



maheshbhaiyadav9400@gmail.com

Mobile : 7878 98 1010, 98244 81153

MAHESHBHAI YADAV

M. Com., LL.B., Advocate

Sanad No. G/606/2007 (Gujarat High Court)



Mobile : 99244 12120, 75678 12120

KESUR M. VAROTARIYA

B. Com., LL.M., Advocate

Sanad No. G/705/2007 (Gujarat High Court)

Office No. 304-305, 3rd Floor, Hem Arcade, Opp. Swami Vivekanand Statue,
Dr. Yagnik Road, Above ABC Colour Lab & Mobile, Rajkot-360001 (Gujarat - India)

Date : 4th January, 2023.

To,

M/S. TULSI HOUSE, PARTNERSHIP FIRM,

Rajkot.

Sub.: Investigation of title of **M/S. TULSI HOUSE, PARTNERSHIP FIRM** of Rajkot over its Immovable property consisting of **Residential Bungalows** situated at **Ghanteshwar Revenue Survey No. 75/1/1** paikiee "**TULSI HOUSE**" Bungalows on **Plot No. 46 to 55** total land **Sq. Mtrs. 1282.12** & **Sub-Plot No. (71 to 83)/1** to **Sub-Plot No. (71 to 83)/9** total land **Sq. Mtrs. 1193.84** situated Village Ghanteshwar 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 Bungalows** situated at **Ghanteshwar Revenue Survey No. 75/1/1** paikiee "**TULSI HOUSE**" Bungalows on **Plot No. 46 to 55** total land **Sq. Mtrs. 1282.12** & **Sub-Plot No. (71 to 83)/1** to **Sub-Plot No. (71 to 83)/9** total land **Sq. Mtrs. 1193.84** situated Village Ghanteshwar now a part on Rajkot Municipal Corporation within the sub-district and district Rajkot.

ON THE NORTH : as per

ON THE SOUTH : approved

ON THE EAST : building

ON THE WEST : plan

I am submitting following documents for title clearance report:

- 1) Copy of Village Form No. 6
- 2) Copy of Village Form No. 7/12
- 3) Copy of Village Form No. 8-A
- 4) Copy of Tippan





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- 5) Copy of Regd. Sale Deed Sr. No. 1301 dated 30-05-1958 (Regi. No. 1233 Vol-152 dated 05-07-1958) executed by Shri Juvansinh Togubha Jadeja in favour of Shri Narsingbhai Hirabhai Ahir
- 6) Copy of Regd. Sale Deed Sr. No. 2989 dated 02-09-1999 (Regi. dated 22-10-1999) executed by Smt. Kuvarben Narsingbhai Ahir in favour of Smt. Jasuben Ravatbhai Ahir (Humbal)
- 7) Copy of Regd. Sale Deed Sr. No. 1711 dated 07-05-2003 executed by Smt. Jasuben Ravatbhai Ahir (Humbal) in favour of Shri Prabhben Manjibhai Patel and others
- 8) Copy of Regd. Sale Deed Sr. No. 4338 dated 31-07-2004 executed by Shri Prabhben Manjibhai Patel and others in favour of Shri Samirbhai Vithalbhai Zalavadia -HUF
- 9) Copy of Regd. Sale Deed Sr. No. 11064 dated 19-12-2006 executed by Shri Samirbhai Vithalbhai Zalavadia -HUF in favour of Shri Bhanubhai Labhubhai Maheta
- 10) Copy of Hissa Form No. 4 and its measurement sheet
- 11) Copy of Lay-out Permission No. 3 / 08 / 1081 dated 12-05-2008 and Lay-out Plan
- 12) Copy of NA Order No. 53 / 09-10 dated 16-10-2009 passed by Collector Office, Rajkot
- 13) Copy of Certificate regarding Sanad
- 14) Original Regd. Sale Deed Sr. No. 16084 dated 05-10-2010 executed by Shri Bhanubhai Labhubhai Maheta in favour of Khojema Aehmadali Mankada (Plot No. 46 to 55)
- 15) Original Regd. Sale Deed Sr. No. 6901 dated 23-08-2022 executed by Khojema Aehmadali Mankada in favour of **M/S. TULSI HOUSE, PARTNERSHIP FIRM** (Plot No. 46 to 55)
- 16) Original Regd. Sale Deed Sr. No. 12644 dated 30-07-2010 executed by Shri Bhanubhai Labhubhai Maheta in favour of Shri Janakbhai Labhubhai Mehta -HUF, Smt. Geetaben Janakbhai Mehta, Shri Dipakbhai Bachubhai Dangar -HUF, Shri Bharatbhai Bachubhai Dangar -HUF (Plot No. 71 to 83)





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- 17) Original Regd. Sale Deed Sr. No. 2194 dated 27-03-2019 executed by Smt. Geetaben Janakbhai Mehta in favour of Shri Dipakbhai Bachubhai Dangar -HUF (25 % undivided Share of NA land of Plot No. 71 to 83)
- 18) Original Regd. Sale Deed Sr. No. 2197 dated 27-03-2019 executed by Shri Janakbhai Labhubhai Mehta -HUF in favour of Shri Bharatbhai Bachubhai Dangar -HUF (25 % undivided Share of NA land of Plot No. 71 to 83)
- 19) Original Regd. Sale Deed Sr. No. 8228 dated 12-10-2022 executed by Shri Dipakbhai Bachubhai Dangar -HUF, Shri Bharatbhai Bachubhai Dangar -HUF in favour of **M/S. TULSI HOUSE, PARTNERSHIP FIRM** (Plot No. 71 to 83)
- 20) Copy of Village Form No. 2 in the name of **M/S. TULSI HOUSE, PARTNERSHIP FIRM**
- 21) Copy of Regd. Partnership Deed Sr. No. 5965 dated 20-07-2022 of **M/S. TULSI HOUSE, PARTNERSHIP FIRM**
- 22) Copy of Zoning Certificate with Part Plan
- 23) Copy of Sub-Plotting Permission No. 207 dated 06-12-2022 and Sub-Plotting Plan passed by RMC (for Plot No. 71 to 83)
- 24) Copy of Construction Permission / (Form No. D) - Development Permission and Plan passed by RMC
- 25) Original Receipt issued by Sub-Registrar, Rajkot towards search dated 03-01-2023

C. TRACING OF THE TITLE:

- ☐ That originally the agricultural land of Ghanteshwar Revenue Survey No. 75/1 paikie agri. land A. 6-11 G. belonged to Shri Narsingbhai Hirabhai Ahir. This entry made in Village Form No. 6 by entry No. 62 (dated 19-10-1962 and it has certified (dated 19-06-1963) by Revenue Officer.
- ☐ Thereafter Shri Narsingbhai Hirabhai Ahir has made an oral partition. This oral partition has granted by Revenue Officer. This entry made in Village Form No. 6 by entry No. 695 and it has certified by Revenue Officer. So, Smt. Kuvarben Narsingbhai Ahir has got the above said S. No. 75/1 paikie agri. land A. 6-11 G.
- ☐ Thereafter Smt. Kuvarben Narsingbhai Ahir sold the above said agri. land to Smt. Jasuben Ravatbhai Ahir (Humbal) by Regd. Sale Deed Sr. No. 2989





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dated 02-09-1999 (Regi. dated 22-10-1999), which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 915 and it has certified by Revenue Officer.

- Thereafter Smt. Jasuben Ravatbhai Ahir (Humbal) sold the above said agri. land to Shri Prabhben Manjibhai Patel and others by Regd. Sale Deed Sr. No. 1711 dated 07-05-2003, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 1362 and it has certified by Revenue Officer.
- Thereafter Shri Prabhben Manjibhai Patel and others sold the above said agri. land to Shri Samirbhai Vithalbhai Zalavadia HUF by Regd. Sale Deed Sr. No. 4338 dated 31-07-2004, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 1470 & 2249 and it has certified by Revenue Officer.
- Thereafter Shri Samirbhai Vithalbhai Zalavadia HUF sold the above said agri. land paikie A. 3-00 G. to Shri Bhanubhai Labhubhai Maheta by Regd. Sale Deed Sr. No. 11064 dated 19-12-2006, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 2363 and it has certified by Revenue Officer.
- Thereafter Shri Bhanubhai Labhubhai Maheta applied to Collector Office, Rajkot for NA Permission. This NA Permission granted by Collector Office, Rajkot by N. A. Order No. 53 / 09-10 dated 16-10-2009. This entry made in Village Form No. 6 by entry No. 4260 and it has certified by Revenue Officer.
- Thereafter Shri Bhanubhai Labhubhai Maheta sold NA Plot No. 46 to 55 to Khojema Aehmadali Mankada by Regd. Sale Deed Sr. No. 16084 dated 05-10-2010, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 6095 and it has certified by Revenue Officer.
- Thereafter Khojema Aehmadali Mankada sold the above said NA Plot No. 46 to 55 to **M/S. TULSI HOUSE, PARTNERSHIP FIRM** by Regd. Sale Deed Sr. No. 6901 dated 23-08-2022, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 2 and it has certified by Revenue Officer.





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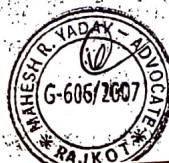
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- And thereafter Shri Bhanubhai Labhubhai Maheta sold NA Plot No. 71 to 83 to Shri Janakbhai Labhubhai Mehta--HUF, Smt. Geetaben Janakbhai Mehta, Shri Dipakbhai Bachubhai Dangar -HUF, Shri Bharatbhai Bachubhai Dangar -HUF by Regd. Sale Deed Sr. No. 12644 dated 30-07-2010, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 5709 and it has certified by Revenue Officer.
- Thereafter the above said owners paikie Smt. Geetaben Janakbhai Mehta sold her 25 % undivided Share from the above said NA Plot No. 71 to 83 to Shri Dipakbhai Bachubhai Dangar -HUF by Regd. Sale Deed Sr. No. 2194 dated 27-03-2019, which was registered with Sub-Registrar, Rajkot accordingly.
- Thereafter the above said owners paikie Shri Janakbhai Labhubhai Mehta -HUF sold his 25 % undivided Share from the above said NA Plot No. 71 to 83 to Shri Bharatbhai Bachubhai Dangar -HUF by Regd. Sale Deed Sr. No. 2197 dated 27-03-2019, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 2 and it has certified by Revenue Officer.
- Thereafter Shri Dipakbhai Bachubhai Dangar -HUF, Shri Bharatbhai Bachubhai Dangar -HUF sold the above said NA Plot No. 71 to 83 to **M/S. TULSI HOUSE, PARTNERSHIP FIRM** by Regd. Sale Deed Sr. No. 8228 dated 12-10-2022, 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. TULSI HOUSE, PARTNERSHIP FIRM** applied to RMC for Sub-Plotting Permission. This Sub-Plotting Permission and Sub-Plotting Plan passed by RMC vide No. 207 dated 06-12-2022 (for Plot No. 71 to 83).
- Thereafter **M/S. TULSI HOUSE, PARTNERSHIP FIRM** commences the construction of **Residential Bungalows** situated at **Ghanteshwar Revenue Survey No. 75/1/1** paikie "**TULSI HOUSE**" Bungalows on **Plot No. 46 to 55** total land **Sq. Mtrs. 1282.12** & **Sub-Plot No. (71 to 83)/1** to **Sub-Plot No. (71 to 83)/9** total land **Sq. Mtrs. 1193.84** as per Construction Permission / (Form No. D) - Development Permission and Plan passed by RMC. Now, these premises are in under construction.





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- ☐ So, legal owner of the above referred property is **M/S. TULSI HOUSE, PARTNERSHIP FIRM**

I have taken search from Index register of sale, mortgage, gift etc. maintained by Sub-Registrar, Rajkot. The search fee Rs. 350/- has been paid by Receipt No. 202302200000126 & 202302400000154 dated 03-01-2023 for search from the year 1992 to 2022 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. TULSI HOUSE, 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
Gemma



Maheshbhai Yadav - Advocate

Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

મિલકત નું વર્ણન : ઘંટેશ્વર ગામનાં રેવન્યુ સર્વે નં. ૭૫/૧/૧ પૈકી પ્લોટ નં. ૪૬ થી ૫૫, એમ મળી ૧૦
(દશ) પ્લોટસની જમીન ચો.મી.આ. ૧૨૮૨.૧૨ તથા સબ-પ્લોટ નં. (૭૧ થી ૮૩) / ૧
થી સબ-પ્લોટ નં. (૭૧ થી ૮૩) / ૯, એમ મળી ૯ (નવ) સબ-પ્લોટસની ખુલ્લી જમીન
ચો.મી.આ. ૧૧૯૩.૮૪ ઉપરનાં "તુલસી હાઉસ" ના નામથી ઓળખાતા પ્રોજેક્ટ

Search in : GHANTESHVAR.../GHANTESHVAR..

પહોંચ નંબર 202302200000126 અરજી નંબર 71 અરજી વર્ષ 2023
તારીખ ૩ માહે જાન્યુઆરી સને 2023

રજુ કરનારનું નામ કે. એમ. વારોતરીયા - એડ.

ટ્રાન્ઝેક્સન નંબર 20230103123001452

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.....વર્ષ 1998 થી 1998

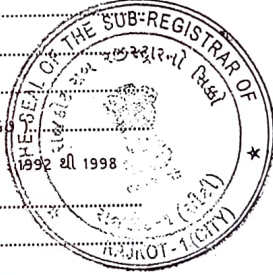
દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

અન્ય ફી



80.00

કુલ એકદરે રૂ.

80.00

અંકે રૂપીયા એશી પુરા

A.M. Desai
સબ રજીસ્ટ્રાર
રાજકોટ - 1

Inspector General of Registration
Revenue Department, Government of Gujarat

અરજી પહોંચ

મિલકત નું વર્ણન : ઘંટેશ્વર ગામનાં રેવન્યુ સર્વે નં. ૭૫/૧/૧ પૈકી પ્લોટ નં. ૪૬ થી ૫૫, એમ મળી ૧૦
(૬૨) પ્લોટસની જમીન ચો.મી.આ. ૧૨૮૨.૧૨ તથા સબ-પ્લોટ નં. (૭૧ થી ૮૩) / ૧
થી સબ-પ્લોટ નં. (૭૧ થી ૮૩) / ૯, એમ મળી ૯ (નવ) સબ-પ્લોટસની ખુલ્લી જમીન
ચો.મી.આ. ૧૧૯૩.૮૪ ઉપરનાં "તુલસી હાઉસ" ના નામથી ઓળખાતા પ્રોજેક્ટ

Search in : ઘંટેશ્વર /GHANTESHWAR

પહોંચ નંબર 202302400000154 અરજી નંબર 51 અરજી વર્ષ 2023
તારીખ ૩ માહે જાન્યુઆરી સને 2023

રજુ કરનારનું નામ કે. એમ. વારોતરીયા - એડ.

ટ્રાન્ઝેક્શન નંબર 20230103190033492

નીચે પ્રમાણે ફી પહોંચી

૩. 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.....વર્ષ : 1998 થી 2023

ઈડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

અન્ય ફી.....



270.00

કુલ એકંદરે રૂ.

270.00

અંકે રૂપીયા બે સો સીત્તેર પુરા

G.C.Barvadiya
સબ રજીસ્ટ્રાર
રાજકોટ - ૩