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Ref No. 11/19

Date. 02/07/19

To Whom It May Concern
(TITLE CLEARANCE REPORT)

(1) NAME OF THE JOINT OWNERS:

M/s. Vasudhara Infrastructure, a Partnership Firm with eight partners namely

- (1) Shri Savitaben Damjibhai Rathod,
- (2) Shri Jayeshbhai Damjibhai Rathod
- (3) Shri Dushyant Ravidas Gondaliya,
- (4) Smt. Anjanaben Jitendrabhai Chotaliya,
- (5) Shri Kashish Hiteshkumar Shah,
- (6) Shri Nischal Sanjay Patel,
- (7) Shri Jeet Vikas Patel
- (8) Shri Sanjay Babubhai Patel

Add. of all : Dholariya Nagar, 1/9, Geeta Nagar Corner,
Gayatri Nagar Main Road, Opp. Pravin Mension, Rajkot.

(2) DESCRIPTION OF THE PROPERTY:

Land admeasuring 358.06 Sq. Mtrs. of Plot No. 151 and 152 each, Land admeasuring 451.41 Sq. Mtrs. of Plot No. 161 (Cross Plot No. 8) and Land admeasuring 322.42 Sq. Mtrs. of Plot No. 162 (Cross Plot No. 9), admeasuring total 1489.95 Sq. Mtrs. (as per site 1416-37 Sq. Mts.) of Revenue Survey No. 336 paiki of Rajkot, T.P.S. No. 5 , F.P. No. 177 paiki City Survey Ward No. 8/2, City Survey Nos. 1937 to 1940 at Dholariyanagar, Gayatrinagar Main Road, Rajkot and the entire property is bounded as under :

NORTH : 9-00 Mtrs. Wide Road
SOUTH : 9-00 Mtrs. Wide Road
EAST : 9-00 Mtrs. Wide Road
WEST : Land of Plot No. 110

(3) DESCRIPTION OF THE DOCUMENTS:

- 1) Certified true copy of the Order No. Land/1/1167, dated 20.11.1956 passed by Dist. Collector, then Madhya Saurashtra.
- 2) Certified true copy of the Order No. Land/1/1167, dated 13.06.1958 passed by Dist. Collector, then Madhya Saurashtra.
- 3) Certified true copy of the Revenue Sanads issued in the name of Shri Jethabhai Virabhai.
- 4) Certified true copy of the Sale Deed registered at No. 1943, dated 10.09.1958.
- 5) True copies of the ULC order dated 29.10.88 and 7.9.91.

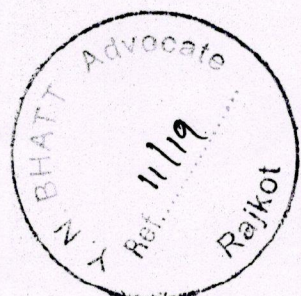
- 6) True copy of the Sanads in Schedule H issued in the name of Shri Jethabhai Virabhai.
- 7) Certified true copy of the Entries from Property Register.
- 8) Certified true copy of the Entry from Redistribution & Valuation Statement with the Sketch of Final Plot No. 177, T. P. Scheme No. 5 of Rajkot.
- 9) Original Correction Deed registered at No. 9830, dated 17.12.2018.
- 10) Original Gift Deed, registered at No. 9872, dated 19.12.2018.
- 11) Certified true copy of the Entries from Property Register with Endorsement, dated 27.02.2019.
- 12) Original Gift Deed, registered at No. 9873, dated 19.12.2018.
- 13) Certified true copy of the Entry from Property Register with Endorsement, dated 10.01.2019.
- 14) Original Receipts, dated 15.03.2019 towards the payment of Revenue Dues.
- 15) Copy of the Public Notice, dated 24.01.2019, published by Shri Dinesh R. Varotariya, Advocate.
- 16) Original Certificate, dated 02.02.2019 issued by Shri Dinesh R. Varotariya, Advocate.
- 17) Original Partnership Deed, dated 08.02.2019 of M/s. Vasudhara Infrastructure.
- 18) Xerox Copies of the Construction Permission No. 657, dated 13.02.2019 with the Commencement Certificate and approved Bldg. Plan issued by RMC.
- 19) Original Sale Deed registered at No. 2197, dated 18.03.2019.
- 20) Certified true copy of the Entries from Property Register with Endorsement, dated 14.05.2019.
- 21) Original Receipt towards the payment of Search Charges issued by Sub - Registrar, Rajkot.

(4) TRACING OF THE TITLE:

From the documents referred herein above it transpires that Shri Jethabhai Virabhai was holding the agricultural land admeasuring total 27 A 37 G of Revenue Survey No. 336 of Rajkot and he had applied to the Dist. Collector, then Madhya Saurashtra to grant the permission to convert the land admeasuring total 45012-00 Sq. yards into NA for residential purpose, which in turn was granted by different Orders.

Necessary Sanads in Schedule H with entries from the property register in the name of Jethalal Virabhai are on the file which was issued by the competent authority accordingly.

It further appears that Shri Jetha Vira Dholariya had gifted the Land admeasuring total 4935 Sq. Yards of Plot Nos. 137,138,139,140,141,142,151,152, 8 and 9 to Minor Shri Nathalal Jethalal Dholariya through his mother and Guardian Shri Kalibai Kachrabhai by the Gift Deed registered at No. 1947, dated 10.09.1958 with the Sub-Registrar, Rajkot.



On implementation of T.P. Scheme No. 5 of Rajkot; Final Plot No. 177 was assigned to the land of survey No. 336 as disclosed from the entry from redistribution statement with the sketch attached thereto on the file.

It further appears that as Nathalal Jethabhai Dholariya had become major necessary entry to that effect was made in to the property register which is certified on 31.3.2015 by the Competent Authority.

It transpires that due to oversight, there were mistakes in the description of measurement of Plots and Plot Numbers etc. in the above gift deed, and therefore, the Correction Deed rectifying and confirming the correctness was executed by the legal heirs of deceased Jethabhai V. Dholariya Died on (16/10/1981), viz. Smt. Diwaliben Jetahbhai Dholariya and four others in favour of Shri Nathalal Jethalal Dholariya, which was registered at No. 9830, dated 17.12.2018 with the Sub-Registrar, Rajkot. The Original Correction Deed is on the file.

It further appears that Shri Nathalal Jethalal Dholariya had filed a Statement under the provisions of Section 6(1) of the ULC Act, prevailing then and no excess holding was declared and Order to that effect was passed by the competent authority on 29.10.1988.

It further appears that Shri Nathalal Jethalal Dholariya had granted the Land admeasuring 358.06 Sq. Mtrs. of Plot No. 151 of Survey No. 336 paiki of Rajkot by way of Gift to Shri Mitul Nathalal Dholariya by the Gift Deed registered at No. 9872, dated 19.12.2018 with the Sub-Registrar, Rajkot. The Original Gift Deed is on the file.

It further appears that Shri Nathalal Jethalal Dholariya had again granted the Land admeasuring 358.06 Sq. Mtrs. of Plot No. 152 of Survey No. 336 paiki of Rajkot by way of Gift to Shri Hetalkumar Nathalal Dholariya by the Gift Deed registered at No. 9873, dated 19.12.2018 with the Sub-Registrar, Rajkot. The Original Gift Deed is on the file.

A public notice was published in Daily "Akila" on 24.01.2019 by Shri Dinesh R. Varotriya, Advocate; inviting objections, if any, in respect of aforesaid land of Plot No. 151 and 152 of the respective ownership of Shri Mitul N. Dholariya and Shri Hetalkumar N. Dholariya and Land of Cross Plot Nos. 8 (known as Plot No.161) and Cross Plot Nos. 9 (known as Plot No.162) of the ownership of Shri Nathalal Jethabhai Dholariya, but, no objections were received in response thereof, as disclosed from the Certificate, dated 02.02.2019 issued by said Shri Dinesh Varotariya, Advocate on the file.

It transpires that Shri Savitaben Damjibhai Rathod, (2) Shri Jayeshbhai Damjibhai Rathod (3) Shri Dushyant Ravidas Gondaliya, (4) Smt. Anjanaben Jitendrabhai Chotaliya, (5) Shri Kashish Hiteshkumar Shah, (6) Shri Nischal Sanjay Patel, (7) Shri Jeet Vikas Patel and (8) Shri Sanjay Babubhai Patel have constituted a



partnership firm to do the business in the name and style of M/s. Vasudhara Infrastructure and the partnership deed was executed between them on 08.02.2019 at Rajkot. The Original partnership deed is on the file. which is registered with Registrar of Firm accordingly.

It further appears that M/s. Vasudhara Infrastructure, a Partnership Firm had purchased the Land admeasuring total 1489.95 Sq. Mtrs. (as per site 1416-37 Sq. Mts.) of Plot Nos. 151, 152, 161 and 162 of Survey No. 336 paiki from Shri Mitulbhai N. Dholariya, Shri Hetalkumar N. Dholariya and Shri Nathalal J. Dholariya by the sale deed registered at No. 2197, dated 18.03.2019 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. Vasudhara Infrastructure, a Partnership Firm has been transferred in its name in the Property Register by Endorsement No.590 dated 14.05.2019, as disclosed from the Entry on the file.

The plan for the amalgamation of land of Plot Nos. 151, 152, 161 and 162 and then, construction of low-rise residential building over it was submitted before RMC, which was approved and the permission No. 657 was granted on 13.02.2019.

It transpires that M/s. Vasudhara Infrastructure, a Partnership Firm with 8 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 available records of Sub-Registrar; Rajkot for the last 15 years from my junior friend and no registered charge has been disclosed. The receipts towards the Search Charges are annexed.

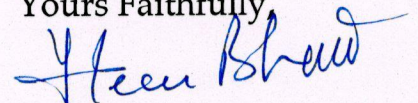
(6) OPINION

On examination of the entire chain of the documents, I do hereby certify that the right, title and interest of M/s. Vasudhara Infrastructure, a Partnership Firm with 8 partners in respect of the land described in Para - II hereinabove are covered with all respective title deeds.

In my humble opinion, the right, title and interest of said M/s. Vasudhara Infrastructure, a Partnership Firm with 8 partners in respect of the said land is clear and marketable.

Thanking You,

Yours Faithfully,



**(Y. N. BHATT)
ADVOCATE.**

