

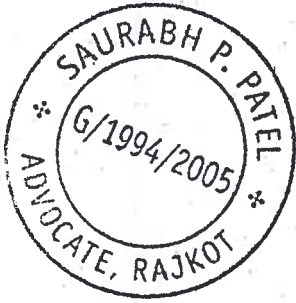
16/17 - Chitrlekha Complex,
Near Prasang Hall,
150 ft. Ring Road,
Rajkot.

To Whom It May Concern
(TITLE CLEARANCE REPORT)

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

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

- 1) Shri Gunvantrai Vrajilal Bhadani
- 2) Shri Rameshchandra Lavjibhai Vachhani
- 3) Shri Jayantilal Popatlal Rajkotiya
- 4) Shri Dipen Hiteshbhai Dhakan
- 5) Shri Rajeshkumar Rasiklal Ghuntala
- 6) Shri Krishnakant Jayvantkumar Vyas



ADDRESS:

Swastik House, 3rd Floor, Opp. Imperial Heights, 150 Feet
Ring Road, Rajkot.

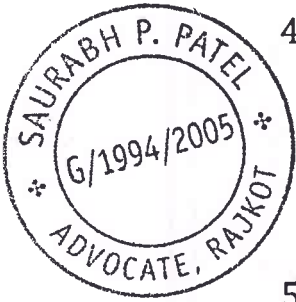
(2) DESCRIPTION OF THE PROPERTY:

Land admeasuring 1659.04 Sq. Mtrs. of City Survey No. 2263, Ward No. 3 of Rajkot of Original Lekh No. 120, dated 12.12.1898 with the construction of lowrise Commercial building under progress and known as " **Gold Souk** " and situated at Soni Bazar, Hathikhana Road, Rajkot; within the limit of RMC and the entire property is bounded as under :

NORTH : Adjoining Public Road
 SOUTH : Property of adjoining City Survey No. 2262
 EAST : Adjoining Public Road
 WEST : Adjoining Public Road

(3) **DESCRIPTION OF THE DOCUMENTS:**

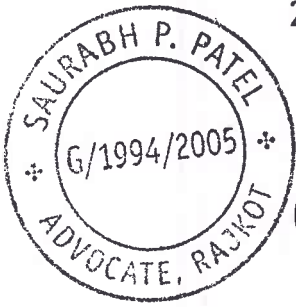
1. Original Lekh No. 120, dated 12.12.1898.
2. Certified copy of the Certificate of Registration at No. A/224, dated 04.07.1962, issued by Dy. Charity Commissioner, Rajkot to Shree Rajkot Modh Vanik Mahajan Trust with the copy of its constitution attached thereto.
3. Certified true copy of the Order, dated 20.02.1995, passed by Joint Charity Commissioner, Rajkot with the copy of Resolution attached.
4. Certified copy of the Resolutions, dated 22.06.2018; 25.09.2018; 05.10.2018; 18.02.2019; 29.04.2019 and 01.05.2019 and 09.07.2019, passed by Board of Trustees of Shree Rajkot Modh Vanik Mahajan Trust.
5. Certified true copy of the Entry from Inquiry Register, City Survey, Rajkot.
6. Certified true copy of the Entries from Property Register.
7. Certified true copy of the Order, dated 13.06.2019, passed by Joint Charity Commissioner, Rajkot.
8. Original No Dues Certificate, dated 01.05.2019, issued by Shree Dharti Co-op. Bank Ltd., Rajkot.
9. Certified true copy of the Resolution, dated 09.07.2019, passed by the Executive Committee of Shree Rajkot Modh Vanik Mahajan Trust.
10. Original Affidavit, dated 09.07.2019, executed by Shri Bhagyehsbhai Prafulbhai Vora and Others, Trustees of Shree Rajkot Modh Vanik Mahajan Trust.



11. Original Sale Deed registered at No. 5421, dated 15.07.2019.
12. Certified true copy of the Entries from Property Register with Endorsement, dated 25.07.2019.
13. Original Consent Affidavit, dated 19.08.2019, executed by Shri Sanjaykumar Dhirajlal Maniyar, Trustee of Shree Rajkot Modh Vanik Mahajan Trust.
14. Original Agreement for handing over of the Possession, dated 18.07.2019, executed by Shri Harishbhai Sukhpalbhais Sisodiya and Shri Ramchandra Sukhpalsinh Sisodiya in favor of Shri Amitbhai Shamjibhai Basida.
15. Original Agreement for handing over of the Possession, dated 18.07.2019, executed by Shri Chotiben Bhagwanjibhai Taviya and Others in favor of Shri Amitbhai Shamjibhai Basida.
16. Original Agreement for handing over of the Possession, dated 18.07.2019, executed by Shri Pradipbhai Amrutlal Parekh and Others in favor of Shri Amitbhai Shamjibhai Basida.
17. Original Agreement for handing over of the Possession, dated 18.07.2019, executed by Shri Harendrabhai Chhaganlal Bhadwala and Others, legal heirs of deceased Chhaganlal Nanjibhai Bhadwala in favor of Shri Amitbhai Shamjibhai Basida.
18. Original Deed of Mutual Agreement regarding Handing over possession, dated 05.09.2019, executed by Shri Hansil Chhaganlal Bhadwala, legal heirs of deceased Chhaganlal Nanjibhai Bhadwala in favour of Shri Amitbhai Shamjibhai Basida.
19. Certified true copy of the Order, dated 06.02.2020, passed by City Survey Supdt., Rajkot.



20. Certified true copy of the Entry from Property Register with Endorsement, dated 19.02.2020 with the Sketch attached.
21. Original Construction Permission No. 538, dated 01.10.2019 with the Commencement Certificate and approved Bldg. Plan issued by RMC.
22. Original Partnership Deed, registered at No. 2115, dated 26.04.2021 of M/s. Golden Developers.
23. Original Sale Deed registered at No. 3130, dated 17.05.2021.
24. Copy of the application, submitted to City Survey Supdt., Rajkot.
25. Original Receipts towards the Payment of Search Charge issued by Sub-Registrar, Rajkot.



(4) TRACING OF THE TITLE :-

Vora Ujamshi Virchand, Shri Vitthalbhai Veljibhai Vadodariya, Shri Lakhmichand Laljibhai Parekh, Shri Lalji Thakarshi Parekh and Shri Narsibhai Hansrajbhai Vora had jointly purchased the land admeasuring total 1973.3.106 Sq. Yards, situated at Hathi Khana of Rajkot from the then State of Rajkot and Lekh No. 120 in respect of said land was executed in their favour by the Thakor Saheb of the then State of Rajkot on 12.12.1898.

Shri Amarshibhai Bhavavanbhai Mehta and 20 others have created a Public Charitable Trust in the name and style of Shree Rajkot Modh Vanik Mahajan Trust and the Trust Deed was executed between them, which is referred to hereinafter as the Trust. The said Trust had thrown its different properties including of Land admeasuring 1973.3.106 Sq. Yards of Lekh No.

120 of Rajkot into the said Trust as the Capital of the Trust. The said Trust is registered at No. A/224 on 04.07.1962 with the Joint Charity Commissioner, Rajkot; as disclosed from the Certificate of Registration of the said Trust on the file. The Constitution of the said Trust with Certificate of Registration are on the file.

The Trust through its Trustees had applied to the Charity Commissioner, Rajkot to allow the Trust to incorporate the changes of Trustees and to function on different modes on behalf of the Trust, which in turn was granted by Order, dated 30.06.1983.



The Trust had passed different Resolutions in the meeting of its Trustees and Executive Committee, authorizing different Trustees to execute necessary documents on behalf of the Trust on different dates.

The City Survey Inquiry was held and the occupancy rights of Trust in respect of aforesaid land were accepted, assigning City Survey No. 2263 to 2268 in Ward No. 3 of Rajkot, as disclosed from the Entry from Inquiry Register, City Survey, Rajkot on the file. The Entries to that effect was also made in the Property Register.

The Trust had applied to the Joint Charity Commissioner, Rajkot to accord the permission for transfer of aforesaid land of City Survey No. 2263 to 2268 of Rajkot of the ownership of Trust by way of Sale to Shri Amitbhai Shamjibhai Basida, which in turn was granted by Order, dated 13.06.2019.

From the No Dues Certificate, dated 01.05.2019, issued by Shree Dharti Co-op. Bank Ltd., Rajkot; it transpires that the property in question was mortgaged with the said Bank against the advances availed of. However, the entire dues have been repaid.

The Trust had passed the Resolution in the meeting of its Executive Committee held on 09.07.2019, authorizing Shri Bhagyeshbhai Prafulbhai Vora, Shri Ashwinbhai Yashvantbhai Vadodariya and Shri Hirenbhai alias Kiranbhai Jaysukhlal Chhapiya to execute sale deed in favour of Shri Amitbhai Shamjibhai Basida in respect of aforesaid property, Land admeasuring 1659 Sq. Mtrs. of City Survey No. 2263 to 2268 of Rajkot of the ownership of Trust by way of sale.



Shri Bhagyeshbhai Prafulbhai Vora and Others, Chairman and Trustees of the Trust have made an Affidavit on 09.07.2019 to the effect that there are Ten Trustees in the Trust. The trust is the owner of the property, Land admeasuring 1659.04 Sq. Mtrs. of City Survey No. 2263 to 2268 of Rajkot with the construction made over it with Tenants. The trust intends to transfer the said property way of sale to Shri Amitbhai Shamjibhai Basida and required permission for transfer of the same has already been obtained from Joint Charity Commissioner, Rajkot on 13.06.2019. They have, further, declared on oath that vide Resolution, dated 09.07.2019, Shri Bhagyeshbhai Prafulbhai Vora, Shri Ashwinbhai Yashvantbhai Vadodariya and Shri Hirenbhai alias Kiranbhai Jaysukhlal Chhapiya have been authorized to execute necessary documents on behalf of the Trust. As one Shri Sanjaykumar Dhirajlal Maniyar, Trustee of the Trust is out of India, he had not signed the said Resolution and the Trust undertakes to obtain required Consent for the same on due course. The Trustees of the Trust have no objection of

whatsoever nature for transfer of the aforesaid property to Shri Amitbhai Shamjibhai Basida and on execution of required sale deed in his favour by the Trust. They will not be having claim any right, title or interest of whatsoever nature in respect of said property in future. They have also declared on oath that Shree Modh Vanik Mahajan Trust, Rajkot is also known as Shree Modh Vaniya Mahajan Trust, Rajkot and both the names are of the one Trust and not others. The Original Affidavit is on the file.

The Trust had sold the aforesaid property, Land admeasuring 1659.04 Sq. Mts. of City Survey No. 2263 to 2268 of Rajkot with the construction made over it with TENANTS to Shri Amitbhai Shamjibhai Basida by the sale deed registered at No. 5421, dated 15.07.2019 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.

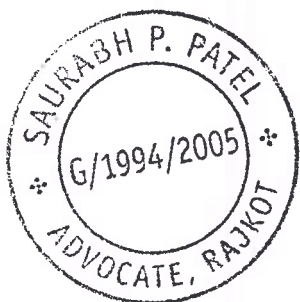


On the strength of the above sale deed, the property so purchased by Shri Amitbhai Shamjibhai Basida has been transferred in his name in the Property Register by Endorsement, dated 26.07.2019, as disclosed from the Entries on the file.

It transpires that subsequently, Shri Sanjaykumar Dhirajlal Maniyar, Trustee, who at a relevant time of passing of the Resolution, dated 09.07.2019 not present and was out of India and could not given his consent through Consent Affidavit, dated 19.08.2019 and has ratified and confirmed the above sale transaction made by the Trust in favour of Shri Amitbhai Shamjibhai Basida. He has also declared on oath that in future, he will not claim any right, title or interest of whatsoever nature in respect of aforesaid property. The Original Affidavit is on the file.

It transpires that Shri Harishbhai Sukhpalbhai Sisodiya and Shri Ramchandra Sukhpal Sisodiya, one of the Tenants of the property had vacated their possession of the property to Shri Amitbhai Shamjibhai Basida and executed the Agreement to that effect on 18.07.2019. Similar Affidavits/Agreements have also been executed by different Tenants on different dates in favour of Shri Amitbhai Shamjibhai Basida. All the Original Agreements/Affidavits are on the file.

Shri Amitbhai Shamjibhai Basida had applied to the City Survey Supdt., Rajkot for amalgamation of his aforesaid land of City Survey No. 2263 to 2268 of Rajkot, which in turn was granted by Order, dated 06.02.2020 and Single City Survey No. 2263 was assigned to the said land with area admeasuring 1659.04 Sq. Mtrs., and Entry to that effect was also made in the Property Register by Endorsement, dated 19.02.2020 accordingly.



Shri Amitbhai Shamjibhai Basida had submitted a plan for the construction of lowrise Commercial building on the aforesaid land of City Survey No. 2263, after demolishing the existing structure over it before RMC, which was approved and the permission was granted on 01.10.2019. The construction work is under progress and the building under construction is known as "Gold Souk".

1) Shri Gunvantrai Vrajlal Bhadani, 2) Shri Rameshchandra Lavjibhai Vachhani, 3) Shri Jayantilal Popatlal Rajkotiya, 4) Shri Dipen Hiteshbhai Dhakan, 5) Shri Rajeshkumar Rasiklal Ghuntala and 6) Shri Krishnakant Jayvantkumar Vyas have constituted a partnership firm to do the business in the name and style of M/s. Golden Developers and the partnership deed was executed between them on 05.03.2021, which is

registered at No. 2115 on 26.04.2021 with the Sub-Registrar, Rajkot. The Original Partnership Deed is on the file. From the recital of the said Partnership Deed on Para 15.5, it transpires that Shri Gunvantrai V. Bhadani and Shri Rameshchandra L. Vachhani have been authorized by the partners of the Firm to execute necessary documents on behalf of the Firm, including of Sale Deeds/Agreement to Sell.

M/s. Golden Developers, a Partnership Firm with Six partners had purchased the Land admeasuring 1659.04 Sq. Mtrs. of City Survey No. 2263 of Rajkot, as described in Para 2 hereinabove, with the right of construction over it from Shri Amitbhai Shamjibhai Basida by the sale deed registered at No. 3130, dated 17.05.2021 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.



On the strength of the above sale deed, M/s. Golden Developers, a Partnership Firm has applied to the City Survey Supdt., Rajkot to transfer the property in its name in the Property Register, as disclosed from the copy of the application on the file.

It transpires that M/s. Golden Developers, a Partnership Firm, with Six Partners is the owner of the property more particularly described in Para 2 hereinabove and the Firm is competent to transfer it.

(5) SEARCH:

The search has been taken from the records of Sub-Registrar, Rajkot for the last 30 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. Golden 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. Golden Developers, a Partnership Firm, over the above referred property are clear, marketable, free from any encumbrance and beyond reasonable doubt. The property can be accepted by way of SECURITY for the advances granted or to be granted.

Date : - 26/06/2021.

Yours Faithfully,




SAURABH P. PATEL
ADVOCATE
(Sanad No.G-1994/2005)

અરજી પહોંચ

મિલકત નું વર્ણન : વોર્ડનં.૩ સી.સ.નં.૨૨૬૩ જમીન ચો.મી ૧૬૫૯-૦૪

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૧૦૨૨૦૧૨૮૮૭ અરજી નંબર ૮૮૮૩ અરજી વર્ષ ૨૦૨૧
તારીખ ૨૪ માહે જુન સને ૨૦૨૧

રજુ કરનારનું નામ એસ.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 યાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 1992 2021
ઈંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૩૧૦.૦૦

કુલ એકંદરે રૂ. ૩૧૦.૦૦

અંકે રૂપીયા ત્રણ સો દસ પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

કચેરીમાં આપવામાં


B. K. CHAVADA
સબ રજીસ્ટ્રાર
રાજકોટ - ૧

અંકે રૂ. : ૩૧૦.૦૦

20210619737873029


સબ રજીસ્ટ્રાર, રાજકોટ - ૧