



Mo. 98248 00766
Ph : (O)2921375

SAURABH

P. PATEL

B.Com., L.L.B. (Advocate)

16/17 - Chitraklekha 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. Swastik Realty, a Partnership Firm, with
Partners:

1. Shri Gunvantrai Vrajlabhai Bhadani
2. Shri Rameshchandra Lavjibhai Vachhani
3. Shri Jayantilal Popatlal Rajkotiya



ADDRESS

Third Floor, Swastik House, 150 Feet Ring Road,
Kalawad Rod, Rajkot

(2) DESCRIPTION OF THE PROPERTY:

Land admeasuring 4293.30 Sq. Mtrs. of Single Unit No. 1 with right to use of Land admeasuring 477.05 Sq. Mtrs. of Common Plot and its FSI etc. of Revenue Survey No. 163 paiki 6 of Village Mavdi, Dist. : Rajkot with the construction of Residential and Commercial building under progress and known as "Aadarsh Avenue", situated at Bapa Sitaram Chowk, Swami Narayan Gurukul Main Road, Mavdi, Rajkot; within the limit of RMC and the entire property is bounded as under :

NORTH : Road
SOUTH : Road
EAST : Road
WEST : Land of Others of Survey No. 164 paiki

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

- 1) Certified true copy of the Entry from Jungle Book, dated 07.07.1958.
- 2) True copy of Village Form No. VI, Entry No. 88, 185, 733, 919, 83, 11328.
- 3) Certified copy of the Entry from Hissa Form No. IV with the Sketch from Measurement Sheet attached.
- 4) Original Lay out Permission No. 33, dated 10.10.2018, issued by RMC with the Layout Plan approved by it.
- 5) Certified true copy of the Order No. NA/LRCC/65/Case No. 453/18-19, dated 02.03.2019, passed by Collector, Rajkot.
- 6) Original Certificate, dated 09.10.2020, issued by Mamlatdar, Rajkot.
- 7) True copy of Village Form No. VI, Entry No. 11415 and 11461; VIII A, Khata No. 5529 with VII & XII.
- 8) Original Zone Certificate, dated 05.09.2019, issued by Ruda with the Sketch attached.
- 9) Original Receipts, dated 01.09.2020 towards the payment of Revenue Dues.
- 10) Original Letter, dated 08.10.2020, written by City Survey Supdt., Rajkot.
- 11) True copy of the Partnership Deed, dated 01.11.2019 of M/s. Swastik Realty with the Extract of Registration attached.



- 12) True copy of the Partnership Deed, registered at No. 1565, dated 22.03.2021 of M/s. Swastik Realty, with the Extract of Registration attached.
- 13) Original Sale Deed registered at No. 6900, dated 15.10.2020.
- 14) True copy of the Entry from Village Form No. II,
- 15) Copy of the Public Notices, dated 26.08.2020, issued by Shri Saurabh P. Patel, Advocate.
- 16) Original Certificate, issued by Shri Saurabh P. Patel, Advocate.
- 17) Original Construction Permission No. 44, dated 26.05.2021 with the Commencement Certificate and approved Bldg. Plan issued by RMC.
- 18) Original Receipts towards the Payment of Search Charge issued by Sub-Registrar, Rajkot.



(4) TRACING OF THE TITLE :-

Shri Deva Naran was holding the agricultural land of different fields of Village Mavdi, Dist. : Rajkot and on his death, the holdings of deceased stood transferred in the name of Shri Kala Vagha, as disclosed from the Entry No. 88 from the revenue record on the file.

On resurvey thereof, Kanbi Kala Vagha was found in occupation of the agricultural land admeasuring 9 A 25 G + 01 Gunthas of adjoining Waste Land of Survey No. 163 with land of other survey numbers of Village Mavdi and Entry No. 185 to that effect was made in the revenue record on 20.10.1961, which was certified on 10.06.1962 by Mamlatdar, Rajkot.

On the death of Kala Vagha on 02.04.1967, the names of his legal heirs, Shri Popat Kala, Punja Kala, Raghav Kala, Pancha Kala, Amrutben Kala, Vaniben Kala, Tejiben Kala and Smt. Premiben Kala were entered in the revenue record by Entry No. 737 on 10.05.1967 in respect of different holdings of deceased, including of Survey No. 163 of Village Mavdi, which was certified on 17.12.1967 by Mamlatdar, Rajkot.

Smt. Premiben Kalabhai and Others had divided and distributed their agricultural land of different survey numbers including of Survey No. 163 of Mavdi between them. By virtue of the said division/distribution, agricultural land admeasuring 3 Acre of Survey No. 163 paiki had fallen to the joint share of Shri Raghav Kala and Entry No. 919 on division thereof was made in the revenue record on 20.01.1968, which was certified on 11.06.1968 by Mamlatdar, Rajkot.



On the death of Raghav Kala, the holdings of deceased including of Survey No. 163 paiki of Mavdi were divided and distributed between his three legal heirs, Shri Tulsi Raghav, Shri Arvind Raghav and Shri Lalitaben Raghav. By virtue of the said division/distribution, agricultural land admeasuring 2 Acre of Survey No. 163 paiki had fallen to the share of Shri Lalitaben Raghavbhai and Entry No. 83 on division thereof was made in the revenue record on 01.12.1986, which was certified on 07.01.1987 by Dy. Mamlatdar, Rajkot accordingly.

Shri Lalitaben Raghavbhai had applied to the Collector, Rajkot to grant the permission to convert agricultural land admeasuring total 4770.35 Sq. Mtrs. of

Survey No. 163 paiki 6 of Mavdi into NA for residential purpose, which in turn was granted by Order, dated 02.03.2019. The lay out plan and plotting was approved. The Sanad in respect of said land was not issued, as disclosed from the Certificate, dated 09.10.2020, issued by Mamlatdar, Rajkot and on conversion into NA, Entry No. 11415 to that effect was made in the revenue record on 10.04.2019, which was certified on 31.05.20189 by Mamlatdar, Rajkot.

On merger of Village Mavdi, within the seem of Rajkot; Entry No. 11461 to that effect was made in the revenue record on 16.07.2010, which is yet to be certified.

Ruda has issued Zone Certificate on 05.09.2019, to the effect hat land of Single Unit of Survey No. 163 paiki of Mavdi, falls within the Residential Zone.



The amount of revenue dues have been paid upto the year 2020, as disclosed from the receipts towards the payment on the file.

From the Letter, dated 08.10.2020, written by City Survey Supdt., Rajkot, it transpires that the property in question is still not surveyed by the office.

Shri Gunvantrai Vrajlal Bhadani and Shri Rameshchandra Lavjibhai Vachhani have constituted a partnership firm to do the business in the name and style of M/s. Swastik Realty and the partnership deed was executed between them on 01.11.2019 at Rajkot. The said firm is registered at No. GUJ/RJ/109209 on 01.11.2019 with Two partners with the Registrar of Firms, Rajkot, as disclosed from the Extract of Registration of the said Firm on the file.

It transpires that there was a change in the constitution of the Firm, as one Shri Jayantilal Popatlal Rajkotiya had joined the Firm, as new partner with Shri Gunvantrai Vrajlal Bhadani and Shri Rameshchandra Lavjibhai Vachhani and Fresh Partnership Deed to that effect was executed between them on 05.08.2020, which was registered at No. 1565 on 22.03.2021 with the Sub-Registrar, Rajkot. From the recital of the said Partnership Deed on Page 13, Para 18, it transpires that all the three partners of the Firm have been authorized to execute necessary documents by any one out of three on behalf of the Firm. The change taken place in the constitution of the Firm has been reported/recorded with the Registrar of Firms, Rajkot; as disclosed from the Endorsement, dated 05.03.2021, made below the Extract on the file.



M/s. Swastik Realty, a Partnership Firm with three partners has purchased the land admeasuring 4293.30 Sq. Mtrs. of Single Unit No. 1 with right to use of land admeasuring 477.05 Sq. Mtrs. of Common Plot and its FSI etc., of Survey No. 163 paiki 6 of Village Mavdi, Dist. : Rajkot; as described in Para 2 hereinabove from Shri Lalitaben Raghavbhai Meghani, W/o. Naranbhai Korat by the sale deed registered at No. 6900, dated 15.10.2020 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.Swastik Realty, a Partnership Firm has been transferred in its name, as disclosed from the Entry from Village Form No. II in its name on the file.

It transpires that prior to purchase, different public notices were published in Daily "Akila", " Divya Bhaskar " and " Sandesh " on 26.08.2020 by Shri Saurash P. Patel, Advocate; inviting objections, if any, in respect of aforesaid NA land admeasuring 4293.30 Sq. Mtrs. of Single Unit No. 1 with right to use of land admeasuring 477.05 Sq. Mtrs. of Common Plot and its FSI etc., of Survey No. 163 paiki 6 of Village Mavdi, Dist. : Rajkot of the ownership of Shri Lalitaben Raghavbhai, W/o. Naranbhai Korat, but, no objections were received in response thereof, as disclosed from the NOC issued by the undersigned on the file.



M/s.Swastik Realty, a Partnership Firm had submitted a plan for the construction of residential and commercial building on the aforesaid Land of Single Unit No. 1 before RMC, which was approved and the permission was granted on 26.05.2021. The construction work is under progress and the building under construction is known as "Aadarsh Avenue".

It transpires that M/s.Swastik Realty, a Partnership Firm with Three 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.Swastik Realty, 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.Swastik Realty, a Partnership Firm, over the above referred property are clear, marketable, and 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 : - 03/ 06 / 2021.



Yours Faithfully,

A handwritten signature in black ink, appearing to read "Saurabh P. Patel".

SAURABH P. PATEL

ADVOCATE

(Sanad No.G-1994/2005)

અરજી પહોંચ

મિલકત નું વર્ણન : મવડી ના સ.નં.163 પૈકી 6 સીંગલ યુનીટ-1 તથા કોમન પ્લોટ

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૧૦૨૨૦૧૧૬૦૮ અરજી નંબર ૭૯૪૨ અરજી વર્ષ ૨૦૨૧
તારીખ ૧૦ માહે જૂન 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 ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1992 1998

૮૦.૦૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી

કુલ એકંદરે રૂ. ૮૦.૦૦

અંકે રૂપિયા એશી પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

B. K. CHAVADA

સબ રજીસ્ટ્રાર

રાજકોટ - 1

અંકે રૂ. : 80.00

20210603378352767

સબ રજીસ્ટ્રાર, રાજકોટ - 1

અરજી પહોંચ

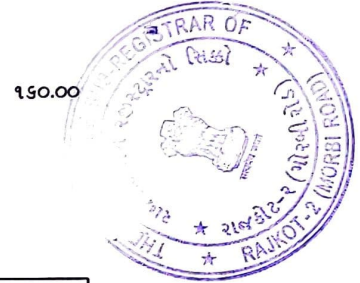
મિલકત નું વર્ણન : સ.ન:163 પૈકી 6 સીંગલ યુનિટ નં:1 તથા કોમન પ્લોટ

Search in : મવડી /MAVDI

પહોંચ નંબર ૨૦૨૧૦૨૩૦૧૬૧૩૬ અરજી નંબર ૮૨૦૦ અરજી વર્ષ ૨૦૨૧
તારીખ ૭ માહે જુન સને ૨૦૨૧

રજુ કરનારનું નામ સૌરભ 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 ચાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 1998 2012
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



150.00

કુલ એકદરે રૂ. 150.00

અંકે રૂપિયા એક સો સાઈઠ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

A. N. Dasani
સબ રજીસ્ટ્રાર
રાજકોટ - 2

અંકે રૂ. : 160.00

20210603352405245

સબ રજીસ્ટ્રાર, રાજકોટ - 2

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં. 163 પૈકી 6,યુનિટ નં. 1 તથા કોમન પ્લોટ

Search in : Mavdi/Mavdi

પહોંચ નંબર ૨૦૨૧૩૨૬૦૦૮૦૮૨ અરજી નંબર ૨૮૭૨ અરજી વર્ષ ૨૦૨૧
તારીખ ૭ માટે 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: 2012 2021
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૧૧૦.૦૦

કુલ એકંદરે રૂ. ૧૧૦.૦૦

અંકે રૂપીયા એક સો દસ પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.


J. S. RAMPARIYA
સબ રજીસ્ટ્રાર
રાજકોટ - ૬ - મવડી

અંકે રૂ. : 110.00

20210603831340741

સબ રજીસ્ટ્રાર, રાજકોટ - ૬ - મવડી