



TO WHOM SO EVER IT MAY CONCERN

REF : Investigation of title to land net admeasuring 671.49 Sq.Mts. [total land admeasuring 836.07 Sq.Mts. in which land admeasuring 164.58 Sq.Mts. for T.P.Road Kapan] with proposed constriction admeasuring 2149.22 Sq.Mts., comprised in Plot No.2, survey No.95, T.P.Scheme No.12 [Tarsamiya], O.P.No.9, F.P.No.9, Near **MURLIDHAR CO-OPERATIVE HOUSING SOCIETY LTD.**, village Tarsamiya, Taluka and District Bhavnagar belonging to **SHIVAAY DEVELOPERS**, a partnership firm.

I have investigated title to land net admeasuring 671.49 Sq.Mts. [total land admeasuring 836.07 Sq.Mts. in which land admeasuring 164.58 Sq.Mts. for T.P.Road Kapan] with proposed constriction admeasuring 2149.22 Sq.Mts., comprised in Plot No.2, survey No.95, T.P.Scheme No.12 [Tarsamiya], O.P.No.9, F.P.No.9, Near **MURLIDHAR CO-OPERATIVE HOUSING SOCIETY LTD.**, village Tarsamiya, Taluka and District Bhavnagar is in ownership and possession of **SHIVAAY DEVELOPERS**, a partnership firm on the basis of verification of title documents and other evidences as enlisted hereinbelow for the same :

1. Originally agricultural land admeasuring Acre 4-29 Guthas of survey No.95 and other agricultural lands of village Tarsamiya, Taluka and District Bhavnagar was recorded at the time of promulgation of revenue record in the name of Patel Bhim, Dharamshi Kanji and Vallabh Dayal in village form No.6 vide entry No.31 and thereafter they had partitioned their joint agricultural land recorded in village account No.40 as pe their possession among themselves and effect for the same was carried out in revenue record in village form No.6 vide entry No.333 dated 25.03.1965 and agricultural land admeasuring Acre 4-29 Guthas of survey No.95 come to the hands and possession of Bhimbhai Kanjibhai.





2. The Collector, Bhavnagar District, Bhavnagar allowed conversion of land admeasuring Acre 4-19 Guthas of survey No.95 of village Tarsamiya, Taluka and District Bhavnagar from agricultural into Non Agricultural in resident purpose vide its order dated 18.11.1970 and approved layout plan of the said land and effect for the same was carried out in revenue record in village form No.6 vide entry No.445 dated 21.11.1970.
3. That said Bhimbhai Kanjibhai entered into agreement for sale of his above land with Nita Corporation, a partnership firm on 04.01.1967.
4. The Collector, Bhavnagar District, Bhavnagar vide its order dated 25.05.1971, granted permission to sell land of Plot No.2 which was shown as commercial cum godown cum trade belt in approved layout otyher then **MURLIDHAR CO-OPERATIVE HOUSING SOCIETY LTD.** registered at No.GH-2542 dated 30.09.1969, registered under the provisions of The Gujarat Co-Operative Societies Act-1962.
5. **JIVRAJBHAI SHAMJIBHAI MAKWANA AND SHANTILAL GHUSABHAI DHAPA** purchased land admeasuring 1000.00 Sq.Yards of Plot No.2, comprising in Non Agricultural survey No.95 of village Tarsamiya, Taluka and District Bhavnagar from Bhimbhai Kanjibhai with confirming party Nita Corporation, a partnership firm through its partners Balvantray Manishankar Trivedi, Jayantkumar Manshankar Dave, for self and as power of attorney holder of Laljibhai Naranbhai Chudasama and Jyoti Anilkumar Shridharani vide sale deed No.2545 dated 28.12.1971, registered at No.59 dated 10.01.1972 and said property was mutated in the name of said purchaser in revenue record and thereafter **JIVRAJBHAI SHAMJIBHAI MAKWANA** had relinquished his rights, title and interest in the said property bearing Plot No.2 in favour of **SHANTILAL GHUSABHAI DHAPA** vide release deed registered at No.606 dated 06.02.1992 and said property was mutated in the name of **SHANTILAL GHUSABHAI DHAPA** in revenue record.
6. **VALLABHBHAI KALABHAI CHUDASAMA,**
GHANSHYAMBHAI KALABHAI CHUDASAMA AND





ARVINDBHAI KALABHAI CHUDASAMA purchased land admeasuring 209.00 Sq.Mts. with construction thereon, [out of land admeasuring 836.00 Sq.Mts.], comprised in Plot No.2, comprising in Non Agricultural survey No.95 of village Tarsamiya, Taluka and District Bhavnagar from **DHAPA SHANTILAL GHUSABHAI** vide sale deed registered at No.1643 dated 10.06.2003, registered on 01.10.2003 in the office of The Sub Registrar, Bhavnagar-2 and said **VALLABHBHAI KALABHAI CHUDASAMA, GHANSHYAMBHAI KALABHAI CHUDASAMA AND ARVINDBHAI KALABHAI CHUDASAMA** sold their said property bearing Plot No.2 paiki land admeasuring 209.00 Sq.Mts. to **SHIVAAY DEVELOPERS**, a partnership firm through its partners **PARESHBHAI KURJIBHAI SONANI, BHAVESHBHAI CHHAGANBHAI SONANI AND JATINBHAI VALLABHBHAI SONANI** vide sale deed registered at No.2192 dated 04.07.2019 in the office of The Sub Registrar, Bhavnagar-4.

7. **KANUBHAI NANABHAI ROYLA AND DIKSHIT LALLUBHAI PATEL** purchased land admeasuring 628.00 Sq.Mts. [out of land admeasuring 836.00 Sq.Mts.], comprised in Plot No.2, comprising in Non Agricultural survey No.95 of village Tarsamiya, Taluka and District Bhavnagar from **SHANTILAL GHUSABHAI DHAPA** vide sale deed registered at No.5485 dated 28.10.2010 in the office of The Sub Registrar, Bhavnagar-2 and said **KANUBHAI NANABHAI ROYLA AND DIKSHIT LALLUBHAI PATEL** sold their said property bearing Plot No.2 paiki land admeasuring 628.00 Sq.Mts. to **PARESHBHAI KURJIBHAI SONANI, BHAVESHBHAI CHHAGANBHAI SONANI AND JATINBHAI VALLABHBHAI SONANI** vide sale deed registered at No.1781 dated 27.04.2012 in the office of The Sub Registrar, Bhavnagar-2 and said **PARESHBHAI KURJIBHAI SONANI, BHAVESHBHAI CHHAGANBHAI SONANI AND JATINBHAI VALLABHBHAI SONANI** sold their said property bearing Plot No.2 paiki land admeasuring 628.00 Sq.Mts. to **SHIVAY DEVELOPERS**, a partnership firm through its partners **PARESHBHAI KURJIBHAI SONANI, BHAVESHBHAI CHHAGANBHAI SONANI AND JATINBHAI VALLABHBHAI**



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વિજય ખોડિદાસ ચૌહાણ

એડવોકેટ

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

village Tarsamiya, Taluka and District Bhavnagar and bounded on
and towards ::

NORTH : 45.00 mtr. wide road

SOUTH : 21.00 mtr. wide road

EAST : Plot No.1

WEST : Plot No.3d

Dated 22nd August, 2019

[**V. K. CHAUHAN**]

Advocate, Bhavnagar
Bar Council of Gujarat
Enrollment No.G/319/1983

