

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

Investigation of title to land admeasuring 1485.06 Sq.Mts. with proposed commercial construction admeasuring 6084.04 Sq.Mts., known as **TRIDENT ONE**, comprised in Plot No.1-D/B, comprising in Non Agricultural survey No.284/1 & 284/2 paiki 2, T.P.Scheme No.24, O.P.No.150-151, F.P. No.150-151 of village Chitra, Taluka and District Bhavnagar belonging to **EVA ENTERPRISE**, a partnership firm under registered development agreement with **SYNERGY CORPORATION**, a partnership firm.

I have investigated title to land admeasuring 1485.06 Sq.Mts. with proposed commercial construction admeasuring 6084.04 Sq.Mts., known as **TRIDENT ONE**, comprised in Plot No.1-D/B, comprising in Non Agricultural survey No.284/1 & 284/2 paiki 2, T.P.Scheme No.24, O.P.No.150-151, F.P. No.150-151 of village Chitra, Taluka and District Bhavnagar is in ownership of **EVA ENTERPRISE**, a partnership firm and in possession of **SYNERGY CORPORATION**, a partnership firm under registered development agreement on the basis of verification of title documents and other evidences as enlisted hereinbelow for the same :

1. Originally agricultural land of survey No.284 and others of village Chitra, Talula and District Bhavnagar was recorded at the time of promulgation of revenue record in the name of Dinkarray Nrusinghprasad Desai and others in village form No.6 vide entry No.1 dated 01.01.1953 and name of Harkantray Dinkarray Desai was recorded as administrator in revenue record in village form No.6 vide entry No.178 dated 25.02.1955 and name of Mohanbhai Sardulbhai was recorded for agricultural land of survey No.54, 66, 282, 283 & 284 as permanent tenants in revenue record in village form No.6 vide entry No.25 dated 02.11.1953.
2. That said Mohanbhai Sardulbhai, permanent tenant of agricultural land of survey No.284/1 & 284/2 and Harkantray





Dinkarray Desai confirmed that said lands belongs to Kishorkant Sukhvantray Shukla and said Mohanbhai Sardulbhai and Harkantray Dinkarray Desai confirmed the same before Additional Mahalkari, Gogha and entry for the same as per order dated 30.12.1959 passed by Additional Mahalkari, Gogha was carried out in revenue record in village form No.6 entry No.671 dated 0.11.1962 and same was certified by Mahalkari, Gogha on 11.12.1962 and said agricultural land of survey No.284/1 & 284/2 recorded in the name of Kishorkant Sukhvantray Shukla.

3. That said Mohanbhai Sardulbhai, permanent tenant of agricultural land of survey No.284/1 & 284/2 dose not wants to purchased said lands and handed over the possession of said lands to its owner and order for the same was passed by Mahalkari, Gogha on 01.06.1962 and entry for the same was carried out in revenue record in village form No.6 vide entry No.692 dated 06.06.1963 and same was certified by Circle Inspector, Gogha on 21.07.1963.
4. Kishorkant Sukhvantray Shukla died intestate on 29.11.1982 leaving behind his agricultural lands of survey No.284/1 & 284/2 in the hands of his wife Sukanyaben Kishorkant Shukla and sons Dushyant Kishorkant Shukla, Rashendu Kishorkant Shukla and Kautilya Kishorkant Shukla and daughters Hemangi Kishorkant Shukla and Darshna Kishorkant Shukla and their names were entered in revenue record in village form No.6 vide entry No.2436 dated 05.01.1984 and same was certified by Circle Officer on 11.10.1984.
5. The Deputy Collector, Bhavnagar vide its order dated 14.02.1989, allowed conversion of land admeasuring 9783.00 Sq.Mts. of survey No.284/1 & 284/2 of village Chitra, Taluka and District Bhavnagar from agricultural into Non Agricultural in resident purpose and approved layout plan of the said lands and entry for the same was carried out in revenue record in village form No.6 vide entry No.2983 dated 16.05.1981 and same was certified by Circle Officer, Bhavnagar City on 17.07.1989.
6. The Deputy Collector, Bhavnagar vide its order dated 26.07.1989, allowed change of use of land admeasuring 9783.00 Sq.Mts. of survey No.284/1 & 284/2 of village Chitra, Taluka and District Bhavnagar from residential





purpose into commercial purpose and effect of said order was carried out in revenue record in village form No.6 vide entry No.3003 dated 21.08.1989 and same was certified by Circle Officer on 22.10.1989.

7. The Competent Authority, U.L.C., Bhavnagar vide its order dated 15.07.1991, disposed of form No.1 u/s.6 of The Urban Land [Ceiling & Regulation] Act-1976, filed by Kishorkant Sukhvantay Shukla for survey No.284/1 & 284/2 of village Chitra, Taluka and District Bhavnagar and other properties, declared that land admeasuring 10000.00 Sq.Mts. to be retain by land owners and land admeasuring 638.53 Sq.Mts. to be declared as surplus under the said act.
8. Hemanginiben Kishorkant Shukla and Darshnaben Kishorkant Shukla had relinquished their rights, title and interest by way of understanding agreement and affidavit in survey No.284/1 & 284/2 of village Chitra, Taluka and District Bhavnagar and their names were deleted from revenue record in village form No.6 vide entry No.5536 dated 26.04.2003 and same was certified by City Mamlatdar, Bhavnagar on 23.06.2003.
9. That said Sukanyaben Kishorkant Shukla and others had entered into agreement for sale for their said property bearing land admeasuring Acre 1-07 Guthas and Acre 1-16 Guthas of survey No.284/1 & 284/2 respectively of village Chitra, Taluka and District Bhavnagar with Laxmanbhai Odhavjibhai Patel, karta of HUF on 25.006.1988.
10. Entry regarding the order dated 21.06.2008 passed by City Mamlatdar, Bhavnagar was carried out in revenue record in village form No.6 vide entry No.6279 dated 26.04.2003 and same was certified by City Mamlatdar, Bhavnagar on 23.06.2003 and entry regarding the order dated 27.08.2009 passed by City Mamlatdar, Bhavnagar was carried out in revenue record in village form No.6 vide entry No.6379 dated 30.09.2008 and same was certified by City Mamlatdar, Bhavnagar on 01.12.2008.
11. Bhavnagar Municipal Corporation approved sub division plan for Plot No.1 into Plot No.1/A to D vide its permission No.28 dated 15.09.2003, in which land admeasuring 3066.53 Sq.Mts. net and admeasuring 496.73 Sq.Mts. T.P. Road Kapan.





12. [1] SHRI BHARATBHAI CHHAGANBHAI PATEL, [2] SHRI JITENDRA SAVJIBHAI VAGHANI, [3] SHRI KISHORBHAI BHAGWANBHAI CHAUHAN, [4] SHRI VINUBHAI VIRJIBHAI CHAVDA, [5] SHRI RAJUBHAI MOTIDASBHAI PATEL, [6] SHRI GANESHBHAI HARJIBHAI MADHVANI, [7] SHRI NILESHBHAI SHANKARBHAI NARSANGANI, [8] SHRI HITESHBHAI BABUBHAI KALATHIYA, [9] SHRI MITULBHAI RASIKBHAI KALATHIYA, [10] SHRI SANDEEPBHAI PRABHUBHAI SOPARIYA, [11] SMT.SARLABEN SANDEEPBHAI SOPARIYA, [12] SHRI VIJAYKUMAR RAMESHBHAI RAVAL, [13] SHRI PARESHKUMAR MANHARLAL VYAS, [13] ABHIJEET RAJENDRABHAI SHIHORI AND [14] SMT.SANGEETABEN JITUBHAI VAGHANI are entered into partnership in the name and style of EVA ENTERPRISE vide partnership deed with effect from 06.09.2013 and thereafter [1] SHRI SANDEEPBHAI PRABHUBHAI SOPARIYA, [2] SMT.SARLABEN SANDEEPBHAI SOPARIYA, [3] SHRI VIJAYKUMAR RAMESHBHAI RAVAL, [4] SHRI PARESHKUMAR MANHARLAL VYAS, [5] ABHIJEET RAJENDRABHAI SHIHORI AND [6] SMT.SANGEETABEN JITUBHAI VAGHANI are retired from said partnership with effect from 31.03.2014 and deed for the same has been executed between them on 31.03.2014 and SHRI DIPAKBHAI GANESHBHAI NAKRANI joined as partner in the said firm with effect from 05.05.2015 and re-constitution of partnership deed has been executed between them on 05.05.2015 and thereafter said partners has executed re-constitution of partnership deed on 29.03.2018.
13. EVA ENTERPRISE, a partnership firm through its partners Dipakbhai Ganeshbhai Nakrani and Vinubhai Virjibhai Chavda purchased commercial purpose land admeasuring 4295.26 Sq.Mts. of Plot No.1/D and land admeasuring 487.50 Sq.Mts. of Plot No.1/C, comprising in Non Agricultural survey No.284-1 & 284-2 paiki 2 of village Chitra, Taluka and District Bhavnagar from [1] SUKANYABEN KISHORKANT SHUKLA, [2] DUSHYANT KISHORKANT SHUKLA, [3] RASHENDU KISHORKANT SHUKLA AND [4] KAUTILYA KISHORKANT SHUKLA through their power of attorney holder Shri Rajeshbhai Laxmanbhai Patel with confirming





party **LAXMANBHAI ODHAVJIBHAI PATEL**, karta and manager of Laxmanbhai Odhavjibhai Patel HUF vide sale deed registered at No.2586 dated 24.07.2015 in the office of The Sub Registrar, Bhavnagar-2 and said properties were mutated in the name of said partnership firm in revenue record.

14. Bhavnagar Municipal Corporation vide its permission No.1 dated 11.04.2016, re-allocated land of Plot No.1/D admeasuring 5275.26 Sq.Mts. to 3066.53 Sq.Mts. net and admeasuring 496.73 Sq.Mts. T.P. Road Kapan under T.P.Scheme No.24, O.P.No.150-151, F.P. No.150-151.
15. Bhavnagar Municipal Corporation vide its permission No.5 dated 28.09.2021, approved sub division plan for Plot No.1/D showing land admeasuring 1390.68 Sq.Mts. of Plot No.1D/A and land admeasuring 1485.06 Sq.Mts. of Plot No.1D/B with land admeasuring 190.79 Sq.Mts. for approach road, total admeasuring 3066.53 Sq.Mts.
16. Bhavnagar Municipal Corporation approved commercial building plan for Plot No.1D/B vide its development permission No.6 dated 12.11.2021.
17. **[1] SHRI PARESHKUMAR MANHARLAL VYAS, [2] SHRI JAYESHBHAI NIRANJANBHAI DHOLAKIA, [3] SHRI NISHANT JAYESH DHOLAKIA AND [4] SHRI NIDHIP JAYESHBHAI DHOLAKIA** are entered into partnership in the name and style of **SYNERGY CORPORATION** vide partnership deed dated 05.11.2020.
18. **EVA ENTERPRISE**, a partnership firm through its authorized partners Dipakbhai Ganeshbhai Nakrani and Vinubhai Virjibhai Chavda entered into development agreement for land admeasuring 1485.06 Sq.Mts., comprised in Plot No.1-D/B, comprising in Non Agricultural survey No.284/1 & 284/2 paiki 2, T.P.Scheme No.24, O.P.No.150-151, F.P.No.150-151 of village Chitra, Taluka and District Bhavnagar with **SYNERGY CORPORATION**, a partnership firm through its authorized partners Pareshkumar Manharlal Vyas and Nidhip Jayeshbhai Dholakia and development agreement is registered at No.5756 dated 16.11.2021 in the office of The Sub Registrar, Bhavnagar-2 and said developer i.e. **SYNERGY CORPORATION**, a partnership firm has started construction





work on said land, known as **TRIDENT ONE** and construction work is going on.

19. 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, Bhavnagar-1, 2 & 3 on 26.11.2021, did not reveal any subsisting charge, mortgage or any other kind of encumbrances registered thereatover the said property, except registered development agreement with **SYNERGY CORPORATION**, a partnership firm.
20. It is hererby certify that the title of **EVA ENTERPRISE**, a partnership firm to the said property briefly described in **THE SCHEDULE** hereinafter is under registered development agreement with **SYNERGY CORPORATION**, a partnership firm 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 1485.06 Sq.Mts. with proposed commercial construction admeasuring 6084.04 Sq.Mts., known as **TRIDENT ONE**, comprised in Plot No.1-D/B, comprising in Non Agricultural survey No.284/1 & 284/2 paiki 2, T.P.Scheme No.24, O.P.No.150-151, F.P. No.150-151 of village Chitra, Taluka and District Bhavnagar and bounded are as under ::

NORTH : 60.00 mtr. wide road
SOUTH : 6.00 mtr. wide road
EAST : Plot No.1-D/A of Survey No.284/1-2
WEST : Plot No.1-B of Survey No.284/1-2

Dated 2nd December, 2021

[V. K. CHAUHAN]

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

