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(Dr. Radhakrishnan Marg) Corner, Above ABC Colour Lab & Mobile, Rajkot-360001 (Gujarat - India)

Date : 13th May, 2019.

To,

M/S. ATULYAM ROYAL ENTERPRISE, PARTNERSHIP FIRM,

C/o. Smart Bazar Enterprise, Ground Floor, Atulyam Elite, Opp.

Palm City, Patidar Chowk, Raiya, Rajkot

Sub.: Investigation of title of **M/S. ATULYAM ROYAL ENTERPRISE, PARTNERSHIP FIRM** of Rajkot over its Immovable property consisting of Residential Flats situated at Raiya Revenue Survey No. 103/1 paikie T. P. Scheme No. 4, F. P. No. 483 paikie "**ATULYAM CLASIC**" building on Plot No. 8, land Sq. Mtrs. 399.70 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. 103/1 paikie T. P. Scheme No. 4, F. P. No. 483 paikie "**ATULYAM CLASIC**" building on Plot No. 8, land Sq. Mtrs. 399.70 situated Village Raiya now a part on Rajkot Municipal Corporation within the sub-district and district Rajkot.

ON THE NORTH : Plot No. 7, F. P. No. 482

ON THE SOUTH : 12.00 Mtrs. wide Road

ON THE EAST : Plot No. 9, F. P. No. 484

ON THE WEST : 9.00 Mtrs. wide Road

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
- 3) Certified Copy of Village Form No. 7/12

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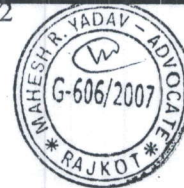


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- 4) Certified Copy of Village Form No. 8-A
- 5) Certified Copy of Tippan
- 6) Certified Copy of Regd. Sale deed Sr. No. 188 dated 21-01-1963 (Regi. No. 1482 Vol-309 dated 22-05-1963) executed by Shri Patel Khoda Jiva in favour of Shri Dinkarray Maganlal Kotak
- 7) Certified Copy of NA Permission No. 1176 dated 05-02-1968 granted by Jilla Panchayat Office, Rajkot
- 8) Certified Copy of NA Sanad
- 9) Certified Copy of Lay-out Plan
- 10) Certified Copy of Regd. Partition deed Sr. No. 3577 dated 17-08-1970 (Regi. No. 2014 Vol-1032 dated 18-07-1972) made between Shri Dinkarray Maganlal Kotak and Shri Jayantilal Govindji
- 11) Original Regd. Sale deed Sr. No. 6956 dated 30-10-2002 executed by Shri Jayantilal Govindji in favour of Shri Hirabhai Merabhai
- 12) Original Regd. Sale deed Sr. No. 618 dated 30-01-2019 executed by Shri Hirabhai Merabhai in favour of **M/S. ATULYAM ROYAL ENTERPRISE, PARTNERSHIP FIRM**
- 13) Original Regd. Sale deed Sr. No. 6959 dated 30-10-2002 executed by Shri Jayantilal Govindji in favour of Shri Bhagabhai Merabhai
- 14) Original Power of Attorney executed by Shri Bhagabhai Merabhai in favour of Shri Merabhai Ukabhai dated 13-02-2006
- 15) Original Regd. Sale deed Sr. No. 1784 dated 13-02-2007 executed by Shri Bhagabhai Merabhai through his power of attorney holder Shri Merabhai Ukabhai in favour of Shri Raghubhai Merabhai
- 16) Original Regd. Sale deed Sr. No. 1801 dated 18-03-2019 executed by Shri Raghubhai Merabhai in favour of **M/S. ATULYAM ROYAL ENTERPRISE, PARTNERSHIP FIRM**
- 17) Copy of Regd. Partnership Deed Sr. No. 6569 dated 09-10-2017 of **M/S. ATULYAM ROYAL ENTERPRISE, PARTNERSHIP FIRM** with ROF Certificate





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- 18) Copy of Regd. Amendment Deed Sr. No. 1096 dated 14-02-2018 of **M/S. ATULYAM ROYAL ENTERPRISE, PARTNERSHIP FIRM**
- 19) Certified Copy of Village Form No. 2 in favour of **M/S. ATULYAM ROYAL ENTERPRISE, PARTNERSHIP FIRM**
- 20) Certified Copy of T. P. Form and T. P. Sketch
- 21) Certified Copy of Zone Certificate with Part Plan
- 22) Copy of Construction Permission and Commencement Certificate and Building Plan passed by RMC
- 23) Original Receipt issued by Sub-Registrar, Rajkot towards

C. TRACING OF THE TITLE:

- ☐ That originally the agricultural land of Raiya Revenue Survey No. 103/1 paikie A. 7-33 G. & Survey No. 103/3 paikie A. 0-16 G. has belonged to Shri Patel Khoda Jiva at the time of new measurement. This entry made in Village Form No. 6 by entry No. 425 and it has certified by Revenue Officer.
- ☐ Thereafter Shri Patel Khoda Jiva sold the above said agri. land to Shri Dinkarray Maganlal Kotak by Regd. Sale deed Sr. No. 188 dated 21-01-1963 (Regi. No. 1482 Vol-309 dated 22-05-1963) which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 584 and it has certified by Revenue Officer.
- ☐ Thereafter the above said owners applied Jilla Panchayat Office, Rajkot for NA Permission for A. 4-09 G. This NA Permission granted by Jilla Panchayat Office, Rajkot by Order No. 1176 dated 05-02-1968. This entry made in Village Form No. 6 by entry No. 2300 and it has certified by Revenue Officer.
- ☐ Thereafter Shri Dinkarray Maganlal Kotak and Shri Jayantilal Govindji have made a partition by Regd. Partition deed Sr. No. 3577 dated 17-08-1970 (Regi. No. 2014 Vol-1032 dated 18-07-1972) which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 2301 and it has certified by Revenue Officer. So, Shri Jayantilal Govindji has got Plot No. 8 and other plots





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- Thereafter Shri Jayantilal Govindji sold Plot No. 8 paikee northern side land Sq. Mtrs. 217.35 to Shri Hirabhai Merabhai by Regd. Sale deed Sr. No. 6956 dated 30-10-2002 which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 13572 and it has certified by Revenue Officer.
- Thereafter Shri Hirabhai Merabhai constructed house on the above said land sold this house to **M/S. ATULYAM ROYAL ENTERPRISE, PARTNERSHIP FIRM** by Regd. Sale deed Sr. No. 618 dated 30-01-2019 which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 2 and it has certified by Revenue Officer.
- And thereafter Shri Jayantilal Govindji sold Plot No. 8 paikee southern side land Sq. Mtrs. 182.35 to Shri Bhagabhai Merabhai by Regd. Sale deed Sr. No. 6959 dated 30-10-2002 which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 13571 and it has certified by Revenue Officer.
- Thereafter Shri Bhagabhai Merabhai through his power of attorney holder Shri Merabhai Ukabhai sold Plot No. 8 paikee southern side land Sq. Mtrs. 182.35 to Shri Raghubhai Merabhai by Regd. Sale deed Sr. No. 1784 dated 13-02-2007 which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 13860s and it has certified by Revenue Officer.
- Thereafter Shri Raghubhai Merabhai constructed house on the above said land sold this house to **M/S. ATULYAM ROYAL ENTERPRISE, PARTNERSHIP FIRM** by Regd. Sale deed Sr. No. 1801 dated 18-03-2019 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. ATULYAM ROYAL ENTERPRISE, PARTNERSHIP FIRM** commences the construction of Residential Flats situated at Raiya Revenue Survey No. 103/1 paikee T. P. Scheme No. 4, F. P. No. 483 paikee "**ATULYAM CLASIC**" building on Plot No. 8, land Sq. Mtrs. 399.70 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. ATULYAM ROYAL ENTERPRISE, PARTNERSHIP FIRM**





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I have taken search from Index register of sale, mortgage, gift etc. maintained by Sub-Registrar, Rajkot. The search fee Rs. 185/- has been paid by Receipt No. 2019022013176 & 2019025007895 dated 13-05-2019 for search from the year 1988 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. ATULYAM ROYAL 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 : રૈયા રે.સ.નં.483 પૈકી પ્લોટ નં.8

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૧૮૦૨૨૦૧૩૧૭૬ અરજી નંબર ૮૪૫૦ અરજી વર્ષ ૨૦૧૮
તારીખ ૧૩ માહે મે 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).....

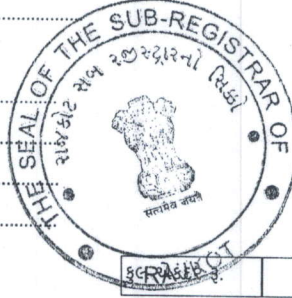
શોધ અગર તપાસણી.....Year: 1988 1998

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....



૬૫.૦૦

૬૫.૦૦

અંકે રૂપીયા પાસાંઠ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

એમ.જી.રાજયગુરુ

સબ રજીસ્ટ્રાર

રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.103/1 પૈકી ટી.પી.4 એફ.પી.483 પ્લોટ નં.8

Search in : રૈયા-1 /RAIYA-1

પહોંચ નંબર ૨૦૧૮૦૨૫૦૦૭૮૮૫ અરજી નંબર ૪૬૧૩ અરજી વર્ષ ૨૦૧૮
તારીખ ૧૩ માહે મે 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: 1998 2019

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૧૨૦.૦૦

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.જી.વી
સબ રજીસ્ટ્રાર
રાજકોટ - 4