

Vijay Khodidas Chauhan

Advocate

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(M): 9825552856



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 Industrial land admeasuring 15661.12 Sq.Mts., comprised in Plot No.1 to 32 with land admeasuring 1252.89 Sq.Mts. for common plot with 930.97 Sq.Mts. for common road and curve and 10440.88 Sq.Mts. constribution land, total admeasuring 13477.26 Sq.Mts. comprising in Non Agricultural survey No.183 paiki 5 of village Vartej, Taluka and District Bhavnagar beloinging to [1] **BHIKHABHAI DAYABHAI, [2] HIRABHAI MAVJIBHAI ITALIYA, [3] BABUBHAI MAVJIBHAI ITALIYA, [4] SHAMBHUBHAI MAVJIBHAI ITALIYA, [5] MAHESHBHAI DHANJIBHAI ITALIYA, [6] BABUBHAI SHAMJIBHAI ITALIYA, [7] VIRJIBHAI NATHUBHAI ITALIYA, [8] LALLUBHAI GOPABHAI ITALITYA, [9] BHAVESHBHAI MANJIBHAI ITALITYA AND [10] DHARMESHBHAI KANJIBHAI ITALIYA.**

I have Investigated title to Industrial land admeasuring 15661.12 Sq.Mts., comprised in Plot No.1 to 32 with land admeasuring 1252.89 Sq.Mts. for common plot with 930.97 Sq.Mts. for common road and curve and 10440.88 Sq.Mts. constribution land, total admeasuring 13477.26 Sq.Mts. comprising in Non Agricultural survey No.183 paiki 5 of village Vartej, Taluka and District Bhavnagar is in ownership and possession of [1] **BHIKHABHAI DAYABHAI, [2] HIRABHAI MAVJIBHAI ITALIYA, [3] BABUBHAI MAVJIBHAI ITALIYA, [4] SHAMBHUBHAI MAVJIBHAI ITALIYA, [5] MAHESHBHAI DHANJIBHAI ITALIYA, [6] BABUBHAI SHAMJIBHAI ITALIYA, [7] VIRJIBHAI NATHUBHAI ITALIYA, [8] LALLUBHAI GOPABHAI ITALITYA, [9] BHAVESHBHAI MANJIBHAI ITALITYA AND [10] DHARMESHBHAI KANJIBHAI ITALIYA** on the basis of verification of title documents and other evidences as enllisted hereinbelow for the same :



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1. Originally agricultural of survey No.183 paiki of village Vartej, Taluka and District Bhavnagar was recorded in the name of Dansinh Amarsinh, Jitubha Balubha and Pathubha Ladhubha and they had sold their said land to Mavjibhai Kalabhai, Shamjibhai Kalabhai, Natubhai Kalabhai, Gopabhai Kalabhai and Bhikhabhai Dayabhai vide sale deed dated 24.11.1958 and said land was mutated in the name of said purchasers in revenue record in village form No.6 vide entry No.405 dated 17.0.1959 and same was certified on 29.08.1959.
2. Kalabhai Kalabhai and Dayabhai Raiyabhai, joint occupants of village account No.202 died intestate on or before 4 years and 3 years respectively leaving behind their share in agricultural land of survey No.128, 138/3, 183 & 183 and names of their namely Mavjibhai Kalabhai, Shamjibhai Kalabhai, Nathubhai Kalabhai, Gopabhai Kalabhai, Bhikhabhai Dayabhai, Ambaben Dayabhai, Katuben Dayabhai and Jivuben Dayabhai were entered in revenue record in village form No.6 vide entry No.2037 dated 01.03.1979 and same was certified by Mamlatdar on 30.05.1979 and out of them Katuben Dayabhai had relinquished her rights, title and interest in agricultural land of survey No.185 paiki 5 by way of affidavit and her name was deleted from revenue record in village form No.6 vide entry No.9624 dated 18.06.2012 and same was certified by Mamlatdar, Bhavnagar [Rural] on 18.12.2012.
3. Entry regarding the order dated 29.07.2008 passed by Taluka Mamlatdar, Bhavnagar was carried out in revenue record in village form No.6 vide entry No.8743 dated 08.08.2008 and same was certified by Mamlatdar, Taluka Bhavnagar [Rural] on 20.09.2008.
4. [1] Shamjibhai Kalabhai, joint occupant of village account No.553 died intestate on 23.04.2002, [2] Mavjibhai Kalabhai, joint occupant of village account No.553 died intestate on 17.08.1984, [his wife Otamben Mavjibhai died on 25.04.2004, son Dhanjibhai Mavjibhai died on 02.05.1998 and daughter-in-law Raliyatben Dhanjibhai died on 22.08.2004] [3] Gopabhai Kalabhai, joint occupant of village account No.553 died intestate on 02.12.1996 [his wife Radhaben Gopabhai died on 14.02.1993, son Manjibhai



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Gopabhai died on 30.03.1992 and son Kanjibhai Gopabhai died on 13.07.2007, [4] Nathubhai Kalabhai, joint occupant of village account No.553 died Intestate on 01.03.2003 [his wife Kashiben Nathubhai died on 11.05.2007] and names of their heirs Hirabhai Mavjibhai Italiya, Babubhai Mavjibhai Italiya, Shambhubhai Mavjibhai Italiya, Samjuben Mavjibhai Italiya, Maheshbhai Dhanjibhai Italiya, Liliben Dhanjibhai Italiya, Savitaben Dhanjibhai Italiya, Minaben Dhanjibhai Italiya, Dineshbhai Dhanjibhai Italiya, Hariben Shanjibhai Italiya, Ratanben Shanjibhai Italiya, Babubhai Shanjibhai Italiya, Madhuben Shanjibhai Italiya, Virjibhai Nathubhai Italiya, Laxmiben Nathubhai Italiya, Mohanbhai Gopabhai Italiya, Amrutben Gopabhai Italiya, Liliben Manjibhai Italiya, Lallubhai Gopabhai Italiya, Savitaben Kanjibhai Italiya, Vandanaben Kanjibhai Italiya, Shitalben Manjibhai Italiya, Bhaveshbhai Manjibhai Italiya, Paritaben Kanjibhai Italiya and Dharmeshbhai Kanjibhai Italiya were entered in revenue record in village form No.6 vide entry No.9877 dated 17.08.2013 and same was certified by Mamlatdar, Bhavnagar Rural on 23.09.2013 and out of them Mohanbhai Gopabhai Italiya, Amrutben Gopabhai Italiya, Liliben Manjibhai Italiya, Saavitaben Kanjibhai Italiya, Vandanaben Kanjibhai Italiya, Shitalben Manjibhai Italiya and Paritaben Manjibhai Italiya had rekindled their rights, title and interest in agricultural land of survey No.183 paiki 5 by way of affidavit dated 07.10.2016 and their names were deleted from revenue record in village form No.6 vide entry No.10351 dated 19.10.2016 and same was certified by Mamlatdar, Bhavnagar Rural on 02.12.2016.

5. Entry regarding the order dated 07.03.2018 passed by Mamlatdar, Bhavnagar Rural to enter note in village form No.7/12 for well in agricultural land of survey No.184 paiki 5 was carried out in revenue record in village form No.6 vide entry No.10708 dated 11.03.2019 and same was certified by Mamlatdar, Taluka Bhavnagar [Rural] on 14.05.2019.
6. Ambaben alias Samjuben Dayabhai, joint owner of village account No.553 died Intestate on 30.10.2002 leaving behind her share in agricultural land of survey No.183 paiki 5 in the hands of her heirs namely Jivrajbhai Madhabhai Beladiya, Shambhubhai Madhabhai Beladiya and Odhavjibhai



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Madhabhai Beladiya and their names were entered in revenue record in village form No.6 vide entry No.10717 dated 01.04.2019 and same was certified by Mamlatdar, Taluka Bhavnagar [Rural] on 06.06.2019.

7. Jivuben Dayabhai, joint owner died on 16.08.1992 and Hariben Shamjibhai Italiya died on 21.10.2013 and Ambaben Dayabhai, Samjuben Mavjibhai Italiya, Liliben alias Lilaben Dhanjibhai Italiya, Savitaben Dhanjibhai Italiya, Minaben Dhanjibhai Italiya, Dineshbhai Dhanjibhai Italiya, Ratanben Shamjibhai Italiya, Madhuben Shamjibhai Italiya, Laxmiben Nathubhai Italiya, Jivrajibhai Madhabhai Beladiya, Shambhubhai Madhabhai Beladiya and Odhavjibhai Madhabhai Beladiya had relinquished their rights, title and interest in agricultural land of survey No.183 paiki 5 by way of affidavit and their names were deleted from revenue record in village form No.6 vide entry No.10741 dated 26.04.2019 and same was certified by Mamlatdar, Taluka Bhavnagar [Rural] on 01.07.2019.
8. Bhavnagar Municipal Corporation, vide its development permission No.46 dated 16.01.2020, approved layout plan showing land admeasuring 15661.12 Sq.Mts., comprised in Plot No.1 to 32 with land admeasuring 1252.89 Sq.Mts. for common plot with 930.97 Sq.Mts. for common road and curve and 10440.88 Sq.Mts. contribution land, total admeasuring 13477.26 Sq.Mts. comprising in Non Agricultural survey No.183 paiki 5 of village Vartej, Taluka and District Bhavnagar.
9. The Collector, Bhavnagar District, Bhavnagar vide its order dated 22.08.2019, allowed conversion of land admeasuring 26102.00 Sq.Mts. of survey No.183 paiki 5 of village Vartej, Taluka and District Bhavnagar from agricultural into Non Agricultural in Industrial purpose and effect for the same was carried out in revenue record in village form No.6 vide entry No.10810 dated 22.08.2019 and same was certified by Mamlatdar, Taluka Bhavnagar [Rural] on 21.10.2019.
10. That the searches of the record for the last 31 years from 1990 to 2020 has been carried out in the office of The Sub Registrar of Assurance, Bhavnagar-1 and 3 on 10.02.2020, did



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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 [1] **BHIKHABHAI DAYABHAI**, [2] **HIRABHAI MAVJIBHAI ITALIYA**, [3] **BABUBHAI MAVJIBHAI ITALIYA**, [4] **SHAMBHUBHAI MAVJIBHAI ITALIYA**, [5] **MAHESHBHAI DHANJIBHAI ITALIYA**, [6] **BABUBHAI SHAMJIBHAI ITALIYA**, [7] **VIRJIBHAI NATHUBHAI ITALIYA**, [8] **LALLUBHAI GOPABHAI ITALITYA**, [9] **BHAVESHBHAI MANJIBHAI ITALITYA** AND [10] **DHARMESHBHAI KANJIBHAI ITALIYA** 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 piece or parcel to industrial land admeasuring 15661.12 Sq.Mts., comprised in Plot No.1 to 32 with land admeasuring 1252.89 Sq.Mts. for common plot with 930.97 Sq.Mts. for common road and curve and 10440.88 Sq.Mts. constribution land, total admeasuring 13477.26 Sq.Mts. comprising in Non Agrilcultural survey No.183 paiki 5 of village Vartej, Taluka and District Bhavnagar and bounded on and towards :

EAST : land of survey No.183 paiki
WEST : land of survey No.183 paiki
NORTH : 8.00 mtr. wide road and land of survey No.183 paiki
SOUTH : land of survey No.184

Dated 18th February, 2020

[V. K. CHAUHAN]

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

