

**TO WHOM SO EVER IT MAY CONDERN****REF :**

Investigation of title to land admeasuring 452.93 Sq.Mts. with proposed commercial construction admeasuring 752.92 Sq.Mts. Carpet Area and 1266.13 Sq.Mts. Builtup Area, known as **SOPAN**, comprised in leasehold Plot No.1185/A-1, situated at Krishnanagar, Sir Pattani Road, Bhavnagar bearing city survey ward No.6, sheet No.228, survey No.2778 and 2779 belonging to **M/S.SAHAJ DEVELOPERS**, a partnership firm.

I have investigated title to land admeasuring 452.93 Sq.Mts. with proposed commercial construction admeasuring 752.92 Sq.Mts. Carpet Area and 1266.13 Sq.Mts. Builtup Area, known as **SOPAN**, comprised in leasehold Plot No.1185/A-1, situated at Krishnanagar, Sir Pattani Road, Bhavnagar bearing city survey ward No.6, sheet No.228, survey No.2778 and 2779 is in ownership and possession of **M/S.SAHAJ DEVELOPERS**, a partnership firm on the basis of verification of title documents and other evidences as enlisted hereinbelow for the same :

1. That 99 years leasehold rights over the Plot No.1185 with residential bungalows, situated at Krishnanagar, Sir Pattani Road, Bhavnagar was held by Bhimji Vashram Vaghela and he sold his said property bearing leasehold Plot No.1185 with construction standing thereon to Smt.Jayalaxmi Jivraj, wife of Mehta Gordhandas Vallabhdas vide sale deed No.197 samvat 1998 dated 25.02.1942, registered on 16.03.1942.
2. Mehta Dayalal Damodardas, self and onbehlaf of his brother Mehta Harilal Damodardas had purchased leasehold Plot No.1185 with construction standing thereon from Smt.Jayalaxmi Jivraj, wife of Mehta Gordhandas Vallabhdas vide sale deed No.103 samvat 1999 dated 26.11.1942, registered on 19.01.1943.





3. Sanghavi Jamndas Damodardas had purchased leasehold Plot No.1185 with construction standing thereon from Mehta Dayalal Damodardas and Mehta Harilal Damodardas through their power of attorney holder Damodardas Girdharlal Mehta vide sale deed No.373 samvat 2003 dated 12.05.1947, registered on 18.07.1947.
4. Champaklal Tribhuvandas Trivedi had purchased purchased leasehold Plot No.1185 with construction standing thereon from Jamnadas Damodardas Sanghavi vide sale deed No.425 dated 05.04.1952, registered at No.52 dated 04.8.1952 and on introduction of new city survey, the said property was recorded in the name of Champaklal Tribhuvandas Trivedi in city survey ward No.6, sheet No.228, survey No.2778 and 2779.
5. Former Bhavnagar Nagarpalika had approved sub division plan for Plot No.1185 into Plot No.1185/A & Plot No.185/B and issued sketch for the same on 08.11.1974.
6. **GOKALDAS CHETANDAS TULSANI, GOVINDRAM GOKALDAS TULSANI, ARJANDAS GOKALDAS TULSANI AND MEGHRAJ GOKALDAS TULSANI** had purchased land and residential construction thereon, comprised in leasehold Plot No.1185/A from Champaklal Tribhuvandas Trivedi through his power of attorney holder Arunkumar A. Mehta vide sale deed No.1865 dated 10.12.1874, registered at No.1575 dated 31.12.1977 and said property was mutated in the name of said purchasers in city survey record and in municipal record.
7. **ARJANDAS GOKALDAS TULSANI**, for self and as power of attorney holder of **GOKALDAS CHETANDAS TULSANI** had relinquished their rights, title and interest in property bearing leasehold Plot No.1185/A vide release deed registered at No.24 dated 02.01.1996 and their names were deleted from city survey record and from municipal record.
8. Bhavnagar Municipal Corporation approved sub division plan for Plot No.1185/A into Plot No.1185/A-1 admeasuring 452.93 Sq.Mts. with construction admeasuring 124.29 Sq.Mts. and





Plot No.1185/A-2 admeasuring 452.31 Sq.Mts. with construction admeasuring 132.14 Sq.Mts. vide its permission No.396 dated 22.11.1991.

9. **GOVINDRAM GOKALDAS TULSANI AND MEGHRAM GOKALDAS TULSANI** had mortgage their said property bearing leasehold Plot No.1185/A-1 with **STATE BANK OF INDIA, KRISHNANAGAR BRANCH, BHAVNAGAR** and deposited their original title deeds with the Bank by way of equitable mortgage and subsequently they liquidated the said loan and said Bank has handed over original title deeds to them and issued No Due Certificate for the same.
10. **GOVINDRAM GOKALDAS TULSANI AND MEGHRAM GOKALDAS TULSANI** had partitioned their joint property bearing leasehold Plot No.1185/A-1 and leasehold Plot No.1185/A-2 among themselves vide partition deed registered at No.3118 dated 02.09.2015 in the office of The Sub Registrar, Bhavnagar-2 and as per said deed, property bearing leasehold Plot No.1185/A-1 come to the hands and possession of **GOVINDRAM GOKALDAS TULSANI** and said property was mutated in his name in city survey record and in municipal record.
11. **GOVINDRAM GOKALDAS TULSANI** had executed his last will or testament on 29.08.2015 and he bequeathed his said property to his sons Amarkumar Govindram Tulsani, Harpalbhai Govindram Tulsani, Mohanbhai Govindram Tulsani and Premkumar Govindram Tulsani and said **GOVINDRAM GOKALDAS TULSANI** died on 23.02.2010 [his wife Gangaben Govindram Tulsani died predeceased on 05.10.1976] and said property was mutated on the basis of said will in the names of Amarkumar Govindram Tulsani, Harpalbhai Govindram Tulsani, Mohanbhai Govindram Tulsani and Premkumar Govindram Tulsani and daughters of late Govindram Gokaldas Tulsani namely Radhaben Govindram Tulsani, wife of Kanaiyalal Kukareja, Amrutaben Govindram Tulsani, wife of Prakashbhai Chhabariya and Laxmiben Govindram Tulsani, wife of Ajitbhai Tirthwani confirmed the bequeathed made by their father.





12. **[1] CHANDRAKANT D. JOSHI, [2] KOTHARI SAGAR YOGESHBHAI, [3] SMT.KOMALBEN SHAILESHBHAI KOTHARI, [4] DHARABEN J. MEHTA, [5] UNDAVIYA HITESHBHAI HARJIVANBHAI AND [6] CHAMPANERI MEET JAGDISHBHAI** entered into partnership in the name and style of **M/S.SAHAJ DEVELOPERS** vide partnership deed dated 14.04.2019 and thereafter **DHARABEN J. MEHTA** retired from the said firm and **MUKESHBHAI DASADIYA** entered as partner in the said firm and deed for the same has been executed between them on 01.11.2020 and said firm applied for registration under the provisions of The Partnership Act-1932 in the office of The Registrara of Firms, Bhavnagar.
13. **M/S.SAHAJ DEVELOPERS**, a partnership firm through its partner Hitesh Harjivandas Undaviya and Chandrakant Dhanjibhai Joshi has purchased land admeasuring land admeasuring 452.93 Sq.Mts. with 124.29 Sq.Mts. construction standing thereon, comprised in leasehold Plot No.1185/A-1, situated at Krishnanagar, Sir Pattani Road, Bhavnagar bearing city survey ward No.6, sheet No.228, survey No.2778 and 2779 from **AMARKUMAR GOVINDRAM TULSANI, HARPALBHAI GOVINDRAM TULSANI, MOHANBHAI GOVINDRAM TULSANI AND PREMKUMAR GOVINDRAM TULSANI** vide sale deed registered at No.3710 dated 26.08.2019 in the office of The Sub Registrar, Bhavnagar-2 and daughters of late Govindram Gokaldas Tulsani namely Laxmiben Govindram Tulsani, for self and as power of attorney holder of Radhaben Govindram Tulsani, wife of Kanaiyalal Kukareja and Amrutaben Govindram Tulsani, wife of Prakashbhai Chhabariya joined as confirming party in sale deed and said property was mutated in the name of said firm in city survey record and Bhavnagar Municipal Corporation vide its resolution No.178 dated 20.03.2020, transferred said property in the name of said firm.
14. Bhavnagar Municipal Corporation approved commercial building plan for Plot No.1185/A-1 vide its development permission No.1 dated 07.05.2021 and said **M/S.SAHAJ**





DEVELOPERS, a partnership firm started construction on said plot, known as **SOPAN** and construction is going on.

15. That the searches of the record for the last 16 years from 1991 to 2021 has been carried out in the office of The Sub Registrar of Assurance, Bhavnagar-1 and 2 on 22.09.2021, did not reveal any subsisting charge, mortgage or any other kind of encumbrances registered thereatover the said property. It is hereby certify that the title of **M/S.SHAJ DEVELOPERS**, a partnership firm to the said property briefly described in **THE SCHEDULE** hereinafter written is **CLEAR, MARKETABLE AND FREE FROM ANY ENCUMBRANCES OVER THE SAID PROEPRTY.**

THE SCHEDULE
BRIEF DESCRIPTION OF THE PROPERTY

All that piece or parcel to land admeasuring 452.93 Sq.Mts. with proposed commercial construction admeasuring 752.92 Sq.Mts. Carpet Area and 1266.13 Sq.Mts. Builtup Area, known as **SOPAN**, comprised in leasehold Plot No.1185/A-1, situated at Krishnanagar, Sir Pattani Road, Bhavnagar bearing city survey ward No.6, sheet No.228, survey No.2778 and 2779 and bounded on and towards ::

EAST	:	Plot No.1185/B
WEST	:	21.33 mtr. wide public road
NORTH	:	Plot No.1184/A & B
SOUTH	:	Plot No.1185/A-2

Dated 16th October, 2021

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

