXMANBHAI** purchased land admeasuring 2153.77 Sq.Mts. of Plot No.50 to 56 and 59 to 68 from Shardaben Narottanbhai Patel and others through their power of attorney holder Laxmanbhai Odhavjibhai Patel vide sale deed registered at No.3645 dated 16.07.2010 but **SAHYOG**



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LAND DEVELOPERS, a partnership firm was not joined as confirming party and without consent of said firm, said land owners has executed said sale deeds in favour of above purchasers and said purchasers can not get possession of properties conveyed in the said deeds as said land owners was not in possession of said properties and they had not put said purchasers in possession of properties conveyed and possession of said properties were with the said firm, therefore said purchasers realized that, without consent of said firm, their sale deed become null and void in eye of law and they decided not to purchaser said properties and they waive their rights to purchased said properties and/or to take necessary steps to confirmed and absolute their deeds as proper and legal and in view the said facts and circumstances, said purchasers mutually agreed to cancelled their said deeds and as and when required, they give their consent in the sale deed of said properties to be executed by said land owners with confirming party of said firm and thereafter said land owners Patel Shardaben Narottambhai and other her co-owners through their power of attorney holder Laxmanbhai Odhavjibhai Patel executed sale deed for land admeasuring 11616.25 Sq.Mts. of F.P.No.66 of Non Agricultural survey No.104 paiki of village Ruva, Taluka and District Bhavnagar in favour of **SAHYOG LAND DEVELOPERS**, a partnership firm vide sale deed registered at No.673 dated 08.05.2013 in the office of The Sub Registrar, Bhavnagar-3 and said **[1] KARTRODIYA RAJUBHAI MULJIBHAI, [2] JIVANI JAYMINBHAI RAJESHBHAI, [3] MORDIYA JIVRAJBHAI MOHANBHAI AND JIVANI SAVITABEN LAXMANBHAI** joined as confirming party to sell in the said sale deed and thereafter rectification deed for land conveyed as 11161.25 Sq.Mts. to considered as 11374.19 Sq.Mts. has been executed between them vide registered at No.1190 dated 13.08.2013 in the office of The Sub Registrar, Bhavnagar-3 and said properties were mutated in the name of said purchaser firm in revenue record.

16. Bhavnagar Municipal Corporation approved layout plan of F.P.No.66 of survey No.104 paiki of village Ruve, Taluka and District Bhavnagar vide its permission dated 04.10.1996 and thereafter Bhavnagar Municipal Corporation approved





amalgamation cum sub division plan for land of F.P.No.66 vide its permission No.33 dated 11.10.2010 and permission No.35 dated 01.11.2010.

17. Bhavnagar Municipal Corporation approved amalgamation and sub division plan for Plot No.3 to 10, 11 to 16-1 and 3 and 17 to 26 into Plot No.3 to 10, 11 to 16-1 and 3 and 17 to 26/1 to 5 vide its permission No.5 dated 28.05.2015.

18. **PARTHIV BHARATKUMAR GOHIL AND BHARATKUMAR CHIMANLAL GOHIL** had purchased land admeasuring 556.71 Sq.Mts., comprised in Plot No.[3 to 10, 11 to 16/1 & 3 & 17 to 26]1, comprising in Non Agricultural survey No.104 paiki, T.P.Scheme No.3 [Ruva], O.P.No.42, F.P.No.66 of village Ruva, Taluka and District Bhavnagar from **SAHYOG LAND DEVELOPERS**, a partnership firm through its partner Saurabhbhai Vinaychand Shah and Laxmanbhai Odhavjibhai Patel vide sale deed registered at No.2174 dated 24.11.2015 in the office of The Sub Registrar, Bhavnagar-3 and said property was mutated in the name of said purchasers in revenue record and said **PARTHIV BHARATKUMAR GOHIL AND BHARATKUMAR CHIMANLAL GOHIL** has sold their said property bearing Plot No.[3 to 10, 11 to 16/1 & 3 & 17 to 26]1 to **M/S.G.H.A. DEVELOPERS**, a partnership firm through its authorized partners Vaibhav Padmakant Andharia and Shailesh Bipinchandra Andharia vide sale deed registered at No.5119 dated 08.12.2022 in the office of The Sub Registrar, Bhavnagar-3 and by mistake property is written as Plot No.[3 to 10, 11 to 16/1 & 3 & 17 to 26]3 instead of Plot No.[3 to 10, 11 to 16/1 & 3 & 17 to 26]1 and for the same decoration has been executed by **M/S.G.H.A. DEVELOPERS**, a partnership firm through its authorized partners Vaibhav Padmakant Andharia and Shailesh Bipinchandra Andharia vide registered at No.317 dated 24.01.2023 in the office of The Sub Registrar, Bhavnagar-3 and said property is mutated in the name of said purchaser firm in revenue record.

19. **MANISHKUMAR NAGINDAS SHAH**, one of the partner of **SAHYOG LAND DEVELOPERS** was retired from partnership with effect from 30.06.2015 and **KUSHAL MANISHBHAI SHAH** was entered in partnership with effect from 30.06.2015 and Re-Constitution of Partnership deed has been





executed between the partners of said firm on 30.06.2015 and thereafter **ROHITBHAI VINAYCHANDBHAI SHAH** retired from said partnership with effect from 01.04.2018 and change in partnership deed has been executed between the partners of said firm on stamp paper dated 31.03.2018.

20. [1] **RAJESHBHAI LAXMANBHAI PATEL**, through his power of attorney holder Laxmanbhai Odhavjibhai Patel, [2] **KALPESHBHAI LAXMANBHAI PATEL**, [3] **LAXMANBHAI ODHAVJIBHAI PATEL**, [4] **KUSHAL MANISHBHAI SHAH**, [5] **RAJENBHAI NAGINDAS SHAH**, [6] **SAURABHBHAI VINAYCHAND SHAH**, through his power of attorney holder Harsh Saurabhai Shah AND [7] **HITESHBHAI MANUBHAI VYAS**, Karta of Hiteshbhai Manubhai Vyas HUF entered into dissolution of their partnership namely **SAHYOG LAND DEVELOPERS** and deed of dissolution of partnership deed has been registered at No. 658 dated 27.03.2019, registered on 15.05.2019 in the office of The Sub Registrar, Bhavnagar-3 and true copies of power of attorneys dated 26.03.2019 and 23.03.2019, executed by Rajeshbhai Laxmanbhai Patel and Saurabhbhai Vinaychandbhai Shah are produce before The Sub Registrar, Bhavnagar-3 and he allowed the same and attached and numbered with dissolution of apttnership deed, therefore same were alive, not revoked by executants and found in order and as per said deed, land admeasuring 562.99 Sq.Mts. of Plot No.[3 to 10, 11 to 16/1 & 3 & 17 to 26]2 come to the hands and possession of **HITESHBHAI MANUBHAI VYAS**, Karta of Hiteshbhai Manubhai Vyas HUF and said property mutated in his name in revenue record and said **HITESHBHAI MANUBHAI VYAS**, Karta of Hiteshbhai Manubhai Vyas HUF sold his said property bearing land admeasuring 562.99 Sq.Mts. of Plot No.[3 to 10, 11 to 16/1 & 3 & 17 to 26]2 **M/S.G.H.A. DEVELOPERS**, a partnership firm through its authorized partners Vaibhav Padmakant*Andharia and Shailesh Bipinchandra Andharia vide sale deed registered at No.5224 dated 14.12.2022 in the office of The Sub Registrar, Bhavnagar-3 and said property is mutated in the name of said purchaser firm in revenue record.

21. Bhavnagar Municipal Corporation vide its online development permission dated 13.02.2023, approved amalgamation plan for Plot No.[3 to 10, 11 to 16/1 & 3 & 17 to 26]1 & Plot No.[3



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to 10, 11 to 16/1 & 3 & 17 to 26]2 into Plot No.[3 to 10, 11 to 16/1 & 3 & 17 to 26]1 & 2.

22. Bhavnagar Municipal Corporation vide its development permission No.2 dated 20.04.2023, approved commercial & residential building plan for Plot No.[3 to 10, 11 to 16/1 & 3 & 17 to 26]1 & 2 with a condition to obtain N.O.C. for change of use of said land from the office of The Collector, Bhavnagar before obtaining occupancy certificate and some other conditions mentioned thereon.

23. That the searches of the record for the last 31 years from 1993 to 2023 has been carried out in the office of The Sub Registrar of Assurance, Bhavagar-1, 2 & 3 on 28.04.2023, did not reveal any subsisting charge, mortgage or any other kind of encumbrances registered thereatover the said property. It is hererby certify that the title of **M/S.G.H.A. DEVELOPERS**, a partnership firm to the said property briefly described in **THE SCHEDULE** hereinafter is **CLEAR, MARKETABLE AND FREE FROM ANY ENCUMBRANCES OVER THE SAID PROPERTY.**

THE SCHEDULE BRIEF DESCRIPTION OF THE PROPERTY

All that pieces and parcel of land admeasuring 1119.71 Sq.Mts. with commercial & residential construction admeasuring 4226.28 Sq.Mts., known as **DIVINE EDGE**, comprised in Plot No.[3 to 10, 11 to 16/1 & 3 & 17 to 26]1 & 2, comprising in Non Agricultural survey No.104 paiki, T.P.Scheme No.3 [Ruva], O.P.No.42, F.P.No.66 of village Ruva, Taluka and District Bhavnagar and bounded are as under ::

NORTH	:	8.00 mtr. wide road
SOUTH	:	Plot No.[3 to 10, 11 to 16/1 & 3 & 17 to 26]3
EAST	:	45.00 mtr. wide road
WEST	:	8.00 mtr. wide road

Dated 5th May, 2023

[**V. K. CHAUHAN**]
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