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SAURABH

P. PATEL

B.Com., L.L.B.(Advocate)

16/17 - Chitralekha Complex,
Near Prasang Hall,
150 ft. Ring Road,
Rajkot.

To Whom It May Concern

(TITLE CLEARANCE REPORT)

(1) NAME & ADDRESS OF THE OWNER OF THE PROPERTY:

M/s. Shyam Developers, a Partnership Firm with
Partners :

- 1) Shri Ketanbhai Nagjibhai Pansuriya
- 2) Shri Heenaben Ketanbhai Pansuriya
- 3) Shri Kiritbhai Govindbhai Domadiya
- 4) Shri Jaydeep Kiritbhai Domadiya
- 5) Shri Jayneel Kiritbhai Domadiya
- 6) Shri Shyam Sanjaybhai Sakariya
- 7) Shri Maulik Rameshbhai Sakariya
- 8) Shri Kishan Girishbhai Sakariya
- 9) Shri Hirenbhai Dhirajlal Suba
- 10) Shri Kanan Hirenbhai Suba

ADDRESS:

338, Iscon Mall, Opp. Imperial Heights, 150 Feet
Ring Road, Rajkot.



(2) DESCRIPTION OF THE PROPERTY:

Land admeasuring total 434.53 Sq. Mtrs. of Plot Nos. 144 to 148 of Revenue Survey No. 44 paiki, Final Plot No. 20 paiki, T. P. Scheme No. 20 of Village Nana Mava, with the construction of lowrise residential building under progress, and known as "**Asopalav Heaven**" and the entire property is bounded as under :

NORTH : Plot No. 149 (Final Plot No. 20/A)
SOUTH : Plot No. 143
EAST : Plot No. 98 to 102
WEST : 12.00 Mtr. Wide Road

(3) DESCRIPTION OF THE DOCUMENTS:

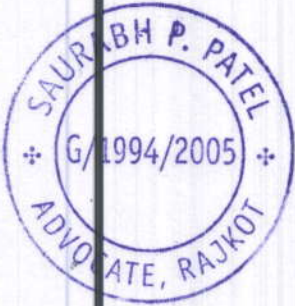
1. Certified true copy of the Entry from Jungle Book, dated 18.01.1956.
2. True copy of Village Form No. VI, Entry No. 42 and 118.
3. True copy of the Order, dated 11.09.1978 passed by Dy. Secretary, Revenue Deptt., Guj. State.
4. Certified true copy of the Sale Deed registered at No. 4951, dated 13.12.1978.
5. True copy of Village Form No. VI, Entry No. 1269, 162; VIII A, Khata No. 40 with VII & XII.
6. True copy of the Entry from Hissa Form No. IV with the Sketch from Measurement Sheet.
7. True copy of the Order, dated 03.04.1987 passed by Dy. Secretary, Revenue Deptt., Guj. State.
8. True copy of the Oral Judgment, dated 18.03.1993 delivered in Special Civil Suit No. 5846/87 by the Hon'ble High Court of Gujarat, Ahmedabad.



9. True copy of the Order, dated 15.05.1997 passed by Adl. Collector, ULC, Rajkot.
10. True copy of the Order, dated 24.10.1997 passed in Appeal No. 22/97 by the Dy. Secretary, Revenue Deptt., Guj. State.
11. Certified true copy of the Order, dated 21.09.1998 passed by Adl. Collector, ULC, Rajkot.
12. True copy of Village Form No. VI, Entry No. 151.
13. True copy of the Trust Deed, dated 23.12.1976 of Shree Hariharanandji Charitable Trust.
14. True copy of the Certificate of Registration, dated 06.07.1977 issued by Assistant Charity Commissioner, Rajkot.
15. True copy of the Change Report, dated 14.07.2000.
16. True copy of the Permission, dated 29.06.2000 issued by Joint Charity Commissioner, Rajkot.
17. Certified true copy of the Sale Deed registered at No. 4173, dated 12.07.2000.
18. True copy of Village Form No. VI, Entry No. 746.
19. True copy of the Lay out Permission No. 1021, dated 26.07.2001 issued by RMC with the Lay out Plan approved by it.
20. Certified true copy of the Order No. NA/LRCC/ 65/ Case No.198/2000-01, dated 16.07.2001 passed by Collector, Rajkot.
21. Original Certificate, dated 09.09.2019 issued by Mamlatdar, Rajkot.
22. True copy of Village Form No. VI, Entry No. 894.
23. True copy of the Entry from Redistribution & Valuation Statement with the Sketch of Final Plot No. 20, T. P. Scheme No. 20 of Nana Mava.



24. True copy of the Partnership Deed, dated 01.07.2000 of M/s. Dhanraj and Company with the Extract of Registration attached thereto.
25. True copy of the Power of Attorney, dated 04.07.2000; executed by Shri Bachubhai G. Sindhav and Others.
26. True copy of the Power of Attorney, dated 22.08.2005; executed by Shri Chandresh D. Jethani.
27. True copy of Village Form No. VI, Entry No. 895; VIII A, Khata No. 561 with VII & XII.
28. Certified true copy of the Order No. NA/ LRCC/ 65/Case No. 19/2000-2001, dated 15.10.2001 passed by Collector, Rajkot.
29. Original Zone Certificate, dated 25.08.2019 issued by Ruda with the Sketch attached.
30. True copy of the Deed of Change in Constitution, dated 05.10.2011 of M/s. Dhanraj and Company.
31. True copy of the Affidavit, dated 18.11.2005, executed by Shri Bachubhai G. Sindhav and Others.
32. True copy of the Retirement Deed, dated 31.03.2012 of M/s. Dhanraj and Company with the Extract attached.
33. True copy of the Partnership Deed, dated 31.03.2012 of M/s. S. Y. and Company with Extract attached.
34. True copy of Village Form No. VI, Entry No. 8788; VIII A, Khata No. 4958.
35. Original Letter, dated 03.08.2019 written by City Survey Supdt., Rajkot.



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36. Copy of the Public Notice, dated 03.07.2019, published by Shri Saurabh P. Patel, Advocate.
37. Original Certificate, dated 10.07.2019 issued by Shri Saurabh P. Patel, Advocate.
38. Original Partnership Deed registered at No. 3486, dated 26.07.2019 of M/s. Shyam Developers.
39. Original Sale Deed registered at No. 4745, dated 10.10.2019.
40. True copy of the Entry from Village Form No. II.
41. Original Zone Certificate, dated 01.03.2019 issued by Ruda with the Sketch attached.
42. Original Construction Permission No. 1109, dated 04.12.2019 with the Commencement Certificate and approved Bldg. Plan issued by RMC.
43. Original Receipts towards the Payment of Search Charge issued by Sub-Registrar, Rajkot.



(4) TRACING OF THE TITLE :-

Patel Naran Limba was holding the agricultural land of different survey numbers including of Survey No. 44 of Village Nana Mava, Dist. : Rajkot and his occupancy rights were promulgated.

Patel Naran Limba had divided and distributed his agricultural land of different survey numbers including of Survey No. 44 between himself and his sons by way of family arrangements. By virtue of the said division/distribution; agricultural land admeasuring 13 A 30 G of Survey No. 44 had fallen to the share of Shri

Naran Limba and Entry No. 42 on division thereof was made in the revenue record on 06.03.1959; which was certified by Mamlatdar, Rajkot.

On resurvey thereof; Patel Naran Limba was found in occupation of the agricultural land admeasuring 13 A 38 G of Survey No. 44 of Nana Mava and Entry No. 118 to that effect was made in the revenue record on 20.05.1963; which was certified by Mamlatdar, Rajkot accordingly.

Patel Naran Lamiba had sold the part of the said land admeasuring 7 Acre of Survey No. 44 paiki of Nana Mava, Dist. : Rajkot to Swami Rameshwaranandji and Shree Hariharanandji by the sale deed registered at No. 4951, dated 13.12.1978 with the Sub-Registrar, Rajkot.



Shri Rameshwaranandji and Guru Shri Hariharanandji had created a Trust in the name and style of Shree Hariharanandji Charitable Trust on 23.12.1976 in respect of aforesaid land. The said Trust is registered with the Assistant Charity Commissioner, Rajkot; as disclosed from the Certificate of Registration of the said Trust on the file.

It transpires that Shri Naran Limba had obtained necessary exemption under the provisions of Section 20(1) of the ULC Act, prevailing then from the competent authority in respect of agricultural land

admeasuring 7 Acre of Survey NO. 44 paiki of Nana Mava by the Order, dated 11.09.1978 passed by Dy. Secretary, Revenue Deptt., Guj. State.

It, further, transpires that subsequently; the exemption granted to the part of the land vide above referred order by Revenue Deptt., Guj. State was cancelled due to some reasons by Order, dated 03.04.1987 passed by Dy. Secretary, Revenue Deptt., Guj. State.

Swamishree Rameshwaranandji had filed Special Civil Suit No. 5486/87 against the State of Gujarat challenging the aforesaid order of cancellation of exemption. The appeal was allowed and Order, dated 03.04.1987 passed by Dy. Secretary, Revenue Deptt., Guj. State was set-aside granting exemption to the land admeasuring 28329 Sq. Mtrs. of Survey No. 44 paiki of Nana Mava of the ownership of Swami Shree Rameshwaranandji holding that necessary order in respect of entire land of Survey No. 44 paiki with area admeasuring 56454 Sq. Mtrs. has already been passed earlier on 27.04.1979 by the competent authority accordingly.

Swami Shree Rameshwaranandji had filed a Statement under the provisions of Section 6(1) of the ULC Act, prevailing then before the Adl. Collector, ULC, Rajkot. The Order was passed in the said form by the competent authority on 15.05.1997, granting land



admeasuring 1500 Sq. Mtrs. in holding of Swami Shree Rameshwaranandji and declaring Land admeasuring 26829 Sq. Mtrs., as Excess Land.

Swami Shree Rameshwaranandji had preferred an Appeal before Dy. Secretary, Revenue Department, Guj. State against the aforesaid order, dated 15.05.1997 passed by Adl. Collector, ULC, Rajkot. The appeal was allowed and matter was remanded back to the Additional Collector, ULC, Rajkot accordingly.

Ultimately; the matter was remanded back and the Order was passed by the competent authority on 21.09.1988; declaring no excess land in holding of Swami Shree Rameshwaranandji, as disclosed from the recital of the said order on the file. Subsequently; necessary Change Report was prepared and signed by the parties accordingly.

Shree Hariharanandji Charitable Trust had obtained necessary permission from Joint Charity Commissioner to dispose of the aforesaid land of Survey No. 44 paiki of Nana Mava by way of sale to Shri Bachubhai Ganeshbhai Sindhav and Shri Bhupatbhai Ravatbhai Vala by the Order, dated 29.06.2000 passed by it.

Swami Shree Rameshwaranandji, Managing Trustee of Shree Hariharanandji Charitable Trust had sold the agricultural land admeasuring 7 Acre of Survey



No.44 paiki of Nana Mava, Dist. : Rajkot to Shri Bachubhai Ganeshbhai Sindhav and Shri Bhupatbhai Ravatbhai Vala by the sale deed registered at No. 4173, dated 12.07.2000 with the Sub-Registrar, Rajkot.

Shri Bachubhai Ganeshbhai Sindhav and Shri Bhupatbhai Ravatbhai Vala had applied to the Collector, Rajkot to grant the permission to convert aforesaid agricultural land admeasuring total 28328 Sq. Mtrs. of Survey No. 44 paiki of Nana Mava into NA for residential purpose; which in turn was granted by Order, dated 16.07.2001. The lay out plan and plotting was approved. On conversion into NA; Entry to that effect was made and certified in the revenue record accordingly.



Shri Bachubhai Ganeshbhai Sindhav and 4 Others have constituted a partnership firm to do the business in the name and style of M/s. Dhanraj and Company and the partnership deed was executed between them on 04.07.2000. Shri Bachubhai Ganeshbhai Sindhav and Shri Bhupatbhai Ravatbhai Vala had thrown their aforesaid land of Survey No. 44 paiki of Nana Mava into the Firm as the Asset of the Firm; as disclosed from the recital of the said partnership deed on the file. The said Firm is registered with the Registrar of Firms, Rajkot; as disclosed from the Extract of Registration of the said Firm on the file.

On throwing of the land into the Firm as the Asset of the Firm, Entry No. 895 to that effect was made in the

revenue record on 18.07.2001, which was certified on 01.02.2002 by Mamlatdar, Rajkot.

Shri Chandreshbhai D. Jethani and Other partners of M/s. Dhanraj and Company had executed different Deeds of Power of Attorneys authorizing Shri Anilbhai Dhanrajbhai Jethani to do acts and things on their behalf in respect of aforesaid land on different dates.

On implementation of T. P. Scheme No. 20 of Nana Mava, Final Plot No. 20 was assigned to the land of Survey No. 44 paiki of Nana Mava of the ownership of M/s. Dhanraj and Company, a Partnership Firm with area admeasuring 21282 Sq. Mtrs. of the Scheme, as disclosed from the Entry from Redistribution & Valuation Statement with the Sketch of Final Plot on the file.



It transpires that there was a change in the constitution of the Firm, as one Shri Pareshbhai Nathabhai Dodiya had joined the Firm as new partner with Shri Bachubhai G. Sindhav and Others and the Deed of Change in constitution to that effect was executed between them on 05.10.2011.

It transpires that again, there was a change in the constitution of the Firm as Shri Anilbhai D. Jethani, Shri Chandreshbhai D. Jethani, Smt. Rajniben D. Jethani and Shri Bachubhai G. Sindhav, four partners out of six had retired from the business of the firm, after taking their

respective right, share and interest from the properties of the Firm and Shri Bharatbhai R. ala and Shri Pareshbhai N. Dodiya, remaining partners had continued the business of the Firm and Retirement Deed to that effect was executed between them on 31.03.2012 at Rajkot.

Subsequently, Shri Pareshbhai N. Dodiya and Shri Bharatbhai R. Vala have executed Fresh partnership deed in the name and style of M/s. S. Y. and Company and Partnership Deed to that effect was executed between them on 31.03.2012. The said Firm is registered with the Registrar of Firms, Rajkot. The changes taken place in the constitution of the Firm from to time including of revised name were recorded/reported upon, as disclosed from the Endorsements made below the Extract on the file.



On the strength of the above partnership deed with revised name, Entry No. 8788 to that effect was made in the name of the Firm, viz. M/s. S. Y. and Company on 12.10.2013, which was certified on 13.12.2013 by Circle Officer, Rajkot.

A public notice was published in Daily "Akila" on 03.07.2019 by Shri Saurabh P. Patel, Advocate; inviting objections, if any, in respect of land admeasuring total 470.29 Sq. Mtrs. of Plot No. 144 to 147 of Survey No. 44 paiki of Nana Mava of the ownership of M/s. S. Y. and Company, a Partnership Firm, but, no objections were

received in response thereof, as disclosed from the Certificate, dated 10.07.2019 issued by the undersigned on the file.

1) Shri Ketanbhai Nagjibhai Pansuriya, 2) Shri Heenaben Ketanbhai Pansuriya, 3) Shri Kiritbhai Govindbhai Domadiya, 4) Shri Jaydeep Kiritbhai Domadiya, 5) Shri Jayneel Kiritbhai Domadiya, 6) Shri Shyam Sanjaybhai Sakariya, 7) Shri Maulik Rameshbhai Sakariya, 8) Shri Kishan Girishbhai Sakariya, 9) Shri Hiren bhai Dhirajlal Suba and 10) Shri Kanan Hiren bhai Suba have constituted a Partnership Firm in the name and style of M/s. Shyam Developers, and the partnership deed was executed between them, on 01.07.2017, which is registered at No. 3486, dated 26.07.2019 with the Sub-Registrar, Rajkot.



M/s. Shyam Developers, a Partnership Firm has purchased the Land admeasuring total 434.53 Sq. Mtrs. of Plot Nos. 144 to 147, as described in Para 2 hereinabove from M/s. S.Y. and Company, a Partnership Firm by the sale deed registered at No. 4745, dated 10.10.2019 with the Sub-Registrar, Rajkot. The original Sale Deed is on the file.

On the strength of the above sale deed, the land so purchased by M/s. Shyam Developers, a Partnership Firm, has been transferred in its name in the revenue record, as disclosed from the Entry from Village Form No. II on the file.

M/s. Shyam Developers, a Partnership Firm had submitted a plan for the amalgamation of its land of Plot Nos. 144 and 147 and then, construction of dwelling residential building over it before RMC, which was approved and the permission was granted on 04.12.2019. The construction work is under progress and the building under construction is known as "Asopalav Heaven".

It transpires that M/s. Shyam Developers, a Partnership Firm with Ten Partners is the owner of the property more particularly described in Para 2 hereinabove.



(5) **SEARCH:**

The search has been taken from the records of Sub-Registrar, Rajkot for the last 13 years and no registered charge or encumbrance has been disclosed. The receipts towards the Search Charges are annexed.

(6) **OPINION:**

On examination of the entire chain of the documents, I do, hereby certify that the right, title and interest of M/s. Shyam Developers, a Partnership Firm in respect of the property described in Para-2 hereinabove are covered with all respective title deeds. The right, title and interest in respect of the aforesaid property of said M/s. Shyam Developers, a Partnership Firm over the above referred property are clear,

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marketable, and free from any encumbrance and beyond reasonable doubt.

Date : - 18 / 12 / 2019.



Yours Faithfully,

A handwritten signature in black ink, appearing to read "Saurabh P. Patel".

SAURABH P. PATEL

ADVOCATE

(Sanad No.G-1994/2005)

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.44 પૈકી પ્લોટ નં.144 થી 148 શીવ દ્રષ્ટી

Search in : નાનામાવા /NANA MAVA

પહોંચ નંબર ૨૦૧૮૦૨૫૦૨૧૩૫૧ અરજી નંબર ૧૨૫૩૯
તારીખ ૧૬ માહે ડિસેમ્બર

અરજી વર્ષ ૨૦૧૮
સને ૨૦૧૮

રજુ કરનારનું નામ સૌરભ પી.પટેલ (એડ.) શોધ
નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 2007 2012
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ટેક્સ-૨ ફી.....



૭૦.૦૦

કુલ ચેકદરે રૂ. ૭૦.૦૦

અંકે રૂપીયા સીતેર પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

TARAMATIBEN NARASANGBHAI PARMAR
સબ રજીસ્ટ્રાર
રાજકોટ - 4

અરજી પહોંચ

મિલકત નું વર્ણન : રે. સર્વે નં. 44 પૈકી, શીવજી પ્લોટ નં. 144 થી 148,

Search in : Nana Mava/Nana Mava

પહોંચ નંબર ૨૦૧૮૩૨૫૦૧૦૭૦૮ અરજી નંબર ૪૭૬૩
તારીખ ૧૬ માહે ડિસેમ્બર

અરજી વર્ષ ૨૦૧૮
સને ૨૦૧૮

રજીસ્ટ્રારનું નામ સૌરભ પી. પટેલ (એડ.) શોધ
નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોન નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ ખર્ચ તપાસણી.....Year: 2012 2019
દંડ કમ-૨૫.....
કલમ ૬૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ ફી



૯૦.૦૦

કુલ એકંદરે રૂ. ૯૦.૦૦

અંકે રૂપિયા નેવું પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

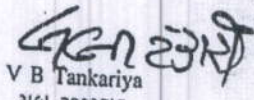
નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.


V B Tankariya
સબ રજીસ્ટ્રાર
રાજકોટ - ૬ - મવા