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વિજય ખોડિદાસ ચૌહાણ

એડવોકેટ

બીજો માળ, ડૉ. શિવનાથ બિલ્ડિંગ
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 net 17809.02 Sq.Mts., comprised in Plot No.1 to 12-A with land admeasuring 2176.78 Sq.Mts. for common plot with land admeasuring 1774.20 Sq.Mts. for internal common road and curve, total admeasuring 21760.00 Sq.Mts. of O.P.No.7/4, F.P.No.7/4, known as **SHANTI NIKETAN**, of T.P.Scheme No.6 [Sidsar], allotted against land admeasuring 32477.00 Sq.Mts. of original survey No.29 paiki 4, 5, 6 & 7 of village Sidsar, Taluka and District Bhavnagar belonging to **KRISHNABEN DINESHBHAI KALTHIYA, DAUGHTER OF BABUBHAI KANJIBHAI LAKHANI.**

I have investigated title to land admeasuring net 17809.02 Sq.Mts., comprised in Plot No.1 to 12-A with land admeasuring 2176.78 Sq.Mts. for common plot with land admeasuring 1774.20 Sq.Mts. for internal common road and curve, total admeasuring 21760.00 Sq.Mts. of O.P.No.7/4, F.P.No.7/4, known as **SHANTI NIKETAN**, of T.P.Scheme No.6 [Sidsar], allotted against land admeasuring 32477.00 Sq.Mts. of original survey No.29 paiki 4, 5, 6 & 7 of village Sidsar, Taluka and District Bhavnagar is in ownership and possession of **KRISHNABEN DINESHBHAI KALTHIYA, DAUGHTER OF BABUBHAI KANJIBHAI LAKHANI** on the basis of verification of title documents and other evidences as enlisted hereinbelow for the same :

1. That agricultural land admeasuring Acre 18-16 Guthas, Acre 2-29 Guthas and Acre 2-14 Guthas of survey No.29 paiki, 56 and 202 paiki respectively of village Sidsar, Taluka and District Bhavnagar was recorded at the time of promulgation of revenue record in the name of kanbi Odhabhai Bhimbhai in village form No.6 vide entry No.9.
2. That said Odhabhai Bhimbhai died intestate on 10.09.1976 leaving behind his agricultural land of survey No.29 paiki, 56 and 202 paiki in the hands of his heirs namely Vithalbhai Odhabhai and heirs of late Dharamshibhai Odhabhai namely



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Shivabhai Dharamshibhai and Chhaganbhai Dharamshibhai and their names were entered in revenue record in village form No.6 vide entry No.815 dated 24.11.1977.

3. Vithalbai Odhabhai, Shivabhai Dharamshibhai and Chhaganbhai Dharamshibhai, joint holder of account No.198 had partitioned their joint agricultural land of survey No.29 paiki, 56 and 202 paiki among themselves and effect of said partitioned was carried out in revenue record in village form No.6 vide entry No.899 dated 05.02.1992 and same was certified by Dy.Mamlatdar, [Rev] on 05.03.1993 and as per said entry, agricultural land admeasuring Acre 10-16 Guthas of survey No.29 paiki come to the hands and possession of Vithalbai Odhabhai and land admeasuring Acre 8-00 Guthas of survey No.29 paiki come to the hands and possession of Shivabhai Dharamshibhai and Chhaganbhai Dharamshibhai.
4. Shivabhai Dharamshibhai and Chhaganbhai Dharamshibhai, joint holder of account No.210 had partitioned their joint agricultural land of survey No.33 paiki, 202 paiki and 29 paiki among themselves and among their wife and effect for the same was carried out in revenue record in village form No.6 vide entry No.1077 dated 12.04.1985 and same was certified by Dy.Mamlatdar, [Rev] on 21.05.1986 and as per said entry, agricultural land admeasuring Acre 2-00 Guthas, Acre 2-00 Guthas, Acre 2-00 Guthas and Acre 2-00 Guthas of survey No.29 paiki come to the hands and possession of Shivabhai Dharamshibhai, Chhaganbhai Dharamshibhai, Manuben Shivabhai and Vasantben Chhaganbhai respectively.
5. Shivabhai Dharamshibhai, Chhaganbhai Dharamshibhai, Manuben Shivabhai and Vasantben Chhaganbhai entered into agreement for sale for their said agricultural land admeasuring Acre 8-00 Guthas of survey No.29 paiki of village Sidsar, Taluka and District Bhavnagar with Rajabhai Harjibhai Patel vide registered at No.4524 dated 20.09.1993 and Narshibhai Vithalbai had filed Regular Civil Suit No.749 of 1994 for cancellation of said agreement for sale and subsequently said suit was compromised between the parties on 04.11.2000.
6. Manuben Shivabhai died on or before 4 years leaving behind her agricultural land of survey No.29 paiki in the hands of her heirs namely Shivabhai Dharamshibhai, then minor Dipak



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Shivabhai, then minor Hiralben Shivabhai through her guardian Shivabhai Dharamshibhai and their names were entered in revenue record in village form No.6 vide entry No.4066 dated 15.10.2000 and same was certified by Dy.Mamlatdar, [Rev] on 24.03.2001.

7. On the basis of comprised took place between the parties of Regular Civil Suit No.794 of 1994 dated 04.11.200, [1] Shivabhai Dharamshibhai, for self and as karta of his HUF and heirs of late Manuben Shivabhai, [2] Chhaganbhai Dharamshibhai Patel, for self and as karta of his HUF, [3] Narshibhai Vithalbhai Patel as guardian of then minor Dipak Shivabhai, then minor Hitesh Shivabhai Patel, then minor Hiral Shivabhai Patel, then minor Hardik Chhaganbhai Patel, then minor Vanita Chhaganbhai Patel, then minor Mital Chhaganbhai Patel and then minor Komal Chhaganbhai Patel, [4] Vasantben Chhaganbhai Patel, wife of Chhaganbhai Dharamshibhai Patel and [5] Devkuvarben Dharamshibhai Patel, wife of Dharamshibhai Odhabhai had executed sale deed for agricultural land admeasuring Acre 8-00 Guthas of survey No.29 paiki 4, 29 paiki 5, 29 paiki 6 and 29 paiki 7 of village Sidsar, Taluka and District Bhavnagar in favour of Rajabhai Harjibhai vide sale deed registered at No.6552 dated 08.12.2000 and said lands were mutated in the name of said purchaser in revenue record in village form No.6 vide entry No.4069 dated 20.12.2000 and same was certified by Dy.Collector on 24.06.2002.
8. Ganeshbhai Rajabhai Pavasiya had purchased agricultural land admeasuring 8-00 Guthas of survey No.29 paiki 4, 29 paiki 5, 29 paiki 6 and 29 paiki 7 of village Sidsar, Taluka and District Bhavnagar from Rajabhai Harjibhai vide sale deed registered at No.1294 dated 20.12.2001 and said lands were mutated in the name of said purchaser in revenue record in village form No.6 vide entry No.4187 dated 19.04.2002 and same was certified by Dy.Mamlatdar, Bhavnagar on 17.09.2001.
9. Ganeshbhai Rajabhai Pavasiya entered into agreement for sale for his said property bearing agricultural land admeasuring H.A.Sq.Mts.2-83-27 of survey No.29 paiki of village Sidsar, Taluka and District Bhavnaar with Lallubhai



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Mohanbhai Patel vide registered at No.1504 dated 30.05.2003 in the office of The Sub Registrar, Bhavnagar-3.

10. Ashishbhai Prafulbhai Patel had purchased agricultural land admeasuring H.A.Sq.Mts.3-23-75 of survey No.29 paiki 4, 29 paiki 5, 29 paiki 6 and 29 paiki 7 of village Sidsar, Taluka and District Bhavnagar from Ganeshbhai Rajabhai Pavasiya with confirming party Lallubhai Mohanbhai Patel vide sale deed registered at No.2527 dated 21.11.2003 in the office of The Sub Registrar, Bhavnagar-3 and said land were mutated in the name of said purchaser in revenue record in village form No.6 vide entry No.4764 dated 19.11.2005 and same was certified by Mamlatdar, Taluka Bhavnagar on 12.01.2006.
11. Gagubhai Nanubhai Vala had purchased agricultural land admeasuring H.A.Sq.Mts.0-80-94 of survey No.29 paiki eastern side of village Sidsar, Taluka and District Bhavnagar from Ashishbhai Prafulbhai Patel through his power of attorney holder Lallubhai Mohanbhai Patel vide sale deed registered at No.387 dated 18.03.2005, registered on 18.03.2005 in the office of The Sub Registrar, Bhavnagar-3 and said land was mutated in the name of said purchaser in revenue record in village form No.6 vide entry No.4799 dated 19.12.2005 and same was certified by Mamlatdar, Taluka Bhavnagar on 01.03.2006 and said Gagubhai Nanubhai Vala sold his said agricultural land of survey No.29 paiki 6 to Ghanshyambhai Nagjibhai Gabani vide sale deed registered at No.834 dated 25.08.2006 in the office of The Sub Registrar, Bhavnagar-3 and said land was mutated in the name of said purchaser in revenue record in village form No.6 vide entry No.4939 dated 19.10.2006 and same was certified by Mamlatdar, Taluka Bhavnagar on 21.12.2006.
12. Amitbhai Gagubhai Vala had purchased agricultural land admeasuring H.A.Sq.Mts.0-80-94 of survey No.29 paiki eastern side of village Sidsar, Taluka and District Bhavnagar from Ashishbhai Prafulbhai Patel through his power of attorney holder Lallubhai Mohanbhai Patel vide sale deed registered at No.386 dated 18.03.2005, registered on 18.03.2005 in the office of The Sub Registrar, Bhavnagar-3 and said land was mutated in the name of said purchaser in revenue record in village form No.6 vide entry No.4798 dated 19.12.2005 and same was certified by Mamlatdar, Taluka



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Bhavnagar on 01.03.2006 and said Amitbhai Gagubhai Vala sold his said agricultural land of survey No.29 paiki 6 to Ghanshyambhai Nagjibhai Gabani vide sale deed registered at No.814 dated 25.08.2006 in the office of The Sub Registrar, Bhavnagar-3 and said land was mutated in the name of said purchaser in revenue record in village form No.6 vide entry No.4940 dated 19.10.2006 and same was certified by Mamlatdar, Taluka Bhavnagar on 21.12.2006.

13. Dipakbhai Thakarshibhai Patel had purchased agricultural land admeasuring H.A.Sq.Mts.0-80-94 of survey No.29 paiki western side of village Sidsar, Taluka and District Bhavnagar from Ashishbhai Prafulbhai Patel through his power of attorney holder Lallubhai Mohanbhai Patel vide sale deed registered at No.389 dated 18.03.2005, registered on 18.03.2005 in the office of The Sub Registrar, Bhavnagar-3 and said land was mutated in the name of said purchaser in revenue record in village form No.6 vide entry No.4797 dated 19.12.2005 and same was certified by Mamlatdar, Taluka Bhavnagar on 01.03.2006 and said Dipakbhai Thakarshibhai Patel through his power of attorney holder Lallubhai Mohanbhai Patel sold his said agricultural land of survey No.29 paiki 5 to Ghanshyambhai Nagjibhai Gabani vide sale deed registered at No.815 dated 25.08.2006 in the office of The Sub Registrar, Bhavnagar-3 and said land was mutated in the name of said purchaser in revenue record in village form No.6 vide entry No.4938 dated 19.10.2006 and same was certified by Mamlatdar, Taluka Bhavnagar on 21.12.2006.

14. Dixit Lallubhai Patel had purchased agricultural land admeasuring H.A.Sq.Mts.0-80-94 of survey No.29 paiki western side of village Sidsar, Taluka and District Bhavnagar from Ashishbhai Prafulbhai Patel through his power of attorney holder Lallubhai Mohanbhai Patel vide sale deed registered at No.388 dated 18.03.2005, registered on 18.03.2005 in the office of The Sub Registrar, Bhavnagar-3 and said land was mutated in the name of said purchaser in revenue record in village form No.6 vide entry No.4780 dated 19.12.2005 and same was certified by Mamlatdar, Taluka Bhavnagar on 01.03.2006 and said Gagubhai Nanubhai Vala sold his said agricultural land of survey No.29 paiki 6 to Ghanshyambhai Nagjibhai Gabani vide sale deed



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ભાવનગર – ૩૬૪ ૦૦૧
(મો): ૯૮૨૫૫૫૨૮૫૬

registered at No.813 dated 25.08.2006 in the office of The Sub Registrar, Bhavnagar-3 and said land was mutated in the name of said purchaser in revenue record in village form No.6 vide entry No.4938 dated 19.10.2006 and same was certified by Mamlatdar, Taluka Bhavnagar on 21.12.2006.

15. That land admeasuring 21760.00 Sq.Mts. of O.P.No.7/4, F.P.No.7/4 of T.P.Scheme No.6 [Sidsar] was allotted against original land admeasuring 32477.00 of survey No.29 paiki 4, 29 paiki 5, 29 paiki 6 & 29 paiki 7 of village Sidsar, Taluka and District Bhavnagar to its owner **GHANSHYAMBHAI NAGJIBHAI GABANI**.
16. Bhavnagar Area Development Authority approved layout plan showing land admeasuring 19121.00 Sq.Mts. net plot and land admeasuring 2130.00 Sq.Mts. for common plot, total admeasuring 21251.00 Sq.Mts. of O.P.No.7/4, F.P.No.7/4 of T.P.Scheme No.6 [Sidsar] was allotted against original land admeasuring 32477.00 of survey No.29 paiki 4, 29 paiki 5, 29 paiki 6 & 29 paiki 7 of village Sidsar, Taluka and District Bhavnagar vide its development permission dated 03.02.2015.
17. The Collector, Bhavnagar District, Bhavnagar vide its order dated 03.06.2015, allowed conversion of land admeasuring 21760.00 Sq.Mts. of O.P.No.7/4, F.P.No.7/4 of T.P.Scheme No.6 [Sidsar] was allotted against original land admeasuring 32477.00 of survey No.29 paiki 4, 29 paiki 5, 29 paiki 6 & 29 paiki 7 of village Sidsar, Taluka and District Bhavnagar from agricultural into Non Agricultural in Small Scale [Dimond Industries] Industrial purpose.
18. **GHANSHYAMBHAI NAGJIBHAI GABANI** entered into agreement for sale of his said property bearing land admeasuring 21251.00 Sq.Mts. of proposed layout plan with remaining land admeasuring 509.00 Sq.Mts., total admeasuring 21760.00 Sq.Mts. of [O.P.No.7/4] F.P.No.7/4, allotted against original land admeasuring 32477.00 of survey No.29 paiki 4, 29 paiki 5, 29 paiki 6 & 29 paiki 7 of village Sidsar, Taluka and District Bhavnagar with **HARIDARSHAN EXPORT PVT. LTD.**, a company incorporated under the provisions of The Companies Act-1956 through its authorized director Ritesh Jerambhai Lakhani vide registered at No.936





dated 02.05.2016 in the office of The Sub Registrar, Bhavnagar-3 and thereafter they entered into cancellation of said agreement for sale vide cancellation deed registered at No.2314 dated 27.10.2016 in the office of The Sub Registrar, Bhavnagar-3.

19. **KRISHNABEN DINESHBHAI KALATHIYA, DAUGHTER OF BABUBHAI KANJIBHAI LAKHANI** purchased land admeasuring 21251.00 Sq.Mts. with remaining land admeasuring 509.00 Sq.Mts., total admeasuring 21760.00 Sq.Mts. of [O.P.No.7/4] F.P.No.7/4, allotted against original land admeasuring 32477.00 of survey No.29 paiki 4, 29 paiki 5, 29 paiki 6 & 29 paiki 7 of village Sidsar, Taluka and District Bhavnagar from **GHANSHYAMBHAI NAGJIBHAI GABANI** vide sale deed registered at No.2553 dated 19.12.2016 in the office of The Sub Registrar, Bhavnagar-3 and said properties were mutated in the name of said purchaser in revenue record.
20. The Resident Collector, Bhavnagar District, Bhavnagar vide its order dated 04.05.2021, passed order to pay Rs.10,20,000-00 for penalty of breach of N.A. permission and same was paid by **KRISHNABEN DINESHBHAI KALATHIYA, DAUGHTER OF BABUBHAI KANJIBHAI LAKHANI**.
21. **KRISHNABEN DINESHBHAI KALATHIYA, DAUGHTER OF BABUBHAI KANJIBHAI LAKHANI** applied for change of use of land admeasuring 21251.00 Sq.Mts. [land admeasuring 5066.10 Sq.Mts. for commercial purpose and land admeasuring 16184.90 Sq.Mts. for residential purpose] of O.P.No.7/4, F.P.No.7/4, T.P.Scheme No.6 [Sidsar], allotted against original survey No.29 paiki of village Sidsar, Taluka and District Bhavnagar from Non Agricultural in Industrial purpose into multi purpose and The Collector, Bhavnagar District, Bhavnagar vide its order dated 23.07.2021, allowed the said change of use of said land.
22. Bhavnagar Municipal Corporation vide its permission No.18 dated 02.12.2021, approved layout plan showing land admeasuring net 17809.02 Sq.Mts., comprised in Plot No.1 to 12-A with land admeasuring 2176.78 Sq.Mts. for common plot with land admeasuring 1774.20 Sq.Mts. for internal



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common road and curve, total admeasuring 21760.00 Sq.Mts. of O.P.No.7/4, F.P.No.7/4, known as **SHANTI NIKETAN**, of T.P.Scheme No.6 [Sidsar], allotted against land admeasuring 32477.00 Sq.Mts. of original survey No.29 paiki 4, 5, 6 & 7 of village Sidsar, Taluka and District Bhavnagar.

23. That the searches of the record for the last 31 years from 1991 to 2021 has been carried out in the office of The Sub Registrar of Assurance, Bhavagar-1 & 3 on 22.11.2021, did not reveal any subsisting charge, mortgage or any other kind of encumbrances registered thereatover the said properties. It is hererby certify that the title of **KRISHNABEN DINESHBHAI KALATHIYA, DAUGHTER OF BABUBHAI KANJIBHAI LAKHANI** to the said properties briefly described in **THE SCHEDULE** hereinafter is **CLEAR, MARKETABLE AND FREE FROM ANY ENCUMBRANCES OVER THE SAID PROPERTIES.**

THE SCHEDULE
BRIEF DESCRIPTION OF THE PROPERTY

All that piece or parcel to land admeasuring net 17809.02 Sq.Mts., comprised in Plot No.1 to 12-A with land admeasuring 2176.78 Sq.Mts. for common plot with land admeasuring 1774.20 Sq.Mts. for internal common road and curve, total admeasuring 21760.00 Sq.Mts. of O.P.No.7/4, F.P.No.7/4, known as **SHANTI NIKETAN**, of T.P.Scheme No.6 [Sidsar], allotted against land admeasuring 32477.00 Sq.Mts. of original survey No.29 paiki 4, 5, 6 & 7 of village Sidsar, Taluka and District Bhavnagar and bounded on and towards ::

NORTH : 45.00 mtr. wide D.P. Road

SOUTH : Adjoining land of survey No.23 - F.P.No.8/1

EAST : Adjoining land of survey No.14/5/1 - F.P.No.2/2 paiki

WEST : Adjoining land of survey No.28/5/1 - F.P.No.83

Dated 10th December, 2021

[V. K. CHAUHAN]

Advocate, Bhavnagar

Bar Council of Gujarat

Enrollment No. G/319/1983

