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KESUR M. VAROTARIYA
B. Com., LL.M., Advocate
(Gujarat High Court)

Apurva Complex, 1st Floor, Opp. Sadguru Tirth Dham, Raiya Road, Rajkot

Date : 17th January, 2019.

To,

M/S. NATRAJ ENTERPRISE, PARTNERSHIP FIRM,

Block No. 36, H Type Block No. A-6, Natrajnagar

Street No. 1, Near Dholakiya School, Uni. Road, Rajkot.

Sub.: Investigation of title of **M/S. NATRAJ ENTERPRISE, PARTNERSHIP FIRM** of Rajkot over its Immovable property consisting of Residential Flats situated at Raiya Revenue Survey No. 76 paikie Natrajnagar Tenament Type Colony paikie H type Design paikie T. P. Scheme No. 4, F. P. No. 241 paikie "**AATMAN-3**" building on Block No. A-6, land Sq. Yrds. 301-3, As per approved plan Sq. Mtrs. 248.58 situated Village Raiya now a part on Rajkot Municipal Corporation within the sub-district and district Rajkot.

Dear Sir,

With reference to the subject aforesaid, I am giving here under, the Title Report of the property, which the description and boundaries are stated herein below:

A. DESCRIPTION:

Immovable property consisting of Residential Flats situated at Raiya Revenue Survey No. 76 paikie Natrajnagar Tenament Type Colony paikie H type Design paikie T. P. Scheme No. 4, F. P. No. 241 paikie "**AATMAN-3**" building on Block No. A-6, land Sq. Yrds. 301-3, As per approved plan Sq. Mtrs. 248.58 situated Village Raiya now a part on Rajkot Municipal Corporation within the sub-district and district Rajkot.

ON THE NORTH : Road

ON THE SOUTH : H Type Design paikie Block No. A-7

ON THE EAST : Road

ON THE WEST : M Type Design paikie Block No. A-1

I am submitting following documents for title clearance report:

- 1) Original Revenue Tax Receipt issued by Talati-Cum-Mantri
- 2) Certified Copy of Village Form No. 6 with entry No. 14, 415, 1448, 2508, 2509, 2070, 3520 in favour of Shri Kanakkumar Umiyashankar Mehta





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- 3) Certified Copy of Village Form No. 7/12 in favour of Shri Polabhai Ajabhai
- 4) Certified Copy of Village Form No. 8-A in favour of Shri Kanakkumar Umiyashankar Mehta
- 5) Certified Copy of NA Permission No. 4297 dated 11-11-1966 issued by Jilla Panchayat Office, Rajkot
- 6) Certified Copy of NA Sanad
- 7) Certified Copy of Lay-out Plan
- 8) Original Regd. Sale deed Sr. No. 2539 dated 27-05-1971 (Regi. No. 2163 Vol-951 dated 09-06-1971) executed by Shri Jayantilal Govindji in favour of Shri Jagmohandas Becharlal Sheth
- 9) Certified Copy of Heirship Certificate issued by Civil Judge (SD), Rajkot by CMA No. 73 / 1986 dated 07-03-1987 in favour of Smt. Hansaben Jagmohandas Sheth and others
- 10) Original Regd. Sale deed Sr. No. 5168 dated 28-07-1987 (Regi. dated 06-11-1987) executed by Shri Jagmohandas Becharlal Sheth in favour of Shri Kanakkumar Umiyashankar Mehta
- 11) Certified Copy of T. P. Form and T. P. Sketch
- 12) Certified Copy of Zone Certificate with Part Plan
- 13) Copy of Paper Notice published in "Akila" News paper dated 19-07-2018
- 14) Copy of Certificate dated 19-08-2018 regarding paper notice
- 15) Original Regd. Sale deed Sr. No. 229 dated 11-01-2019 executed by Shri Kanakkumar Umiyashankar Mehta in favour of **M/S. NATRAJ ENTERPRISE, PARTNERSHIP FIRM**
- 16) Certified Copy of Village Form No. 2 in favour of **M/S. NATRAJ ENTERPRISE, PARTNERSHIP FIRM**
- 17) Original Regd. Partnership Deed Sr. No. 5144 dated 18-07-2018 of **M/S. NATRAJ ENTERPRISE, PARTNERSHIP FIRM** with ROF Certificate
- 18) Copy of Construction Permission and Commencement Certificate and Building Plan passed by RMC
- 19) Original Receipt issued by Sub-Registrar, Rajkot towards dated 17-01-2019





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C. TRACING OF THE TITLE:

- ☐ That originally the agricultural land of Raiya Revenue Survey No. 76 paikee A. 7-08 G. has belonged to Shri Polabhai Ajabhai at the time of new measurement. This entry made in Village Form No. 6 by entry No. 14, 415 and it has certified by Revenue Officer.
- ☐ Thereafter Shri Polabhai Ajabhai applied to Jilla Panchayat Office, Rajkot for NA Permission. This NA Permission granted by Jilla Panchayat Office, Rajkot by Order No. 4297 dated 11-11-1966. This entry made in Village Form No. 6 by entry No. 1408 and it has certified by Revenue Officer.
- ☐ Thereafter Shri Polabhai Ajabhai sold the above said NA land to Shri Jayantilal Govindji by Regd. Sale deed which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 2508 and it has certified by Revenue Officer.
- ☐ Thereafter Shri Jayantilal Govindji constructed blocks which are known as Natrajnagar Tenament Type Colony and sold Block No. A-6 to Shri Jagmohandas Becharlal Sheth by Regd. Sale deed Sr. No. 2539 dated 27-05-1971 (Regi. No. 2163 Vol-951 dated 09-06-1971) which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 2509 and it has certified by Revenue Officer.
- ☐ Thereafter Shri Jagmohandas Becharlal Sheth was died. So, his legal heirs have applied in the court of Civil Judge (SD), Rajkot for Heirship Certificate. This application granted by the court of Civil Judge (SD), Rajkot by CMA No. 73 / 1986 dated 07-03-1987. So, Smt. Hansaben Jagmohandas Sheth and others have got the above said block. This entry made in Village Form No. 6 by entry No. 2070 and it has certified by Revenue Officer.
- ☐ Thereafter Smt. Hansaben Jagmohandas Sheth and others sold Block No. A-6 to **M/S. NATRAJ ENTERPRISE, PARTNERSHIP FIRM** by Regd. Sale deed Sr. No. 229 dated 11-01-2019 which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 2 and it has certified by Revenue Officer.
- ☐ Thereafter **M/S. NATRAJ ENTERPRISE, PARTNERSHIP FIRM** commences the construction of Residential Flats situated at Raiya Revenue Survey No. 76 paikee Natrajnagar Tenament Type Colony paikee H type Design paikee





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T. P. Scheme No. 4, F. P. No. 241 paikee "AATMAN-3" building on Block No. A-6, land Sq. Yrds. 301-3, As per approved plan Sq. Mtrs. 248.58 as per Construction Permission and Plan passed by RMC. Now, this building is in under construction.

- So, legal owner of the above referred property is **M/S. NATRAJ ENTERPRISE, PARTNERSHIP FIRM**

I have taken search from Index register of sale, mortgage, gift etc. maintained by Sub-Registrar, Rajkot. The search fee Rs. 175/- has been paid by Receipt No. 2019022001588 & 2019025000818 dated 17-01-2019 for search from the year 1990 to 2019 and I have found nothing adverse to the title of the above said owner. There are no other transactions or dealing affecting the title of above said owner. Nothing adverse to this found. The search receipts are produced herewith.

From the persual, scrutiny and verification of the above, I am of the opinion that title of **M/S. NATRAJ ENTERPRISE, PARTNERSHIP FIRM** with respect to above described **property is quite clear and marketable and the said property is without any encumbrance.**

I am returning herewith the document send to me for title verification.

Thanking you,

Yours sincerely,

Maheshbhai Yadav

Maheshbhai Yadav - Advocate



અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.76 ટી.પી.4 એફ.પી.241 બ્લોક નં.એ-6

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૧૮૦૨૨૦૦૧૫૮૮ અરજી નંબર ૧૧૭૮ અરજી વર્ષ ૨૦૧૮
તારીખ ૧૭ માહે જાન્યુઆરી સને ૨૦૧૮

રજુ કરનારનું નામ કે.એમ.વારોતરીયા(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: 1990 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૫૫.૦૦

કુલ એકંદરે રૂ. ૫૫.૦૦

અંકે રૂપીયા પંચાવન પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

એમ.જી.રાજયગુરુ

સબ રજીસ્ટ્રાર

રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.76 પૈકી ટી.પી.નં.4 એફ.પી.નં.241 પૈકી બ્લોક નં.એ-6

Search in : રૈયા-1 /RAIYA-1

પહોંચ નંબર 2018024000011

અરજી નંબર

૫૧૫

અરજી વર્ષ

2018

તારીખ ૧૭

માહે

જાન્યુઆરી

સને

2018

રજુ કરનારનું નામ કેસુર એમ.વારોતરીયા (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 ચાલીઓ (કલમ 54 થી 59).....

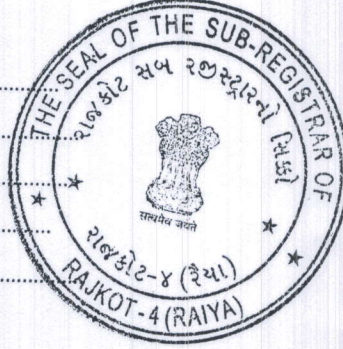
શોધ અગર તપાસણી.....Year: 1998 2019

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૧૨૦.૦૦

કુલ એકંદરે રૂ.

૧૨૦.૦૦

અંકે રૂપીયા એક સો વીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

જ.એસ.જોષી
સબ રજીસ્ટ્રાર
રાજકોટ - 4