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Advocate - G/319/1983

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વિજય ખોડિદાસ ચૌહાણ

એડવોકેટ - G/319/1983

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

TO WHOM SO EVER IT MAY CONCERN

REF :

Investigation of title to land admeasuring 1842.66 Sq.Mts. as per municipal record and admeasuring 1843.08 Sq.Mts. as per city suvey record with proposed residential construction admeasuring 7913.44 Sq.Mts., known as **NEST ONE**, comprised in Plot No.38, situated at Takhteshwar Taleti Area, Bhavnagar bearing city survey ward No.7, sheet No.225, survey No.1837, 1838 & 1839 belonging to **VARDHMAN BUILDCON**, a partnership firm.

I have investigated title to land admeasuring 1842.66 Sq.Mts. as per municipal record and admeasuring 1843.08 Sq.Mts. as per city suvey record with proposed residential construction admeasuring 7913.44 Sq.Mts., known as **NEST ONE**, comprised in Plot No.38, situated at Takhteshwar Taleti Area, Bhavnagar bearing city survey ward No.7, sheet No.225, survey No.1837, 1838 & 1839 is in ownership and in possession of **VARDHMAN BUILDCON**, a partnership firm on the basis of verification of title documents and other evidences as enlisted hereinbelow for the same :

1. Originally freehold land of Plot No.37 & 38, situated at Takhteshwar Taleti Area, Bhavnagar was purchased by Jamnadas Narottam Bhau from erstwhile Bhavnagar State and out of said property, said Jamndas Narottam Bhau had gited estern side land to Nathalal Rajabhai and western side land admeasuring East-West 58'-6" and admeasuring North-South 204'-6" to Kanthadbhai Muljibhai vide gift deed No.35 samvat 1983 dated 16.11.1923 and said Kanthadbhai Muljibhai had carried out residential construction on said land.
2. Kanthadbhai Hamairbhai had held property bearing Plot No.39 & 40, Takhteshwar Taleti Area, Bhavnagar and out of the said property, land admeasuring East-West 22'-6" on north side and land admeasuring North-South 204'-6" on west side to





Kanthadbhai Muljibhai vide gift deed No.23 samvat 1983 dated 05.10.1926.

3. Subsequently said and admeasuring East-West 58'-6" and admeasuring North-South 204'-6" and land admeasuring East-West 22'-6" on north side and land admeasuring North-South 204'-6" was known as Plot No.38 and recorded as Plot No.38 in municipal record and standing committee of former Bhavnagar Borough Municipality decided to sell adjoining land to said plot and The Collector, Gohilwad State, Bhavnagar granted permission to sell said land to Kanthadbhai Muljibhai and he had paid sale price to former Bhavnagar Borough Municipality and Bhavnagar Municipal Corporation issued sketch for Plot No.38 showing land admeasuring 135.00 Sq.Yard of additional land.
4. After demise of Kanthadbhai Muljibhai, said property come to hands and possession of his heirs namely Pransukhlal Kanthadbhai Zaveri, Natvarlal Kanthadbhai Zaveri and Manubhai Kanthadbhai Zaveri and on introduction of new city survey, the said property bearing Plot No.38 was recorded in their names in city survey ward No.7, sheet No.225, survey No.1837, 1838 & 1839 admeasuring 20.79 Sq.Mts., 13.66 Sq.Mts. and 1571.24 Sq.Mts. respectively.
5. Prasukhlal Kanthadbhai Zaveri, one of the co-owner of above mentioned property died intestate on 19.08.1976 leaving behind his 1/3 undivided share in the said property in the hands of his wife Padmaben Pransukhlal Zaveri and sons Pradipbhai Pransukhlal Zaveri, Jagdishbhai Pransukhlal Zaveri, Manojbhai Pransukhlal Zaveri, Subhashbhai Pransukhlal Zaveri and Harshadbhai Pransukhlal Zaveri and daughter Nilaben Pransukhlal Zaveri, wife of Rameshbhai Kalathiya, Ranjanben Pransukhlal Zaveri, wife of Anantray Zaveri and Minalben Pransukhlal Zaveri, wife of Jayantilal Choksi and out of them Padmaben Pransukhlal Zaveri died on 23.07.2018 and Harshadbhai Pransukhlal Zaveri died intestate on 07.08.1982 leaving behind his share in the said property in the hands of his wife Ranjaniben Harshadbhai Zaveri and sons Devang Harshadbhai Zaveri and Kunal Harshadbhai Zaveri and out of them Rajaniben Harshadbhai Zaveri died on 12.05.2002 and Ranjanben Pransukhlal Zaveri,





wife of Anantray Zaveri died intestate on 26.09.1987 and her husband Anantray Zaveri died on 26.09.1987 leaving behind her share in the said property in the hands of her daughters Namita Anantray Zaveri, wife of Sandip Shah and Namrata Anantray Shah and Minalben Pransukhlal Zaveri, wife of jayantilal Choksi died intestate and unmarried on 13.11.1984 and Pradipbhai Pransukhlal Zaveri died intestate on 12.11.2021 and names of Jagdishbhai Pransukhlal Zaveri, Manojbhai Pransukhlal Zaveri, Subhashbhai Pransukhlal Zaveri, Nilaben Pransukhlal Zaveri, wife of Rameshbhai Kalathiya, Devang Harshadbhai Zaveri, Kunal Harshadbhai Zaveri, Namita Anantray Zaveri, wife of Sandip Shah, Na Pradeepbhai Zaveri, gaytri Jayesh Mistry, Dauri Zaveri Bajaj abd Toral Rahul Sagar, Namrata Anantray Shah, Prelilaben were entered in city survey record on 16.09.2020 as heirs of late Pransukhlal Kanthadbhai Zaveri and they become joint owners for the share of late Pransukhlal kanthadbhai Zaveri in said property.

6. Manubhai kanthadbhai Zaveri, one of the co-owner of above mentioned property died intestate on 28.02.1997 leaving behind his 1/3 undivided share in said property in the hands of his wife Hemlataben Manubhai Zaveri and sons Hasmukhlal Manubhai Zaveri, Mukeshbhai Manubhai Zaveri, Girishbhai Manubhai Zaveri, Dipakbhai Manubhai Zaveri and Anilbhai Manubhai Zaveri and daughter Hinaben Manubhai Zaveri and out of them Hemlataben Manubhai Zaveri died on 09.02.2020 and names of Mukeshbhai Manubhai Zaveri, Girishbhai Manubhai Zaveri, Dipakbhai Manubhai Zaveri, Anilbhai Manubhai Zaveri, Hinaben Manubhai Zaveri and Ashaben Hasmukhbhai Zaveri were entered in city survey record on 16.09.2020 as heirs of late Manubhai Kanthadbhai Zaveri and they become joint owners for the share of late Manubhai kanthadbhai Zaveri in said property.
7. Natvarlal kanthadbhai Zaveri, one of the co-owner of above mentioned property died intestate on 23.04.2006 [his wife Induben Natvarlal Zaveri died predeceased on 07.09.2000] leaving behind his 1/3 undivided share in said property in the hands of his sons Hareshbhai Natvarlal Zaveri, Rajanbhai Natvarlal Zaveri and Bharatbhai Natvarlal Zaveri and out of them Bharatbhai Natvarlal Zaveri died intestate on





08.02.2011 leaving behind his share in the hands of his wife Kumudben Bharatbhai Zaveri and sons Rajiv Bharatbhai Zaveri and Chiranjiv Bharatbhai Zaveri and names of Natvarlal Zaveri, Rajanbhai Natvarlal Zaveri, Kumudben Bharatbhai Zaveri, Rajiv Bharatbhai Zaveri and Chiranjiv Bharatbhai Zaveri were entered in city survey record on 16.09.2020 as heirs of late Natvarlal kanthadbhai Zaveri and they become joint owners for the share of late Natvarlal Kanthadbhai Zaveri in said property.

8. Bhavnagar Municipal Corporation vide its resolution No.805 dated 17.06.2022, transferred said property bearing Plot No.38 in the names of [1] Pramilaben Pradipbhai Zaveri, [2] Gaytriben Pradipbhai Zaveri, [3] Daudriben Pradipbhai Zaveri, [4] Toralben Pradipbhai Zaveri, [5] Jagdishbhai Pransukhlal Zaveri, [6] Manojbhai Pransukhlal Zaveri, [7] Subhashbhai Pransukhlal Zaveri, [8] Devang Harshadbhai Zaveri, [9] Kunal Harshadbhai Zaveri, [10] Namita Anantray Zaveri, [11] Namrata Anantray Zaveri, [12] Hareshbhai Natvarlal Zaveri, [13] Rajanbhai Natvarlal Zaveri, [14] Kumudben Bharatbhai Zaveri, [15] Rajeev Bharatbhai Zaveri, [16] Ashaben Hasmukhlal Zaveri, [17] Mukeshbhai Manubhai Zaveri, [18] Girishbhai Manubhai Zaveri, [19] Deepakbhai Manubhai Zaveri, [20] Anilbhai Manubhai Zaveri, [21] Hinaben Manubhai Zaveri, [22] Nilaben Pransukhlal Zaveri and [23] Chiranjiv Bharatbhai Zaveri and said property was recorded in their names in city survey record.
9. **RAJAN NATWARLAL SAGAR** appoint his wife Jasmine Rajan Sagar as his power of attorney holder and executed power of attorney on 23.05.2022 before S.M.N. Naqvi, Notary, Mumbai and said power of attorney was authenticated for use in Gujarat State u/s.18 of Gujarat Stamp Act as per order dated 14.06.2022 passed by The Sub Registrar, Bhavnagar-1 and as per notification of Government of Gujarat dated 19.06.2020, said power of attorney is presented before The Sub Registrar, Bhavnagar-1 and registered at No.4336 dated 23.06.2022.
10. **MUKESH MANUBHAI SAGAR AND DEEPAK MANUBHAI SAGAR** appoint their sister Hina Manubhai Sagar as their power of attorney and executed power of attorney on 23.05.2022 before Syetlana Khanpapyan, U.S.A. and said





power of attorney was authenticated for use in Gujarat State u/s.18 of Gujarat Stamp Act as per order dated 14.06.2022 passed by The Sub Registrar, Bhavnagar-1 and as per notification of Government of Gujarat dated 19.06.2020, said power of attorney is presented before The Sub Registrar, Bhavnagar-1 and registered at No.4338 dated 23.06.2022.

11. **DUADRI ZAVERI BAJAJ [nee Daudri P. Zaveri]** appoint his sister Smt.Gaytri Jayesh Mistry [nee Gayatri P. Zaveri] as her power of attorney holder and executed power of attorney on 26.05.2022 before Andrew Yap Lip Sin, Singapore and said power of attorney was authenticated for use in Gujarat State u/s.18 of Gujarat Stamp Act as per order dated 14.06.2022 passed by The Sub Registrar, Bhavnagar-1 and as per notification of Government of Gujarat dated 19.06.2020, said power of attorney is presented before The Sub Registrar, Bhavnagar-1 and registered at No.4339 dated 23.06.2022.

12. **TORAL RAHUL SAGAR [nee Toral P. Zaveri]** appoint his sister Smt.Gaytri Jayesh Mistry [nee Gayatri P. Zaveri] as her power of attorney holder and executed power of attorney on 20.05.2022 before K. Sahadevan, Thane [Maharashtra] and said power of attorney was authenticated for use in Gujarat State u/s.18 of Gujarat Stamp Act as per order dated 14.06.2022 passed by The Sub Registrar, Bhavnagar-1 and as per notification of Government of Gujarat dated 19.06.2020, said power of attorney is presented before The Sub Registrar, Bhavnagar-1 and registered at No.4340 dated 23.06.2022.

13. **DEVANG HARSHADBHAI ZAVERI** appoint his brother Kunal Harshadbhai Zaveri as his power of attorney holder and executed power of attorney on 23.05.2022 before S.M.N. Naqvi, Notary, Mumbai and said power of attorney was authenticated for use in Gujarat State u/s.18 of Gujarat Stamp Act as per order dated 14.06.2022 passed by The Sub Registrar, Bhavnagar-1 and as per notification of Government of Gujarat dated 19.06.2020, said power of attorney is presented before The Sub Registrar, Bhavnagar-1 and registered at No.4341 dated 23.06.2022.

14. **RAJEEV BHARAT SAGAR AND CHIRANJEEV BHARAT SAGAR** appoint their mother Smt.Kumud Bharat Sagar as





[7] **KUNAL HARSHADBHAI ZAVERI**, for self and as power of attorney holder of Devang Harshadbhai Zaveri, [8] **PRAMILABEN PRADIPBHAI ZAVERI [SAGAR]**, [9] **GAYATRI PRADIPBHAI. ZAVERI [SAGAR]**, wife of Jayesh Mistry, for self and as power of attorney holder of i] Daudri Pradipbhai Zaveri [Sagar], wife of Aman Bajaj and ii] Toral Pradipbhai Zaveri [Sagar], wife of Rahul Sagar, [10] **GIRISH MANUBHAI ZAVERI [SAGAR]**, [11] **ANIL MANUBHAI ZAVERI [SAGAR]**, [12] **HINA MANUBHAI ZAVERI [SAGAR]**, for self and as power of attorney holder of i] Mukesh Manubhai Zaveri [Sagar] and ii] Deepak Manubhai Zaveri [Sagar], [13] **ASHABEN HASMUKHLAL ZAVERI, [SAGAR]**, [14] **PRITI AMIT MEHTA** as power of attorney holder of Haresh Natwarlal Zaveri [Sagar], [15] **JASMINE RAJAN SAGAR** as power of attorney holder of Rajan Natwarlal Zaveri [Sagar] AND [16] **KUMUDBEN BHARATBHAI ZAVERI**, for self and as power of attorney holder of i] Rajeev Bharatbhai Zaveri [Sagar] and ii] Chiranjeev Bharatbhai Zaveri [Sagar] vide sale deed registered at No.4345 dated 23.06.2022, registered on 28.06.2022 in the office of The Sub Registrar, Bhavnagar-1 and said property is registered in the name of said purchaser firm in city survey record and Bhavnagar Municipal Corporation vide its resolution No.1151 dated 15.07.2022, transferred said property in the name of said purchaser firm.

17. Bhavnagar Municipal Corporation vide its development permission No.8 dated 26.09.2022, approved residential flats building plan for Plot No.38 and said **VARDHMAN BUILDCON**, a partnership firm started construction on said freehold land of Plot No.38, known as **NEST ONE**.
18. General Body of Former Bhavnagar Nagarpalika vide its resolution No.149 dated 21.01.1966, allotted adjoining land admeasuring 135.00 Sq.Yards to Plot No.38 and General Body of Former Bhavnagar Nagarpalika vide its resolution No.16 dated 27.04.1979, allotted adjoining land admeasuring 228.10 Sq.Yards to Plot No.38, but said lands were not recorded in the holding of land owners in city survey record, therefore **VARDHMAN BUILDCON**, a partnership firm has filed appeal before The Deputy Collector, Bhavnagar and The Deputy Collector, Bhavnagar vide its order dated 29.10.2022,



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વિજય ખોડિદાસ ચૌહાણ

એડવોકેટ - G/319/1983

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

partly allowed said appeal and remanded matter before The City Survey Superintendent, Bhavnagar to decide the same as per record of rights and City Survey Superintendent & Additional Mamlatdar, Bhavnagar vide its order dated 03.01.2023, corrected measurement of CTS No.1839 from admeasuring 1571.24 Sq.Mts. to 1808.43 Sq.Mts. and effect of said order is carried out in city survey record on 04.01.2023 and as per property cards, land admeasuring 1843.08 Sq.Mts. are recorded in the name of said firm.

- That the searches of the record for the last 31 years from 1993 to 2023 has been carried out in the office of The Sub Registrar of Assurance, Bhavnagar on 11.01.2023, did not reveal any subsisting charge, mortgage or any other kind of encumbrances registered thereatover the said property.

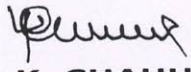
19. It is hererby certify that the title of **VARDHMAN BUILDCON**, a partnership firm to the said property briefly described in **THE SCHEDULE** hereinafter is **CLEAR, MARKETABLE AND FREE FROM ANY ENCUMBRANCES OVER THE SAID PROPERTY.**

THE SCHEDULE
BRIEF DESCRIPTION OF THE PROPERTY

All that pieces and parcel of land admeasuring 1842.66 Sq.Mts. as per municipal record and admeasuring 1843.08 Sq.Mts. as per city suvey record with proposed residential construction admeasuring 7913.44 Sq.Mts., known as **NEST ONE**, comprised in Plot No.38, situated at Takhteshwar Taleti Area, Bhavnagar bearing city survey ward No.7, sheet No.225, survey No.1837, 1838 & 1839 and bounded are as under ::

NORTH	:	Public Road
SOUTH	:	Public Road
EAST	:	Plot No.37
WEST	:	Plot No.39-40

Dated 12th January, 2023


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

