

Vijay Khodidas Chauhan

Advocate



વિજય ખોડિદાસ ચૌહાણ

એડવોકેટ

2nd Floor, Dr. Shivnath Building,
Opp. Ambaji Mata Mandir,
Court Road,
Bhavnagar – 364 001
(M): 9825552856

બીજો માળ, ડૉ. શિવનાથ બિલ્ડિંગ
અંબાજી માતાના મંદિર સામે, કોર્ટ રોડ
ભાવનગર – ૩૬૪ ૦૦૧
(મો): ૯૮૨૫૫૨૮૫૬

TO WHOM SO EVER IT MAY CONCERN

REF : Investigation of title to non agricultural land admeasuring 112.464 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 108.838 Sq.Mts., 65.378 Sq.Mts., 63.05 Sq.Mts., 70.403 Sq.Mts. and 114.139 Sq.Mts. with land admeasuring 675.03 Sq.Mts. for internal common road and land admeasuring 4.485 Sq.Mts. curvature, total admeasuring 1865.06 Sq.Mts., comprised in Plot No.A1/1, Plot No.A1/2, Plot No.A1/3, Plot No.A1/4, Plot No.A1/5, Plot No.A1/6, Plot No.A1/7, Plot No.A1/8, Plot No.A1/9, Plot No.A1/10, Plot No.A1/11, Plot No.A1/12, Plot No.A1/13 and Plot No.A1/14, known as **DEV PARK-1** of O.P.No.27, F.P.No.41 [admeasuring 3907.27 Sq.Mts. as per site and admeasuring 4017.00 Sq.Mts. as per F.P.No.41] of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar belonging to **SAROVAR INFRACON**, a partnership firm.

I have investigated title to non agricultural land admeasuring 112.464 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 108.838 Sq.Mts., 65.378 Sq.Mts., 63.05 Sq.Mts., 70.403 Sq.Mts. and 114.139 Sq.Mts. with land admeasuring 675.03 Sq.Mts. for internal common road and land admeasuring 4.485 Sq.Mts. curvature, total admeasuring 1865.06 Sq.Mts., comprised in Plot No.A1/1, Plot No.A1/2, Plot No.A1/3, Plot No.A1/4, Plot No.A1/5, Plot No.A1/6, Plot No.A1/7, Plot No.A1/8, Plot No.A1/9, Plot No.A1/10, Plot No.A1/11, Plot No.A1/12, Plot No.A1/13 and Plot No.A1/14, known as **DEV PARK-1** of O.P.No.27, F.P.No.41 [admeasuring 3907.27 Sq.Mts. as per site and admeasuring 4017.00 Sq.Mts. as per F.P.No.41] of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar is in ownership and possession of **SAROVAR INFRACON**, a partnership firm on the basis of verification of title documents and other evidences as enlisted hereinbelow for the same :

1. That agricultural land of revenue survey No.112 paiki of village Ruva, Taluka and District Bhavnagar was owned by Amarshibhai Mithabhai before promulgation of revenue record and at the time of promulgation of revenue record, said land was recorded in the name of Amarshibhai Mithabhai through its administrator Chandubhai Dayabhai. Amarshibhai Mithabhai died somewhere in 1946 [his son Maganlal Amarshibhai died predeceased somewhere in 1936] leaving behind his said land in the hands of his heirs Dayabhai



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Amarshibhai, Maganlal Amarshibhai and Nandlalbhai Amarshibhai Chandubhai Dayabhai, Balubhai Dayabhai, Keshavlal Dayabhai, Monghiben Dayabhai and Dudhiben Manganlal in village form No.6 vide entry No.327 dated 25.02.1963 and out of them Monghiben Dayabhai and Dudhiben Mangalal had relinquished their rights, title and interest and their names were deleted from revenue record in village form No.6 vide entry No.832 dated 09.07.1973 and same was certified by Dy.Mamlatdar, Bhavnagar on 12.08.1873.

2. Entry regarding the actual measurement of survey No.112/2 paiki admeasuring Acre 8-00 Guthas was carried out in revenue record in village form No.6 vide entry No.1919 dated 05.01.1991 and same was certified by Dy.Mamlatdar, Bhavnagar Taluka on 06.02.1991.
3. Nandlal Amarshibhai died intestate on 21.02.1966 leaving behind his share in the said land in the hands of his heirs namely Gunvantray Nandlal, Jasumatiben Nandlal, Pushpaben Nandlal, Dhirajlal Nandlal, Kailashben Nandlal, Ashvinbhai Nandlal, Daxaben Nandlal and Miraben Nandlal and their names were entered in revenue record in village form No.6 vide entry No.2011 dared 02.03.1992 and same was certified by Dy.Mamlatdar [Rev] on 14.04.1992.
4. That on the instance of Gunvantray Nandlal, names of his heirs namely Dipakkumar Gunvantray, Yoginiben Gunvantray and Dipinkumar Gunvantray were entered in revenue record in village form No.6 vide entry No.3443 dated 07.10.2004 and Pushpaben Nandlal died intestate on 19.06.2013 and name of her heirs Kushalbhai Parmanandbhai was entered in revenue record in village form No.6 vide entry No.4642 dated 16.07.2016 and Gunvantray Nandlalbhai died intestate on 01.05.2015 and his name was deleted from revenue record in village form No.6 vide entry No.4643 dated 16.07.2018 and same was certified by Mamlatdar, Bhavnaar Rural on 20.08.2016.
5. That on the instance of Keshavlal Dayabhai, names of his heirs namely Arvindbhai Keshavlal, Narendrabhai Keshavlal, Renukaben Keshavlal and Dineshbhai Keshavlal were entered in revenue record in village form No.6 vide entry No.2012 dated 02.03.1992 and same was certified by Dy.Mamlatdar [Rev] on 14.04.1992 and Keshavlal Dayabhai died intestate on 24.06.2010 and his name was deleted from revenue record in village form No.6 vide entry No.4402 dated 27.01.2012, but same was not certified on 29.05.2012 and thereafter name of Keshavlal Dayabhai was deleted from revenue record in village form No.6 vide entry No.4651 dated 15.10.2016 and same was certified by Mamlatdar, Bhavnagar Rural on 20.12.2016.



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6. That name of Ghanshyambhai Balubhai, Bhanuben Dayabhai, Maheshbhai Balubhai and Girishbhai Balubhai were written as Ghanshyambhai Dayabhai, Bhanuben Dayabhai, Maheshbhai Dayabhai and Girishbhai Dayabhai in revenue record and Mamlatdar, Bhavnagar Rural passed order on 12.08.2016 and rectified the same and entry for the same was carried out in revenue record in village form No.6 vide entry No.4645 dated 22.08.2016 and same was certified by Mamlatdar, Bhavnagar Rural on 29.09.2016.
7. That on the instance of Chandulal Dayabhai, names of his heirs namely Ishvarbhai Chandulal, Kamlaben Chandulal, Pravinbhai Chandulal and Damyantiben Chandulal were entered in revenue record in village form No.6 vide entry No.2013 dated 02.03.1992 and same was certified by Dy.Mamlatdar [Rev] on 14.04.1992 and Chandulal Dayalal died intestate on 31.08.1993 and his name was deleted from revenue record in village form No.6 vide entry No.4401 dated 27.01.2012, but same was not certified on 28.05.2012 and Pravinlal Chandulal died intestate on 26.06.2015 and names of his heirs namely Naliniben Pravinlal, Gaurangbhai Pravinlal, Nanditaben Pravinlal, Kavtaben Pravinlal, Shradhdhaben Pravinlal and Zaranaben Pravinlal were entered in revenue record and out of them Nanditaben Pravinbhai, Kavtaben Pravinbhai, Shradhdhaben Pravinbhai and Zaranaben Pravinbhai had relinquished their rights, title and interest and their names were deleted from revenue record in village form No.6 vide entry No.4648 dated 04.10.2016 and same was certified by Mamlatdar, Bhavnagar Rural on 14.12.2016 and thereafter name of Chanulal Dayabhai was deleted from revenue record in village form No.6 vide entry No.4651 dated 15.10.2016 and same was certified by Mamlatdar, Bhavnagar Rural on 20.12.2016.
8. That on the instance of Balubhai Dayabhai, names of his heirs namely Ghanshyambhai Balubhai, Ansuyaben Balubhai, Maheshbhai Balubhai and Girishbhai Balubhai were entered in revenue record in village form No.6 vide entry No.2014 dated 02.03.1992 and said Balubhai Dayabhai died intestate on 10.12.2008 and his name was deleted from revenue record in village form No.6 vide entry No.4403 dated 27.01.2012, but same was not certified on 25.05.2012 and thereafter name of Balubhai Dayabhai was deleted from revenue record in village form No.6 vide entry No.4647 dated 21.08.2016 and same was certified by Mamlatdar, Bhavnagar Rural on 14.12.2016.
9. Entry regarding the correction of name of Balubhai Dayabhai written as Babubhai Dayabhai in revenue record was carried out in revenue record in village form No.6 vide entry No.4439 dated 16.07.2012.
10. On introduction of The Urban Land [Ceiling & Regulation] Act-1876, form No.1 u/s.6 of the said act was filed by land owners of survey No.112 before The Competent Authority,



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U.L.C., Bhavnagar and The Competent Authority, U.L.C., Bhavnagar vide its order dated 19.02.1991, declared land admeasuring 8174.15 Sq.Mts. of survey No.112 as surplus land under the said act, but possession of said surplus land was not taken by Government of Gujarat till said act was repealed by Government of Gujarat in March-1999 and possession of said surplus land remain with land owners.

11. On introcution of T.P.Scheme No.3 [Ruva], land admeasuring 14700.00 Sq.Mts., 4017 Sq.Mts. and 5859.00 Sq.Mts. of F.P.No.40, 41 and 42 respectively was allotted againstt the original revenue survey No.112 to its land owners and said T.P.Scheme No.3 [Ruva] was finalized by Government of Gujarat vide its notification dated 26.06.1990.
12. That Ishvarbhai Chandubhai had filed Special Civil Suit No.91 of 2004 in the court of The Principal Civil Senior Judge, Bhavnagar againstt Baluibhai Dayabhai Patel and others for partition of inherited their joint agricultural land of survey No.112 and in which heirs of late Vimlaben Manganlal namely Nitin Balubhai Patel and Prakash Balubhai were also defendents in the said suit but they had not filed any written statement and never challenged and they had no any rights in suit property and Hon'ble Courtt passed premilnary decree in the said suit on 18.12.2006 and againstt the said decree, appeal was filed before The Distict Judge, Bhavnagar vide Regular Civil Appeal No.10 of 2007 and subsequently said suit was given Regular Civil Suit No.465 of 2015 and thereafter compromised took place between the parties of said suit and said Nitin Balubhai Patel and Prakash Balubhai Patel executed affidavit on 11.09.2008, confirmed that they have no any rights and title in suit property as father of their mother Vimlaben namely Maganlal Amarshibhai died somewhere in 1936 before came in force of Women's Rights to Property Act in 1937 and therefore succession of late Maganlal Aamrshibhai, father of Vimlaben Maganlal was not opened in 1936 and on relying of said declaration, withdraw pursis was submitted in said appeal on 15.09.2011 and accordingly The Hon'ble Court has passed order on the basis of same on 15.09.2018 and subsequently Regualr Civil Suit No.465 of 2015 [Originally Special Civil Suit No.91 of 2004] was withdrawn on 03.07.2018.

Prakash Balubhai Patel did not wants to act on basis of his said affidavit and he applied fior mutation of said preliminary decree before revenue authority and entry for the same was carried out in revenue record in village form No.6 vide entry No.4347 dated 28.07.2011, entry No.4356 dated 08.09.2011 and entry No.4383 dated 22.11.2011, but same are not certified on 02.11.2011, on 21.11.2011 and on 26.03.2011 respectively and thereafter entry for the same was carried out in revenue record in village form No.6 vide entry No.4629 dated 26.03.2016 and same was certified by Mamlatdar, Bhavnagar Rural on 10.08.2016 and againstt the said entry



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No.4629, Arvindbhai Keshavlal Patel has filed appeal before The Deputy Collector, Bhavnagar and same was allowed by The Deputy Collector, Bhavnagar vide its order dated 06.07.2018 and effect of said order was carried out in revenue record in village form No.6 vide entry No.4711 dated 09.07.2018 and againstt the same, Prakash Balubhai Patel, heirs of late Vimlaben Maganlal Patel fied revision application No.75 of 2018 before The Collector and District Magistrate, Bhavnagar and The Collector and District Magistrate, Bhavnagar vide its order dated 13.05.2019, rejected said revision application.

That said Prakashbhai Balubhai Patel has filed Review Application No.57 of 2018 againstt order of withdrawl of Regular Civil Suit No.465 of 2015 and after hearing the parties, Hon'ble Court has dismissed said application on 21.12.2018 and againstt the same said Prakashbhai Balubhai Patel has filed Civil Revision Application No.27 of 2019 before The Hon'ble High Court of Gujarat againstt the order dated 21.12.2018 passed by 5th Additional Senior Civil Judge, Bhavnagar in Regular Civil Suit No.91 of 2004 and same was dipossed on 06.02.2019.

13. That name of Jankiben Rahulkuamr Patel alias Poonam Murlidhar Patel, daughter of late Vilasben Murlidhar Patel has filed appeal before to enter her name in revenue record and said application for delay to file appeal before Asstt. Collector, Bhavnagar, which was rejected on 15.09.2015 and effect for the same was carried out in revenue record in village form No.6 vide entry No.4653 dated 25.10.2016 and same was certified by Mamlatdar, Bhavnagar Rural on 01.12.2016 and thereafter said Jankiben Rahulkuamr Patel alias Poonam Murlidhar Patel, daughter of late Vilasben Murlidhar Patel has filed appeal before The Deputy Collector, Bhavnagar and same was partly allowed by The Deputy Collector, Bhavnagar vide its order dated 06.07.2018 and name of Jankiben Murlidhar Patel was entered in revenue record in village form No.6 vide entry No.4713 dated 21.07.2018 and Entry regarding the order dated 21.07.2018 passed by The Deputy Collector, Bhavnagar was carried out in revenue record in village form No.6 vide entry No.4714 dated 21.07.2018.

14. **KANTIBHAI MATHURBHAI DAVE** purchased land admeasuring 2008.50 Sq.Mts. [out of land admeasuring 4017.00 Sq.Mts.] of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar from heirs of late Dayabai Aamrshibhai nămely late Chandubhai Dayabhai's heirs namely Ishvarlal alias Ishvarbhai Chandulal Patel, heirs of late Pravinbhai Chanulal Patel namely Naliniben Pravinlal alias Pravinbhai Patel, Gaurangbhai Pravinlal alias Pravinbhai Patel, Kamlaben Candulal Patel [wife of Pratapray Patel] through her power of attorney holder Bhavesh Pratapray Patel, Damyantiben



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Chandulal Patel [wife of Hasmukhbhai Patel] through her power of attorney holder Ishvarbhai Chandulal Patel, heirs of late Balubhai Dayabhai Patel namely Ghanshyambhai Balubhai Patel, Maheshbhai Balubhai Patel, Girishbhai Balubhai Patel, Bhanuben Balubhai Patel [wife of Vinodray Patel] through her power of attorney holder Ghanshyambhai Balubhai Patel and heirs of late Keshavlal Dayabhai namely Arvindbhai Keshavlal Patel, Narendrabhai Keshavlal Patel, Dineshkumar Keshavlal Patel and Renukaben Keshavlal Patel [wife of Hasmukhray Patel] through her power of attorney holder Arvindbhai Keshavlal Patel vide sale deed registered at No.1604 dated 27.07.2018, registered on 04.08.2018 in the office of The Sub Registrar, Bhavnagar-2.

15. **KANTIBHAI MATHURBHAI DAVE** purchased land admeasuring 2008.50 Sq.Mts. [out of land admeasuring 4017.00 Sq.Mts.] of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar from heirs of late Nandlal Aamrshibhai namely late Gunvantray Nandlal Patel's heirs namely Dipakkumar Gunvantray Patel, Yoginiben Gunvantray Patel [wife of Maheshbhai Dholakiya], Dipinkumar Gunvantray Patel, Jasumatiben Nandlalbhai Patel [wife of Nandkishorbhai Patel], Kailashben Nandlalbhai Patel [wife of Vinubhai Dudhat], heirs of late Pushpaben Nanadlalbhai Patel [wife of Parmanandbhai Patel]'s heirs namely Kushal Parmanandbhai Patel, Dhirajlal Nandlalbhai Patel, Ashvinbhai Nandlalbhai Patelm Daxaben Nandlalbhai Patel [wife of Kaushikbhai Desai], Miraben Nandlalbhai Patel [wife of Kapilkumar Patel] and heirs of late Murlidharbhai Nandlalbhai Patel namely Janki alias Poonam Murlidharbhai Patel [wife of Rahul Patel] vide sale deed registered at No.1667 dated 03.08.2018, registered on 04.08.2018 in the office of The Sub Registrar, Bhavnagar-2.
16. That said land admeasuring 2008.50 Sq.Mts. and 2008.50 Sq.Mts. of of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar was mutated in the name of said purchaser in revenue record in village form No.6 vide entry No.4718 dated 17.11.2018.
17. Bhavnagar Municipal Corporation approved layout plan showing land admeasuring 2881.08 Sq.Mts., comprised in Plot No.1 to 22 with land admeasuring 407.26 Sq.Mts. for common plot and curve and land admeasuring 621.37 Sq.Mts. for internal common road, total admeasuring 3888.50 Sq.Mts. as per site and admeasuring 4017.00 Sq.Mts. as per record, T.P.Scheme No.3 [Ruva], O.P.No.27, F.P.No.41, allotted againstt the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar vide its development permission No.14 dated 12.10.2018.



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Advocate



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18. The Collector, Bhavnagar District, Bhavnagar vide its order dated 20.05.2019, allowed conversion of land admeasuring 4017.00 Sq.Mts. of T.P.Scheme No.3 [Ruva], O.P.No.27, F.P.No.41, allotted againstt the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar from agricultural into Non Agricultural in resident purpose.
19. Bhavnagar Municipal Corporation approved revised layout plan showing land admeasuring 3057.72 Sq.Mts., comprised in Plot No.1 to 17 with land admeasuring 201.14 Sq.Mts. & 206.12 Sq.Mts. Sq.Mts. for common plot and curve and land admeasuring 423.52 Sq.Mts. for internal common road & curvature, total admeasuring 3888.50 Sq.Mts. as per site and admeasuring 4017.00 Sq.Mts. as per record, T.P.Scheme No.3 [Ruva], O.P.No.27, F.P.No.41, allotted againstt the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar vide its development permission No.69 dated 22.01.2020.
20. **DIPAKBHAI LABHUBHAI KHASIYA** has purchased non agricultural land admeasuring 87.50 Sq.Mts., comprised in Plot No.8 of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar from **KANTIBHAI MATHURBHAI DAVE** [for self and as sole proprietor of Mahima Developers] through her power of attorney holder Hasmukhbhai Kantibhai Dave vide sale deed registered at No.1667 dated 08.08.2019 in the office of The Sub Registrar, Bhavnagar-3 and said property was mutated in the name of said purchaser in revenue record and said **DIPAKBBHAI LABHUBHAI KHASIYA** sold his said property bearing Plot No.8 to **SAROVAR INFRACON**, a partnership firm through its authorized partner Gaurav Vijaykumar Shah vide sale deed registered at No.971 dated 30.06.2020 in the office of The Sub Registrar, Bhavnagar-4 and said property was mutated in the name of said purchaser firm in revenue record.
21. **SMT.GITABEN DIGANTBHAI PATEL AND KRISHNAKUMAR DIGNATBHAI PATEL** has purchased non agricultural land admeasuring 100.37 Sq.Mts., comprised in Plot No.7 of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar from **KANTIBHAI MATHURBHAI DAVE** [for self and as sole proprietor of Mahima Developers] through her power of attorney holder Hasmukhbhai Kantibhai Dave vide sale deed registered at No.162 dated 20.01.2020 in the office of The Sub Registrar, Bhavnagar-3 and said property was mutated in the name of said purchaser in revenue record and said **DIPAKBBHAI LABHUBHAI KHASIYA** sold his said property bearing Plot No.8 to **SAROVAR INFRACON**, a partnership firm through its authorized partner Gaurav Vijaykumar Shah



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vide sale deed registered at No.792 dated 05.06.2020 in the office of The Sub Registrar, Bhavnagar-4 and said property was mutated in the name of said purchaser firm in revenue record.

22. **SAROVAR INFRACON**, a partnership firm through its authorized partner Gaurav Vijaykumar Shah has purchased non agricultural land admeasuring 487.05 Sq.Mts., comprised in Plot No.1 to 6 of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar from **KANTIBHAI MATHURBHAI DAVE** [for self and as sole proprietor of Mahima Developers] through her power of attorney holder Hasmukhbhai Kantibhai Dave vide sale deed registered at No.971 dated 30.06.2020 in the office of The Sub Registrar, Bhavnagar-3 and said property was mutated in the name of said purchaser firm in revenue record.
23. **SAROVAR INFRACON**, a partnership firm through its authorized partner Gaurav Vijaykumar Shah has purchased non agricultural land admeasuring 613.75 Sq.Mts., comprised in Plot No.9 to 15 of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar from **KANTIBHAI MATHURBHAI DAVE** [for self and as sole proprietor of Mahima Developers] through her power of attorney holder Hasmukhbhai Kantibhai Dave vide sale deed registered at No.972 dated 30.06.2020 in the office of The Sub Registrar, Bhavnagar-3 and said property was mutated in the name of said purchaser firm in revenue record.
24. **SAROVAR INFRACON**, a partnership firm through its authorized partner Gaurav Vijaykumar Shah has purchased non agricultural land admeasuring 1050.65 Sq.Mts. with land admeasuring 11.59 Sq.Mts. of tangent area, total admeasuring 1062.24 Sq.Mts., comprised in Plot No.16 of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar from **KANTIBHAI MATHURBHAI DAVE** [for self and as sole proprietor of Mahima Developers] through her power of attorney holder Hasmukhbhai Kantibhai Dave vide sale deed registered at No.973 dated 30.06.2020 in the office of The Sub Registrar, Bhavnagar-3 and said property was mutated in the name of said purchaser firm in revenue record.
25. **SAROVAR INFRACON**, a partnership firm through its authorized partner Gaurav Vijaykumar Shah has purchased non agricultural land admeasuring 742.54 Sq.Mts. with land admeasuring 12.02 Sq.Mts. of tangent area, total admeasuring 754.63 Sq.Mts., comprised in Plot No.17 of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of



Vijay Khodidas Chauhan

Advocate



વિજય ખોડિદાસ ચૌહાણ

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Opp. Ambaji Mata Mandir,
Court Road,
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(M): 9825552856

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village Ruva, Taluka and District Bhavnagar from **KANTIBHAI MATHURBHAI DAVE** [for self and as sole proprietor of Mahima Developers] through her power of attorney holder Hasmukhbhai Kantibhai Dave vide sale deed registered at No.974 dated 30.06.2020 in the office of The Sub Registrar, Bhavnagar-3 and said property was mutated in the name of said purchaser firm in revenue record.

26. Bhavnagar Municipal Corporation cancelled revised layout plan vide prior permission No.14 dated 12.10.2018 and cancelled second revised layout plan vide permission No.69 dated 22.01.2020 and Bhavnagar Municipal Corporation approved revised layout plan showing land admeasuring 1865.06 Sq.Mts., 852.21 Sq.Mts. and 790.30 Sq.Mts., total admeasuring 3907.27 Sq.Mts. as per site and admeasuring 4017.00 Sq.Mts. as per F.P.No.41, comprised in Plot No.A1, Plot No.A2 and Plot No.A3 respectively of O.P.No.27, F.P.No.41 admeasuring 4017.00 Sq.Mts. of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar.
27. Bhavnagar Municipal Corporation vide its developemnt permission No.10 dated 28.06.2020, approved sub division plan showing land admeasuring 112.464 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 108.838 Sq.Mts., 65.378 Sq.Mts., 63.05 Sq.Mts., 70.403 Sq.Mts. and 114.139 Sq.Mts. with land admeasuring 675.03 Sq.Mts. for internal common road and land admeasuring 4.485 Sq.Mts. curvature, total admeasuring 1865.06 Sq.Mts., total admeasuring 3907.27 Sq.Mts. as per site and admeasuring 4017.00 Sq.Mts. as per F.P.No.41, comprised in Plot No.A1/1, Plot No.A1/2, Plot No.A1/3, Plot No.A1/4, Plot No.A1/5, Plot No.A1/6, Plot No.A1/7, Plot No.A1/8, Plot No.A1/9, Plot No.A1/10, Plot No.A1/11, Plot No.A1/12, Plot No.A1/13 and Plot No.A1/14 of O.P.No.27, F.P.No.41 [admeasuring 3907.27 Sq.Mts. as per site and admeasuring 4017.00 Sq.Mts. as per F.P.No.41] of T.P.Scheme No.3 [Ruva], allotted againstt the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar and said properties were mutated as same in revenue record in the name of said purchaser firm.
28. **BALVANTRAY CHAMPAKLAL SHAH AND GAURAV VIJAYKUMAR SHAH** entered into partnership in the name and style of **SAROVAR INFRACON** vide partnership deed dated 23.12.2019.
29. That the searches of the record for the last 31 years from 1992 to 2022 has been carried out in the office of The Sub Registrar of Assurance, Bhavagar-1, 2 & 3 on 16.07.2022. did not reveal any subsisting charge, mortgage or any other kind of encumbrances registered thereatover the said property.



Vijay Khodidas Chauhan

Advocate



વિજય ખોડિદાસ ચૌહાણ

એડવોકેટ

2nd Floor, Dr. Shivnath Building,
Opp. Ambaji Mata Mandir,
Court Road,
Bhavnagar – 364 001
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30. It is hererby certify that the title of **SAROVAR INFRACON**, a partnership firm to the said property 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 non agricultural land admeasuring 112.464 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 108.838 Sq.Mts., 65.378 Sq.Mts., 63.05 Sq.Mts., 70.403 Sq.Mts. and 114.139 Sq.Mts. with land admeasuring 675.03 Sq.Mts. for internal common road and land admeasuring 4.485 Sq.Mts. curvature, total admeasuring 1865.06 Sq.Mts., comprised in Plot No.A1/1, Plot No.A1/2, Plot No.A1/3, Plot No.A1/4, Plot No.A1/5, Plot No.A1/6, Plot No.A1/7, Plot No.A1/8, Plot No.A1/9, Plot No.A1/10, Plot No.A1/11, Plot No.A1/12, Plot No.A1/13 and Plot No.A1/14, known as **DEV PARK-1** of O.P.No.27, F.P.No.41 [admeasuring 3907.27 Sq.Mts. as per site and admeasuring 4017.00 Sq.Mts. as per F.P.No.41] of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar and bounded of Plot No.A1/1 to 14 on and towards ::

NORTH : Common Plot and Land of F.P.No.34
SOUTH : Land of Plot No.A1 and Plot No.A2 and Plot No.A3
EAST : Land of F.P.No.31 and Plot No.A3
WEST : 9.00 mtr. wide road

Dated 18th July, 2022

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



Vijay Khodidas Chauhan

Advocate



વિજય ખોડિદાસ ચૌહાણ

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TO WHOM SO EVER IT MAY CONCERN

REF :Investigation of title to non agricultural land admeasuring 115.75 Sq.Mts., 90.81 Sq.Mts., 90.81 Sq.Mts., 90.81 Sq.Mts., 90.81 Sq.Mts., 90.81 Sq.Mts., 90.81 Sq.Mts. and 90.81 Sq.Mts., total admeasuring 842.21 Sq.Mts., comprised in Plot No.A2/1, Plot No.A2/2, Plot No.A2/3, Plot No.A2/4, Plot No.A2/5, Plot No.A2/6, Plot No.A2/7, Plot No.A2/8 and Plot No.A2/9, known as **DEV PARK-1** of O.P.No.27, F.P.No.41 [admeasuring 3907.27 Sq.Mts. as per site and admeasuring 4017.00 Sq.Mts. as per F.P.No.41] of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar belonging to **SAROVAR INFRACON**, a partnership firm.

I have investigated title to non agricultural land admeasuring 115.75 Sq.Mts., 90.81 Sq.Mts., 90.81 Sq.Mts., 90.81 Sq.Mts., 90.81 Sq.Mts., 90.81 Sq.Mts., 90.81 Sq.Mts. and 90.81 Sq.Mts., total admeasuring 842.21 Sq.Mts., comprised in Plot No.A2/1, Plot No.A2/2, Plot No.A2/3, Plot No.A2/4, Plot No.A2/5, Plot No.A2/6, Plot No.A2/7, Plot No.A2/8 and Plot No.A2/9, known as **DEV PARK-1** of O.P.No.27, F.P.No.41 [admeasuring 3907.27 Sq.Mts. as per site and admeasuring 4017.00 Sq.Mts. as per F.P.No.41] of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar is in ownership and possession of **SAROVAR INFRACON**, a partnership firm on the basis of verification of title documents and other evidences as enlisted hereinbelow for the same :

1. That agricultural land of revenue survey No.112 paiki of village Ruva, Taluka and District Bhavnagar was owned by Amarshibhai Mithabhai before promulgation of revenue record and at the time of promulgation of revenue record, said land was recorded in the name of Amarshibhai Mithabhai through its administrator Chandubhai Dayabhai. Amarshibhai Mithabhai died somewhere in 1946 [his son Maganlal Amarshibhai died predeceased somewhere in 1936] leaving behind his said land in the hands of his heirs Dayabhai Amarshibhai, Maganlal Amarshibhai and Nandlalbhai Amarshibhai Chandubhai Dayabhai, Balubhai Dayabhai, Keshavlal Dayabhai, Monghiben Dayabhai and Dudhiben Manganalal in village form No.6 vide entry No.327 dated 25.02.1963 and out of them Monghiben Dayabhai and Dudhiben Manganalal had relinquished their rights, title and interest and their names were deleted from revenue record in village form No.6 vide entry No.832 dated 09.07.1973 and same was certified by Dy.Mamlatdar, Bhavnagar on 12.08.1873.



Vijay Khodidas Chauhan

Advocate



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એડવોકેટ

2nd Floor, Dr. Shivnath Building,
Opp. Ambaji Mata Mandir,
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2. Entry regarding the actual measurement of survey No.112/2 paiki admeasuring Acre 8-00 Guthas was carried out in revenue record in village form No.6 vide entry No.1919 dated 05.01.1991 and same was certified by Dy.Mamlatdar, Bhavnagar Taluka on 06.02.1991.
3. Nandlal Amarshibhai died intestate on 21.02.1966 leaving behind his share in the said land in the hands of his heirs namely Gunvantray Nandlal, Jasumatiben Nandlal, Pushpaben Nandlal, Dhirajlal Nandlal, Kailashben Nandlal, Ashvinbhai Nandlal, Daxaben Nandlal and Miraben Nandlal and their names were entered in revenue record in village form No.6 vide entry No.2011 dared 02.03.1992 and same was certified by Dy.Mamlatdar [Rev] on 14.04.1992.
4. That on the instance of Gunvantray Nandlal, names of his heirs namely Dipakkumar Gunvantray, Yoginiben Gunvantray and Dipinkumar Gunvantray were entered in revenue record in village form No.6 vide entry No.3443 dated 07.10.2004 and Pushpaben Nandlal died intestate on 19.06.2013 and name of her heirs Kushalbhai Parmanandbhai was entered in revenue record in village form No.6 vide entry No.4642 dated 16.07.2016 and Gunvantray Nandlalbhai died intestate on 01.05.2015 and his name was deleted from revenue record in village form No.6 vide entry No.4643 dated 16.07.2018 and same was certified by Mamlatdar, Bhavnaar Rural on 20.08.2016.
5. That on the instance of Keshavlal Dayabhai, names of his heirs namely Arvindbhai Keshavlal, Narendrabhai Keshavlal, Renukaben Keshavlal and Dineshbhai Keshavlal were entered in revenue record in village form No.6 vide entry No.2012 dated 02.03.1992 and same was certified by Dy.Mamlatdar [Rev] on 14.04.1992 and Keshavlal Dayabhai died intestate on 24.06.2010 and his name was deleted from revenue record in village form No.6 vide entry No.4402 dated 27.01.2012, but same was not certified on 29.05.2012 and thereafter name of Keshavlal Dayabhai was deleted from revenue record in village form No.6 vide entry No.4651 dated 15.10.2016 and same was certified by Mamlatdar, Bhavnagar Rural on 20.12.2016.
6. That name of Ghanshyambhai Balubhai, Bhanuben Dayabhai, Maheshbhai Balubhai and Girishbhai Balubhai were written as Ghanshyambhai Dayabhai, Bhanuben Dayabhai, Maheshbhai Dayabhai and Girishbhai Dayabhai in revenue record and Mamlatdar, Bhavangar Rural passed order on 12.08.2016 and rectified the same and entry for the same was carried out in revenue record in village form No.6 vide entry No.4645 dated 22.08.2016 and same was certified by Mamlatdar, Bhavnagar Rural on 29.09.2016.
7. That on the instance of Chandulal Dayabhai, names of his heirs namely Ishvarbhai Chandulal, Kamlaben Chandulal,



Vijay Khodidas Chauhan

Advocate



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Pravinbhai Chandulal and Damyantiben Chandulal were entered in revenue record in village form No.6 vide entry No.2013 dated 02.03.1992 and same was certified by Dy.Mamlatdar [Rev] on 14.04.1992 and Chandulal Dayalal died intestate on 31.08.1993 and his name was deleted from revenue record in village form No.6 vide entry No.4401 dated 27.01.2012, but same was not certified on 28.05.2012 and Pravinlal Chandulal died intestate on 26.06.2015 and names of his heirs namely Naliniben Pravinlal, Gaurangbhai Pravinlal, Nanditaben Pravinlal, Kavtaben Pravinlal, Shradhdhaben Pravinlal and Zaranaben Pravinlal were entered in revenue record and out of them Nanditaben Pravinbhai, Kavtaben Pravinbhai, Shradhdhaben Pravinbhai and Zaranaben Pravinbhai had relinquished their rights, title and interest and their names were deleted from revenue record in village form No.6 vide entry No.4648 dated 04.10.2016 and same was certified by Mamlatdar, Bhavangar Rural on 14.12.2016 and thereafter name of Chanulal Dayabhai was deleted from revenue record in village form No.6 vide entry No.4651 dated 15.10.2016 and same was certified by Mamlatdar, Bhavnagar Rural on 20.12.2016.

8. That on the instance of Balubhai Dayabhai, names of his heirs namely Ghanshyambhai Balubhai, Ansuyaben Balubhai, Maheshbhai Balubhai and Girishbhai Balubhai were entered in revenue record in village form No.6 vide entry No.2014 dated 02.03.1992 and said Balubhai Dayabhai died intestate on 10.12.2008 and his name was deleted from revenue record in village form No.6 vide entry No.4403 dated 27.01.2012, but same was not certified on 25.05.2012 and thereafter name of Balubhai Dayabhai was deleted from revenue record in village form No.6 vide entry No.4647 dated 21.08.2016 and same was certified by Mamlatdar, Bhavnagar Rural on 14.12.2016.
9. Entry regarding the correction of name of Balubhai Dayabhai written as Babubhai Dayabhai in revenue record was carried out in revenue record in village form No.6 vide entry No.4439 dated 16.07.2012.
10. On introduction of The Urban Land [Ceiling & Regulation] Act-1876, form No.1 u/s.6 of the said act was filed by land owners of survey No.112 before The Competent Authority, U.L.C., Bhavnagar and The Competent Authority, U.L.C., Bhavangar vide its order dated 19.02.1991, declared land admeasuring 8174.15 Sq.Mts. of survey No.112 as surplus land under the said act, but possession of said surplus land was not taken by Government of Gujarat till said act was repealed by Government of Gujarat in March-1999 and possession of said surplus land remain with land owners.
11. On introcution of T.P.Scheme No.3 [Ruva], land admeasuring 14700.00 Sq.Mts., 4017 Sq.Mts. and 5859.00 Sq.Mts. of F.P.No.40, 41 and 42 respectively was allotted againstt the original revenue survey No.112 to its land owners and said



Vijay Khodidas Chauhan

Advocate



વિજય ખોડિદાસ ચૌહાણ

2nd Floor, Dr. Shivnath Building,
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(M): 9825552856

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T.P.Scheme No.3 [Ruva] was finalized by Government of Gujarat vide its notification dated 26.06.1990.

12. That Ishvarbhai Chandubhai had filed Special Civil Suit No.91 of 2004 in the court of The Principal Civil Senior Judge, Bhavnagar againstt Baluibhai Dayabhai Patel and others for partition of inherited their joint agricultural land of survey No.112 and in which heirs of late Vimlaben Manganlal namely Nitin Balubhai Patel and Prakash Balubhai were also defendents in the said suit but they had not filed any written statement and never challenged and they had no any rights in suit property and Hon'ble Courtt passed premilnary decree in the said suit on 18.12.2006 and againstt the said decree, appeal was filed before The Distict Judge, Bhavnagar vide Regular Civil Appeal No.10 of 2007 and subsequently said suit was given Regular Civil Suit No.465 of 2015 and thereafter compromised took place between the parties of said suit and said Nitin Balubhai Patel and Prakash Balubhai Patel executed affidavit on 11.09.2008, confirmed that they have no any rights and title in suit property as father of their mother Vimlaben namely Maganlal Amarshibhai died somewhere in 1936 before came in force of Women's Rights to Property Act in 1937 and therefore succession of late Maganlal Aamrshibhai, father of Vimlaben Maganlal was not opened in 1936 and on relying of said declaration, withdraw pursis was submitted in said appeal on 15.09.2011 and accordingly The Hon'ble Court has passed order on the basis of same on 15.09.2018 and subsequently Regualr Civil Suit No.465 of 2015 [Originally Special Civil Suit No.91 of 2004] was withdrawn on 03.07.2018.

Prakash Balubhai Patel did not wants to act on basis of his said affidavit and he applied fior mutation of said preliminary decree before revenue authority and entry for the same was carried out in revenue record in village form No.6 vide entry No.4347 dated 28.07.2011, entry No.4356 dated 08.09.2011 and entry No.4383 dated 22.11.2011, but same are not certified on 02.11.2011, on 21.11.2011 and on 26.03.2011 respectively and thereafter entry for the same was carried out in revenue record in village form No.6 vide entry No.4629 dated 26.03.2016 and same was certified by Mamlatdar, Bhavnagar Rural on 10.08.2016 and againstt the said entry No.4629, Arvindbhai Keshavlal Patel has filed appeal before The Deputy Collector, Bhavnagar and same was allowed by The Deputy Collector, Bhavnagar vide its order dated 06.07.2018 and effect of said order was carried out in revenue record in village form No.6 vide entry No.4711 dated 09.07.2018 and againstt the same, Prakash Balubhai Patel, heirs of late Vimlaben Maganlal Patel fied revision application No.75 of 2018 before The Collector and District Magistrate, Bhavnagar and The Collector and District Magistrate, Bhavnagar vide its order dated 13.05.2019, rejected said revision application.



Vijay Khodidas Chauhan

Advocate



વિજય ખોડિદાસ ચૌહાણ

2nd Floor, Dr. Shivnath Building,
Opp. Ambaji Mata Mandir,
Court Road,
Bhavnagar – 364 001
(M): 9825552856

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That said Prakashbhai Balubhai Patel has filed Review Application No.57 of 2018 againstt order of withdrawl of Regular Civil Suit No.465 of 2015 and after hearing the parties, Hon'ble Court has dismissed said application on 21.12.2018 and againstt the same said Prakashbhai Balubhai Patel has filed Civil Revision Application No.27 of 2019 before The Hon'ble High Court of Gujarat againstt the order dated 21.12.2018 passed by 5th Additional Senior Civil Judge, Bhavnagar in Regular Civil Suit No.91 of 2004 and same was dipossed on 06.02.2019.

13. That name of Jankiben Rahulkuamr Patel alias Poonam Murlidhar Patel, daughter of late Vilasben Murlidhar Patel has filed appeal before to enter her name in revenue record and said application for delay to file appeal before Asstt. Collector, Bhavnagar, which was rejected on 15.09.2015 and effect for the same was carried out in revenue record in village form No.6 vide entry No.4653 dated 25.10.2016 and same was certified by Mamlatdar, Bhavnagar Rural on 01.12.2016 and thereafter said Jankiben Rahulkuamr Patel alias Poonam Murlidhar Patel, daughter of late Vilasben Murlidhar Patel has filed appeal before The Deputy Collector, Bhavnagar and same was partly allowed by The Deputy Collector, Bhavnagar vide its order dated 06.07.2018 and name of Jankiben Murlidhar Patel was entered in revenue record in village form No.6 vide entry No.4713 dated 21.07.2018 and Entry regarding the order dated 21.07.2018 passed by The Deputy Collector, Bhavnagar was carried out in revenue record in village form No.6 vide entry No.4714 dated 21.07.2018.

14. **KANTIBHAI MATHURBHAI DAVE** purchased land admeasuring 2008.50 Sq.Mts. [out of land admeasuring 4017.00 Sq.Mts.] of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar from heirs of late Dayabai Aamrshibhai namely late Chandubhai Dayabhai's heirs namely Ishvarlal alias Ishvarbhai Chandulal Patel, heirs of late Pravinbhai Chanulal Patel namely Naliniben Pravinlal alias Pravinbhai Patel, Gaurangbhai Pravinlal alias Pravinbhai Patel, Kamlaben Candulal Patel [wife of Pratapray Patel] through her power of attorney holder Bhavesh Pratapray Patel, Damyantiben Chandulal Patel [wife of Hasmukhbhai Patel] through her power of attorney holder Ishvarbhai Chandulal Patel, heirs of late Balubhai Dayabhai Patel namely Ghanshyambhai Balubhai Patel, Maheshbhai Balubhai Patel, Girishbhai Balubhai Patel, Bhanuben Balubhai Patel [wife of Vinodray Patel] through her power of attorney holder Ghanshyambhai Balubhai Patel and heirs of late Keshavlal Dayabhai namely Arvindbhai Keshavlal Patel, Narendrabhai Keshavlal Patel, Dineshkumar Keshavlal Patel and Renukaben Keshavlal Patel [wife of Hasmukhray Patel] through her power of attorney holder Arvindbhai Keshavlal Patel vide sale deed registered at



Vijay Khodidas Chauhan

Advocate



વિજય ખોડિદાસ ચૌહાણ

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Opp. Ambaji Mata Mandir,
Court Road,
Bhavnagar – 364 001
(M): 9825552856

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No.1604 dated 27.07.2018, registered on 04.08.2018 in the office of The Sub Registrar, Bhavnagar-2.

15. **KANTIBHAI MATHURBHAI DAVE** purchased land admeasuring 2008.50 Sq.Mts. [out of land admeasuring 4017.00 Sq.Mts.] of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar from heirs of late Nandlal Aamrshibhai namely late Gunvantray Nandlal Patel's heirs namely Dipakkumar Gunvantray Patel, Yoginiben Gunvantray Patel [wife of Maheshbhai Dholakiya], Dipinkumar Gunvantray Patel, Jasumatiben Nandlalbhai Patel [wife of Nandkishorbhai Patel], Kailashben Nandlalbhai Patel [wife of Vinubhai Dudhat], heirs of late Pushpaben Nanadlalbhai Patel [wife of Parmanandbhai Patel]'s heirs namely Kushal Parmanandbhai Patel, Dhirajlal Nandlalbhai Patel, Ashvinbhai Nandlalbhai Patelm Daxaben Nandlalbhai Patel [wife of Kaushikbhai Desai], Miraben Nandlalbhai Patel [wife of Kapilkumar Patel] and heirs of late Murlidharbhai Nandlalbhai Patel namely Janki alias Poonam Murlidharbhai Patel [wife of Rahul Patel] vide sale deed registered at No.1667 dated 03.08.2018, registered on 04.08.2018 in the office of The Sub Registrar, Bhavnagar-2.
16. That said land admeasuring 2008.50 Sq.Mts. and 2008.50 Sq.Mts. of of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar was mutated in the name of said purchaser in revenue record in village form No.6 vide entry No.4718 dated 17.11.2018.
17. Bhavnagar Municipal Corporation approved layout plan showing land admeasuring 2881.08 Sq.Mts., comprised in Plot No.1 to 22 with land admeasuring 407.26 Sq.Mts. for common plot and curve and land admeasuring 621.37 Sq.Mts. for internal common road, total admeasuring 3888.50 Sq.Mts. as per site and admeasuring 4017.00 Sq.Mts. as per record, T.P.Scheme No.3 [Ruva], O.P.No.27, F.P.No.41, allotted againstt the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar vide its development permission No.14 dated 12.10.2018.
18. The Collector, Bhavnagar District, Bhavnagar vide its order dated 20.05.2019, allowed conversion of land admeasuring 4017.00 Sq.Mts. of T.P.Scheme No.3 [Ruva], O.P.No.27, F.P.No.41, allotted againstt the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar from agricultural into Non Agricultural in resident purpose.
19. Bhavnagar Municipal Corporation approved revised layout plan showing land admeasuring 3057.72 Sq.Mts., comprised in Plot No.1 to 17 with land admeasuring 201.14 Sq.Mts. & 206.12 Sq.Mts. Sq.Mts. for common plot and curve and land



Vijay Khodidas Chauhan

Advocate



વિજય ખોડિદાસ ચૌહાણ

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(M): 9825552856

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admeasuring 423.52 Sq.Mts. for internal common road & curvature, total admeasuring 3888.50 Sq.Mts. as per site and admeasuring 4017.00 Sq.Mts. as per record, T.P.Scheme No.3 [Ruva], O.P.No.27, F.P.No.41, allotted againstt the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar vide its development permission No.69 dated 22.01.2020.

20. **DIPAKBHAI LABHUBHAI KHASIYA** has purchased non agricultural land admeasuring 87.50 Sq.Mts., comprised in Plot No.8 of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar from **KANTIBHAI MATHURBHAI DAVE** [for self and as sole proprietor of Mahima Developers] through her power of attorney holder Hasmukhbhai Kantibhai Dave vide sale deed registered at No.1667 dated 08.08.2019 in the office of The Sub Registrar, Bhavnagar-3 and said property was mutated in the name of said purchaser in revenue record and said **DIPAKBBHAI LABHUBHAI KHASIYA** sold his said property bearing Plot No.8 to **SAROVAR INFRACON**, a partnership firm through its authorized partner Gaurav Vijaykumar Shah vide sale deed registered at No.971 dated 30.06.2020 in the office of The Sub Registrar, Bhavnagar-4 and said property was mutated in the name of said purchaser firm in revenue record.
21. **SMT.GITABEN DIGANTBHAI PATEL AND KRISHNAKUMAR DIGNATBHAI PATEL** has purchased non agricultural land admeasuring 100.37 Sq.Mts., comprised in Plot No.7 of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar from **KANTIBHAI MATHURBHAI DAVE** [for self and as sole proprietor of Mahima Developers] through her power of attorney holder Hasmukhbhai Kantibhai Dave vide sale deed registered at No.162 dated 20.01.2020 in the office of The Sub Registrar, Bhavnagar-3 and said property was mutated in the name of said purchaser in revenue record and said **DIPAKBBHAI LABHUBHAI KHASIYA** sold his said property bearing Plot No.8 to **SAROVAR INFRACON**, a partnership firm through its authorized partner Gaurav Vijaykumar Shah vide sale deed registered at No.792 dated 05.06.2020 in the office of The Sub Registrar, Bhavnagar-4 and said property was mutated in the name of said purchaser firm in revenue record.
22. **SAROVAR INFRACON**, a partnership firm through its authorized partner Gaurav Vijaykumar Shah has purchased non agricultural land admeasuring 487.05 Sq.Mts., comprised in Plot No.1 to 6 of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar from **KANTIBHAI MATHURBHAI DAVE** [for self and as sole



Vijay Khodidas Chauhan

Advocate



વિજય ખોડિદાસ ચૌહાણ

એડવોકેટ

2nd Floor, Dr. Shivnath Building,
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proprietor of Mahima Developers] through her power of attorney holder Hasmukhbhai Kantibhai Dave vide sale deed registered at No.971 dated 30.06.2020 in the office of The Sub Registrar, Bhavnagar-3 and said property was mutated in the name of said purchaser firm in revenue record.

23. **SAROVAR INFRACON**, a partnership firm through its authorized partner Gaurav Vijaykumar Shah has purchased non agricultural land admeasuring 613.75 Sq.Mts., comprised in Plot No.9 to 15 of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar from **KANTIBHAI MATHURBHAI DAVE** [for self and as sole proprietor of Mahima Developers] through her power of attorney holder Hasmukhbhai Kantibhai Dave vide sale deed registered at No.972 dated 30.06.2020 in the office of The Sub Registrar, Bhavnagar-3 and said property was mutated in the name of said purchaser firm in revenue record.
24. **SAROVAR INFRACON**, a partnership firm through its authorized partner Gaurav Vijaykumar Shah has purchased non agricultural land admeasuring 1050.65 Sq.Mts. with land admeasuring 11.59 Sq.Mts. of tangent area, total admeasuring 1062.24 Sq.Mts., comprised in Plot No.16 of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar from **KANTIBHAI MATHURBHAI DAVE** [for self and as sole proprietor of Mahima Developers] through her power of attorney holder Hasmukhbhai Kantibhai Dave vide sale deed registered at No.973 dated 30.06.2020 in the office of The Sub Registrar, Bhavnagar-3 and said property was mutated in the name of said purchaser firm in revenue record.
25. **SAROVAR INFRACON**, a partnership firm through its authorized partner Gaurav Vijaykumar Shah has purchased non agricultural land admeasuring 742.54 Sq.Mts. with land admeasuring 12.02 Sq.Mts. of tangent area, total admeasuring 754.63 Sq.Mts., comprised in Plot No.17 of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar from **KANTIBHAI MATHURBHAI DAVE** [for self and as sole proprietor of Mahima Developers] through her power of attorney holder Hasmukhbhai Kantibhai Dave vide sale deed registered at No.974 dated 30.06.2020 in the office of The Sub Registrar, Bhavnagar-3 and said property was mutated in the name of said purchaser firm in revenue record.
26. Bhavnagar Municipal Corporation cancelled revised layout plan vide prior permission No.14 dated 12.10.2018 and cancelled second revised layout plan vide permission No.69 dated 22.01.2020 and Bhavnagar Municipal Corporation



Vijay Khodidas Chauhan

Advocate



વિજય ખોડિદાસ ચૌહાણ

એડવોકેટ

2nd Floor, Dr. Shivnath Building,
Opp. Ambaji Mata Mandir,
Court Road,
Bhavnagar – 364 001
(M): 9825552856

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approved revised layout plan showing land admeasuring 1865.06 Sq.Mts., 852.21 Sq.Mts. and 790.30 Sq.Mts., total admeasuring 3907.27 Sq.Mts. as per site and admeasuring 4017.00 Sq.Mts. as per F.P.No.41, comprised in Plot No.A1, Plot No.A2 and Plot No.A3 respectively of O.P.No.27, F.P.No.41 admeasuring 4017.00 Sq.Mts. of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar.

27. Bhavnagar Municipal Corporation vide its developemnt permission No.10 dated 28.06.2020, approved sub division plan showing land admeasuring 112.464 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 108.838 Sq.Mts., 65.378 Sq.Mts., 63.05 Sq.Mts., 70.403 Sq.Mts. and 114.139 Sq.Mts. with land admeasuring 675.03 Sq.Mts. for internal common road and land admeasuring 4.485 Sq.Mts. curvature, total admeasuring 1865.06 Sq.Mts., total admeasuring 3907.27 Sq.Mts. as per site and admeasuring 4017.00 Sq.Mts. as per F.P.No.41, comprised in Plot No.A1/1, Plot No.A1/2, Plot No.A1/3, Plot No.A1/4, Plot No.A1/5, Plot No.A1/6, Plot No.A1/7, Plot No.A1/8, Plot No.A1/9, Plot No.A1/10, Plot No.A1/11, Plot No.A1/12, Plot No.A1/13 and Plot No.A1/14 of O.P.No.27, F.P.No.41 [admeasuring 3907.27 Sq.Mts. as per site and admeasuring 4017.00 Sq.Mts. as per F.P.No.41] of T.P.Scheme No.3 [Ruva], allotted againstt the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar and said properties were mutated as same in revenue record in the name of said purchaser firm.
28. **BALVANTRAY CHAMPAKLAL SHAH AND GAURAV VIJAYKUMAR SHAH** entered into partnership in the name and style of **SAROVAR INFRACON** vide partnership deed dated 23.12.2019.
29. That the searches of the record for the last 31 years from 1992 to 2022 has been carried out in the office of The Sub Registrar of Assurance, Bhavagar-1, 2 & 3 on 16.07.2022. did not reveal any subsisting charge, mortgage or any other kind of encumbrances registered thereatover the said property.
30. It is hererby certify that the title of **SAROVAR INFRACON**, a partnership firm to the said property 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 non agricultural land admeasuring 115.75 Sq.Mts., 90.81 Sq.Mts., 90.81 Sq.Mts., 90.81 Sq.Mts.,



Vijay Khodidas Chauhan

Advocate



વિજય ખોડિદાસ ચૌહાણ

એડવોકેટ

2nd Floor, Dr. Shivnath Building,
Opp. Ambaji Mata Mandir,
Court Road,
Bhavnagar – 364 001
(M): 9825552856

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90.81 Sq.Mts., 90.81 Sq.Mts., 90.81 Sq.Mts., 90.81 Sq.Mts. and 90.81 Sq.Mts., total admeasuring 842.21 Sq.Mts., comprised in Plot No.A2/1, Plot No.A2/2, Plot No.A2/3, Plot No.A2/4, Plot No.A2/5, Plot No.A2/6, Plot No.A2/7, Plot No.A2/8 and Plot No.A2/9, known as **DEV PARK-1** of O.P.No.27, F.P.No.41 [admeasuring 3907.27 Sq.Mts. as per site and admeasuring 4017.00 Sq.Mts. as per F.P.No.41] of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar and bounded of Plot No.A2/1 to 9 on and towards ::

NORTH : Plot No.A1
SOUTH : 15.00 mtr. wide road
EAST : Land of Plot No.A1 and Plot No.A3
WEST : 9.00 mtr. wide road

Dated 18th July, 2022

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



Vijay Khodidas Chauhan

Advocate



વિજય ખોડિદાસ ચૌહાણ

એડવોકેટ

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Opp. Ambaji Mata Mandir,
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(M): 9825552856

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TO WHOM SO EVER IT MAY CONCERN

REF :Investigation of title to non agricultural land admeasuring 90.81 Sq.Mts., 90.80 Sq.Mts., 90.81 Sq.Mts., 90.81 Sq.Mts., 90.81 Sq.Mts., 90.80 Sq.Mts., 90.80 Sq.Mts., 64.48 Sq.Mts. and 90.18 Sq.Mts., total admeasuring 790.30 Sq.Mts., comprised in Plot No.A3/1, Plot No.A3/2, Plot No.A3/3, Plot No.A3/4, Plot No.A3/5, Plot No.A3/6, Plot No.A3/7, Plot No.A3/8 and Plot No.A3/9, known as **DEV PARK-1** of O.P.No.27, F.P.No.41 [admeasuring 3907.27 Sq.Mts. as per site and admeasuring 4017.00 Sq.Mts. as per F.P.No.41] of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar belonging to **SAROVAR INFRACON**, a partnership firm.

I have investigated title to non agricultural land admeasuring 90.81 Sq.Mts., 90.80 Sq.Mts., 90.81 Sq.Mts., 90.81 Sq.Mts., 90.81 Sq.Mts., 90.80 Sq.Mts., 90.80 Sq.Mts., 64.48 Sq.Mts. and 90.18 Sq.Mts., total admeasuring 790.30 Sq.Mts., comprised in Plot No.A3/1, Plot No.A3/2, Plot No.A3/3, Plot No.A3/4, Plot No.A3/5, Plot No.A3/6, Plot No.A3/7, Plot No.A3/8 and Plot No.A3/9, known as **DEV PARK-1** of O.P.No.27, F.P.No.41 [admeasuring 3907.27 Sq.Mts. as per site and admeasuring 4017.00 Sq.Mts. as per F.P.No.41] of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar is in ownership and possession of **SAROVAR INFRACON**, a partnership firm on the basis of verification of title documents and other evidences as enlisted hereinbelow for the same :

1. That agricultural land of revenue survey No.112 paiki of village Ruva, Taluka and District Bhavnagar was owned by Amarshibhai Mithabhai before promulgation of revenue record and at the time of promulgation of revenue record, said land was recorded in the name of Amarshibhai Mithabhai through its administrator Chandubhai Dayabhai. Amarshibhai Mithabhai died somewhere in 1946 [his son Maganlal Amarshibhai died predeceased somewhere in 1936] leaving behind his said land in the hands of his heirs Dayabhai Amarshibhai, Maganlal Amarshibhai and Nandlalbai Amarshibhai Chandubhai Dayabhai, Balubhai Dayabhai, Keshavlal Dayabhai, Monghiben Dayabhai and Dudhiben Mangalal in village form No.6 vide entry No.327 dated 25.02.1963 and out of them Monghiben Dayabhai and Dudhiben Mangalal had relinquished their rights, title and interest and their names were deleted from revenue record in village form No.6 vide entry No.832 dated 09.07.1973 and same was certified by Dy.Mamlatdar, Bhavnagar on 12.08.1873.



Vijay Khodidas Chauhan

Advocate



વિજય ખોડિદાસ ચૌહાણ

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2. Entry regarding the actual measurement of survey No.112/2 paiki admeasuring Acre 8-00 Guthas was carried out in revenue record in village form No.6 vide entry No.1919 dated 05.01.1991 and same was certified by Dy.Mamlatdar, Bhavnagar Taluka on 06.02.1991.
3. Nandlal Amarshibhai died intestate on 21.02.1966 leaving behind his share in the said land in the hands of his heirs namely Gunvantray Nandlal, Jasumatiben Nandlal, Pushpaben Nandlal, Dhirajlal Nandlal, Kailashben Nandlal, Ashvinbhai Nandlal, Daxaben Nandlal and Miraben Nandlal and their names were entered in revenue record in village form No.6 vide entry No.2011 dared 02.03.1992 and same was certified by Dy.Mamlatdar [Rev] on 14.04.1992.
4. That on the instance of Gunvantray Nandlal, names of his heirs namely Dipakkumar Gunvantray, Yoginiben Gunvantray and Dipinkumar Gunvantray were entered in revenue record in village form No.6 vide entry No.3443 dated 07.10.2004 and Pushpaben Nandlal died intestate on 19.06.2013 and name of her heirs Kushalbhai Parmanandbhai was entered in revenue record in village form No.6 vide entry No.4642 dated 16.07.2016 and Gunvantray Nandlalbhai died intestate on 01.05.2015 and his name was deleted from revenue record in village form No.6 vide entry No.4643 dated 16.07.2018 and same was certified by Mamlatdar, Bhavnaar Rural on 20.08.2016.
5. That on the instance of Keshavlal Dayabhai, names of his heirs namely Arvindbhai Keshavlal, Narendrabhai Keshavlal, Renukaben Keshavlal and Dineshbhai Keshavlal were entered in revenue record in village form No.6 vide entry No.2012 dated 02.03.1992 and same was certified by Dy.Mamlatdar [Rev] on 14.04.1992 and Keshavlal Dayabhai died intestate on 24.06.2010 and his name was deleted from revenue record in village form No.6 vide entry No.4402 dated 27.01.2012, but same was not certified on 29.05.2012 and thereafter name of Keshavlal Dayabhai was deleted from revenue record in village form No.6 vide entry No.4651 dated 15.10.2016 and same was certified by Mamlatdar, Bhavnagar Rural on 20.12.2016.
6. That name of Ghanshyambhai Balubhai, Bhanuben Dayabhai, Maheshbhai Balubhai and Girishbhai Balubhai were written as Ghanshyambhai Dayabhai, Bhanuben Dayabhai, Maheshbhai Dayabhai and Girishbhai Dayabhai in revenue record and Mamlatdar, Bhavangar Rural passed order on 12.08.2016 and rectified the same and entry for the same was carried out in revenue record in village form No.6 vide entry No.4645 dated 22.08.2016 and same was certified by Mamlatdar, Bhavnagar Rural on 29.09.2016.
7. That on the instance of Chandulal Dayabhai, names of his heirs namely Ishvarbhai Chandulal, Kamlaben Chandulal,



Vijay Khodidas Chauhan

Advocate



વિજય ખોડિદાસ ચૌહાણ

2nd Floor, Dr. Shivnath Building,
Opp. Ambaji Mata Mandir,
Court Road,
Bhavnagar – 364 001
(M): 9825552856

એડવોકેટ
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Pravinbhai Chandulal and Damyantiben Chandulal were entered in revenue record in village form No.6 vide entry No.2013 dated 02.03.1992 and same was certified by Dy.Mamlatdar [Rev] on 14.04.1992 and Chandulal Dayalal died intestate on 31.08.1993 and his name was deleted from revenue record in village form No.6 vide entry No.4401 dated 27.01.2012, but same was not certified on 28.05.2012 and Pravinlal Chandulal died intestate on 26.06.2015 and names of his heirs namely Naliniben Pravinlal, Gaurangbhai Pravinlal, Nanditaben Pravinlal, Kavtaben Pravinlal, Shradhdhaben Pravinlal and Zaranaben Pravinlal were entered in revenue record and out of them Nanditaben Pravinbhai, Kavtaben Pravinbhai, Shradhdhaben Pravinbhai and Zaranaben Pravinbhai had relinquished their rights, title and interest and their names were deleted from revenue record in village form No.6 vide entry No.4648 dated 04.10.2016 and same was certified by Mamlatdar, Bhavangar Rural on 14.12.2016 and thereafter name of Chanulal Dayabhai was deleted from revenue record in village form No.6 vide entry No.4651 dated 15.10.2016 and same was certified by Mamlatdar, Bhavnagar Rural on 20.12.2016.

8. That on the instance of Balubhai Dayabhai, names of his heirs namely Ghanshyambhai Balubhai, Ansuyaben Balubhai, Maheshbhai Balubhai and Girishbhai Balubhai were entered in revenue record in village form No.6 vide entry No.2014 dated 02.03.1992 and said Balubhai Dayabhai died intestate on 10.12.2008 and his name was deleted from revenue record in village form No.6 vide entry No.4403 dated 27.01.2012, but same was not certified on 25.05.2012 and thereafter name of Balubhai Dayabhai was deleted from revenue record in village form No.6 vide entry No.4647 dated 21.08.2016 and same was certified by Mamlatdar, Bhavnagar Rural on 14.12.2016.
9. Entry regarding the correction of name of Balubhai Dayabhai written as Babubhai Dayabhai in revenue record was carried out in revenue record in village form No.6 vide entry No.4439 dated 16.07.2012.
10. On introduction of The Urban Land [Ceiling & Regulation] Act-1876, form No.1 u/s.6 of the said act was filed by land owners of survey No.112 before The Competent Authority, U.L.C., Bhavnagar and The Competent Authority, U.L.C., Bhavangar vide its order dated 19.02.1991, declared land admeasuring 8174.15 Sq.Mts. of survey No.112 as surplus land under the said act, but possession of said surplus land was not taken by Government of Gujarat till said act was repealed by Government of Gujarat in March-1999 and possession of said surplus land remain with land owners.
11. On introcution of T.P.Scheme No.3 [Ruva], land admeasuring 14700.00 Sq.Mts., 4017 Sq.Mts. and 5859.00 Sq.Mts. of F.P.No.40, 41 and 42 respectively was allotted againstt the original revenue survey No.112 to its land owners and said



Vijay Khodidas Chauhan

Advocate



વિજય ખોડિદાસ ચૌહાણ

એડવોકેટ

2nd Floor, Dr. Shivnath Building,
Opp. Ambaji Mata Mandir,
Court Road,
Bhavnagar – 364 001
(M): 9825552856

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T.P.Scheme No.3 [Ruva] was finalized by Government of Gujarat vide its notification dated 26.06.1990.

12. That Ishvarbhai Chandubhai had filed Special Civil Suit No.91 of 2004 in the court of The Principal Civil Senior Judge, Bhavnagar againstt Baluibhai Dayabhai Patel and others for partition of inherited their joint agricultural land of survey No.112 and in which heirs of late Vimlaben Manganlal namely Nitin Balubhai Patel and Prakash Balubhai were also defendants in the said suit but they had not filed any written statement and never challenged and they had no any rights in suit property and Hon'ble Courtt passed premilnary decree in the said suit on 18.12.2006 and againstt the said decree, appeal was filed before The Distict Judge, Bhavnagar vide Regular Civil Appeal No.10 of 2007 and subsequently said suit was given Regular Civil Suit No.465 of 2015 and thereafter compromised took place between the parties of said suit and said Nitin Balubhai Patel and Prakash Balubhai Patel executed affidavit on 11.09.2008, confirmed that they have no any rights and title in suit property as father of their mother Vimlaben namely Maganlal Amarshibhai died somewhere in 1936 before came in force of Women's Rights to Property Act in 1937 and therefore succession of late Maganlal Aamrshibhai, father of Vimlaben Maganlal was not opened in 1936 and on relying of said declaration, withdraw pursis was submitted in said appeal on 15.09.2011 and accordingly The Hon'ble Court has passed order on the basis of same on 15.09.2018 and subsequently Regualr Civil Suit No.465 of 2015 [Originally Special Civil Suit No.91 of 2004] was withdrawn on 03.07.2018.

Prakash Balubhai Patel did not wants to act on basis of his said affidavit and he applied fior mutation of said preliminary decree before revenue authority and entry for the same was carried out in revenue record in village form No.6 vide entry No.4347 dated 28.07.2011, entry No.4356 dated 08.09.2011 and entry No.4383 dated 22.11.2011, but same are not certified on 02.11.2011, on 21.11.2011 and on 26.03.2011 respectively and thereafter entry for the same was carried out in revenue record in village form No.6 vide entry No.4629 dated 26.03.2016 and same was certified by Mamlatdar, Bhavnagar Rural on 10.08.2016 and againstt the said entry No.4629, Arvindbhai Keshavlal Patel has filed appeal before The Deputy Collector, Bhavnagar and same was allowed by The Deputy Collector, Bhavnagar vide its order dated 06.07.2018 and effect of said order was carried out in revenue record in village form No.6 vide entry No.4711 dated 09.07.2018 and againstt the same, Prakash Balubhai Patel, heirs of late Vimlaben Maganlal Patel fied revision application No.75 of 2018 before The Collector and District Magistrate, Bhavnagar and The Collector and District Magistrate, Bhavnagar vide its order dated 13.05.2019, rejected said revision application.



Vijay Khodidas Chauhan

Advocate



વિજય ખોડિદાસ ચૌહાણ

એડવોકેટ

2nd Floor, Dr. Shivrath Building,
Opp. Ambaji Mata Mandir,
Court Road,
Bhavnagar – 364 001
(M): 9825552856

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That said Prakashbhai Balubhai Patel has filed Review Application No.57 of 2018 againstt order of withdrawl of Regular Civil Suit No.465 of 2015 and after hearing the parties, Hon'ble Court has dismissed said application on 21.12.2018 and againstt the same said Prakashbhai Balubhai Patel has filed Civil Revision Application No.27 of 2019 before The Hon'ble High Court of Gujarat againstt the order dated 21.12.2018 passed by 5th Additional Senior Civil Judge, Bhavnagar in Regular Civil Suit No.91 of 2004 and same was dipossed on 06.02.2019.

13. That name of Jankiben Rahulkuamr Patel alias Poonam Murlidhar Patel, daughter of late Vilasben Murlidhar Patel has filed appeal before to enter her name in revenue record and said application for delay to file appeal before Asstt. Collector, Bhavnagar, which was rejected on 15.09.2015 and effect for the same was carried out in revenue record in village form No.6 vide entry No.4653 dated 25.10.2016 and same was certified by Mamlatdar, Bhavnagar Rural on 01.12.2016 and thereafter said Jankiben Rahulkuamr Patel alias Poonam Murlidhar Patel, daughter of late Vilasben Murlidhar Patel has filed appeal before The Deputy Collector, Bhavnagar and same was partly allowed by The Deputy Collector, Bhavnagar vide its order dated 06.07.2018 and name of Jankiben Murlidhar Patel was entered in revenue record in village form No.6 vide entry No.4713 dated 21.07.2018 and Entry regarding the order dated 21.07.2018 passed by The Deputy Collector, Bhavnagar was carried out in revenue record in village form No.6 vide entry No.4714 dated 21.07.2018.

14. **KANTIBHAI MATHURBHAI DAVE** purchased land admeasuring 2008.50 Sq.Mts. [out of land admeasuring 4017.00 Sq.Mts.] of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar from heirs of late Dayabai Aamrshibhai namely late Chandubhai Dayabhai's heirs namely Ishvarlal alias Ishvarbhai Chandulal Patel, heirs of late Pravinbhai Chanulal Patel namely Naliniben Pravinlal alias Pravinbhai Patel, Gaurangbhai Pravinlal alias Pravinbhai Patel, Kamlaben Candulal Patel [wife of Pratapray Patel] through her power of attorney holder Bhavesh Pratapray Patel, Damyantiben Chandulal Patel [wife of Hasmukhbhai Patel] through her power of attorney holder Ishvarbhai Chandulal Patel, heirs of late Balubhai Dayabhai Patel namely Ghanshyambhai Balubhai Patel, Maheshbhai Balubhai Patel, Girishbhai Balubhai Patel, Bhanuben Balubhai Patel [wife of Vinodray Patel] through her power of attorney holder Ghanshyambhai Balubhai Patel and heirs of late Keshavlal Dayabhai namely Arvindbhai Keshavlal Patel, Narendrabhai Keshavlal Patel, Dineshkumar Keshavlal Patel and Renukaben Keshavlal Patel [wife of Hasmukhray Patel] through her power of attorney holder Arvindbhai Keshavlal Patel vide sale deed registered at



Vijay Khodidas Chauhan

Advocate



વિજય ખોડિદાસ ચૌહાણ

એડવોકેટ

2nd Floor, Dr. Shivnath Building,
Opp. Ambaji Mata Mandir,
Court Road,
Bhavnagar – 364 001
(M): 9825552856

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No.1604 dated 27.07.2018, registered on 04.08.2018 in the office of The Sub Registrar, Bhavnagar-2.

15. **KANTIBHAI MATHURBHAI DAVE** purchased land admeasuring 2008.50 Sq.Mts. [out of land admeasuring 4017.00 Sq.Mts.] of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar from heirs of late Nandlal Aamrshibhai namely late Gunvantray Nandlal Patel's heirs namely Dipakkumar Gunvantray Patel, Yoginiben Gunvantray Patel [wife of Maheshbhai Dholakiya], Dipinkumar Gunvantray Patel, Jasumatiben Nandlalbhai Patel [wife of Nandkishorbhai Patel], Kailashben Nandlalbhai Patel [wife of Vinubhai Dudhat], heirs of late Pushpaben Nanadlalbhai Patel [wife of Parmanandbhai Patel]'s heirs namely Kushal Parmanandbhai Patel, Dhirajlal Nandlalbhai Patel, Ashvinbhai Nandlalbhai Patelm Daxaben Nandlalbhai Patel [wife of Kaushikbhai Desai], Miraben Nandlalbhai Patel [wife of Kapilkumar Patel] and heirs of late Murlidharbhai Nandlalbhai Patel namely Janki alias Poonam Murlidharbhai Patel [wife of Rahul Patel] vide sale deed registered at No.1667 dated 03.08.2018, registered on 04.08.2018 in the office of The Sub Registrar, Bhavnagar-2.
16. That said land admeasuring 2008.50 Sq.Mts. and 2008.50 Sq.Mts. of of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar was mutated in the name of said purchaser in revenue record in village form No.6 vide entry No.4718 dated 17.11.2018.
17. Bhavnagar Municipal Corporation approved layout plan showing land admeasuring 2881.08 Sq.Mts., comprised in Plot No.1 to 22 with land admeasuring 407.26 Sq.Mts. for common plot and curve and land admeasuring 621.37 Sq.Mts. for internal common road, total admeasuring 3888.50 Sq.Mts. as per site and admeasuring 4017.00 Sq.Mts. as per record, T.P.Scheme No.3 [Ruva], O.P.No.27, F.P.No.41, allotted againstt the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar vide its development permission No.14 dated 12.10.2018.
18. The Collector, Bhavnagar District, Bhavnagar vide its order dated 20.05.2019, allowed conversion of land admeasuring 4017.00 Sq.Mts. of T.P.Scheme No.3 [Ruva], O.P.No.27, F.P.No.41, allotted againstt the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar from agricultural into Non Agricultural in resident purpose.
19. Bhavnagar Municipal Corporation approved revised layout plan showing land admeasuring 3057.72 Sq.Mts., comprised in Plot No.1 to 17 with land admeasuring 201.14 Sq.Mts. & 206.12 Sq.Mts. Sq.Mts. for common plot and curve and land



Vijay Khodidas Chauhan

Advocate



વિજય ખોડિદાસ ચૌહાણ

એડવોકેટ

2nd Floor, Dr. Shivnath Building,
Opp. Ambaji Mata Mandir,
Court Road,
Bhavnagar – 364 001
(M): 9825552856

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admeasuring 423.52 Sq.Mts. for internal common road & curvature, total admeasuring 3888.50 Sq.Mts. as per site and admeasuring 4017.00 Sq.Mts. as per record, T.P.Scheme No.3 [Ruva], O.P.No.27, F.P.No.41, allotted againstt the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar vide its development permission No.69 dated 22.01.2020.

20. **DIPAKBHAI LABHUBHAUI KHASIYA** has purchased non agricultural land admeasuring 87.50 Sq.Mts., comprised in Plot No.8 of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar from **KANTIBHAI MATHURBHAI DAVE** [for self and as sole proprietor of Mahima Developers] through her power of attorney holder Hasmukhbhai Kantibhai Dave vide sale deed registered at No.1667 dated 08.08.2019 in the office of The Sub Registrar, Bhavnagar-3 and said property was mutated in the name of said purchaser in revenue record and said **DIPAKBBHAI LABHUBHAI KHASIYA** sold his said property bearing Plot No.8 to **SAROVAR INFRACON**, a partnership firm through its authorized partner Gaurav Vijaykumar Shah vide sale deed registered at No.971 dated 30.06.2020 in the office of The Sub Registrar, Bhavnagar-4 and said property was mutated in the name of said purchaser firm in revenue record.
21. **SMT.GITABEN DIGANTBHAI PATEL AND KRISHNAKUMAR DIGNATBHAI PATEL** has purchased non agricultural land admeasuring 100.37 Sq.Mts., comprised in Plot No.7 of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar from **KANTIBHAI MATHURBHAI DAVE** [for self and as sole proprietor of Mahima Developers] through her power of attorney holder Hasmukhbhai Kantibhai Dave vide sale deed registered at No.162 dated 20.01.2020 in the office of The Sub Registrar, Bhavnagar-3 and said property was mutated in the name of said purchaser in revenue record and said **DIPAKBBHAI LABHUBHAI KHASIYA** sold his said property bearing Plot No.8 to **SAROVAR INFRACON**, a partnership firm through its authorized partner Gaurav Vijaykumar Shah vide sale deed registered at No.792 dated 05.06.2020 in the office of The Sub Registrar, Bhavnagar-4 and said property was mutated in the name of said purchaser firm in revenue record.
22. **SAROVAR INFRACON**, a partnership firm through its authorized partner Gaurav Vijaykumar Shah has purchased non agricultural land admeasuring 487.05 Sq.Mts., comprised in Plot No.1 to 6 of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar from **KANTIBHAI MATHURBHAI DAVE** [for self and as sole



Vijay Khodidas Chauhan

Advocate



વિજય ખોડિદાસ ચૌહાણ

એડવોકેટ

2nd Floor, Dr. Shivnath Building,
Opp. Ambaji Mata Mandir,
Court Road,
Bhavnagar – 364 001
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proprietor of Mahima Developers] through her power of attorney holder Hasmukhbhai Kantibhai Dave vide sale deed registered at No.971 dated 30.06.2020 in the office of The Sub Registrar, Bhavnagar-3 and said property was mutated in the name of said purchaser firm in revenue record.

23. **SAROVAR INFRACON**, a partnership firm through its authorized partner Gaurav Vijaykumar Shah has purchased non agricultural land admeasuring 613.75 Sq.Mts., comprised in Plot No.9 to 15 of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar from **KANTIBHAI MATHURBHAI DAVE** [for self and as sole proprietor of Mahima Developers] through her power of attorney holder Hasmukhbhai Kantibhai Dave vide sale deed registered at No.972 dated 30.06.2020 in the office of The Sub Registrar, Bhavnagar-3 and said property was mutated in the name of said purchaser firm in revenue record.
24. **SAROVAR INFRACON**, a partnership firm through its authorized partner Gaurav Vijaykumar Shah has purchased non agricultural land admeasuring 1050.65 Sq.Mts. with land admeasuring 11.59 Sq.Mts. of tangent area, total admeasuring 1062.24 Sq.Mts., comprised in Plot No.16 of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar from **KANTIBHAI MATHURBHAI DAVE** [for self and as sole proprietor of Mahima Developers] through her power of attorney holder Hasmukhbhai Kantibhai Dave vide sale deed registered at No.973 dated 30.06.2020 in the office of The Sub Registrar, Bhavnagar-3 and said property was mutated in the name of said purchaser firm in revenue record.
25. **SAROVAR INFRACON**, a partnership firm through its authorized partner Gaurav Vijaykumar Shah has purchased non agricultural land admeasuring 742.54 Sq.Mts. with land admeasuring 12.02 Sq.Mts. of tangent area, total admeasuring 754.63 Sq.Mts., comprised in Plot No.17 of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar from **KANTIBHAI MATHURBHAI DAVE** [for self and as sole proprietor of Mahima Developers] through her power of attorney holder Hasmukhbhai Kantibhai Dave vide sale deed registered at No.974 dated 30.06.2020 in the office of The Sub Registrar, Bhavnagar-3 and said property was mutated in the name of said purchaser firm in revenue record.
26. Bhavnagar Municipal Corporation cancelled revised layout plan vide prior permission No.14 dated 12.10.2018 and cancelled second revised layout plan vide permission No.69 dated 22.01.2020 and Bhavnagar Municipal Corporation



Vijay Khodidas Chauhan

Advocate

2nd Floor, Dr. Shivnath Building,
Opp. Ambaji Mata Mandir,
Court Road,
Bhavnagar – 364 001
(M): 9825552856



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(મો): ૯૮૨૫૫૫૨૮૫૬

approved revised layout plan showing land admeasuring 1865.06 Sq.Mts., 852.21 Sq.Mts. and 790.30 Sq.Mts., total admeasuring 3907.27 Sq.Mts. as per site and admeasuring 4017.00 Sq.Mts. as per F.P.No.41, comprised in Plot No.A1, Plot No.A2 and Plot No.A3 respectively of O.P.No.27, F.P.No.41 admeasuring 4017.00 Sq.Mts. of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar.

27. Bhavnagar Municipal Corporation vide its developemnt permission No.10 dated 28.06.2020, approved sub division plan showing land admeasuring 112.464 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 81.784 Sq.Mts., 108.838 Sq.Mts., 65.378 Sq.Mts., 63.05 Sq.Mts., 70.403 Sq.Mts. and 114.139 Sq.Mts. with land admeasuring 675.03 Sq.Mts. for internal common road and land admeasuring 4.485 Sq.Mts. curvature, total admeasuring 1865.06 Sq.Mts., total admeasuring 3907.27 Sq.Mts. as per site and admeasuring 4017.00 Sq.Mts. as per F.P.No.41, comprised in Plot No.A1/1, Plot No.A1/2, Plot No.A1/3, Plot No.A1/4, Plot No.A1/5, Plot No.A1/6, Plot No.A1/7, Plot No.A1/8, Plot No.A1/9, Plot No.A1/10, Plot No.A1/11, Plot No.A1/12, Plot No.A1/13 and Plot No.A1/14 of O.P.No.27, F.P.No.41 of T.P.Scheme No.3 [Ruva], allotted againstt the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar and said properties were mutated as same in revenue record in the name of said purchaser firm.
28. **BALVANTRAY CHAMPAKLAL SHAH AND GAURAV VIJAYKUMAR SHAH** entered into partnership in the name and style of **SAROVAR INFRACON** vide partnership deed dated 23.12.2019.
29. That the searches of the record for the last 31 years from 1992 to 2022 has been carried out in the office of The Sub Registrar of Assurance, Bhavagar-1, 2 & 3 on 16.07.2022. did not reveal any subsisting charge, mortgage or any other kind of encumbrances registered thereatover the said property.
30. It is hererby certify that the title of **SAROVAR INFRACON**, a partnership firm to the said property 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 non agricultural land admeasuring 90.81 Sq.Mts., 90.80 Sq.Mts., 90.81 Sq.Mts., 90.81 Sq.Mts., 90.81 Sq.Mts., 90.80 Sq.Mts., 90.80 Sq.Mts., 64.48 Sq.Mts. and 90.18



Vijay Khodidas Chauhan

Advocate

2nd Floor, Dr. Shivnath Building,
Opp. Ambaji Mata Mandir,
Court Road,
Bhavnagar – 364 001
(M): 9825552856



વિજય ખોડિદાસ ચૌહાણ

એડવોકેટ

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

Sq.Mts., total admeasuring 790.30 Sq.Mts., comprised in Plot No.A3/1, Plot No.A3/2, Plot No.A3/3, Plot No.A3/4, Plot No.A3/5, Plot No.A3/6, Plot No.A3/7, Plot No.A3/8 and Plot No.A3/9, known as **DEV PARK-1** of O.P.No.27, F.P.No.41 [admeasuring 3907.27 Sq.Mts. as per site and admeasuring 4017.00 Sq.Mts. as per F.P.No.41] of T.P.Scheme No.3 [Ruva], allotted against the original revenue survey No.112/2 paiki 1 of village Ruva, Taluka and District Bhavnagar and bounded of Plot No.A2/1 to 9 on and towards ::

NORTH : Plot No.A1
SOUTH : 15.00 mtr. wide road
EAST : Land of F.P.No.31
WEST : Land of Plot No.A1 and Plot No.A2

Dated 18th July, 2022

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

