

(C)

Advocate Gaurang K. Dhruv (B.com, L.L.B., M.B.A.)

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To whom It May Concern

Title Clearence Report

(1) Name and Address of the Owner of the Property:-

1. Vallbhbhai Mavjibhai Sorathiya.

At: " Jay Khodiyar Krupa ", Near Gelma Pan Street, Village Mavdi,
Rajkot- 360004.

(2) DESCRIPTION OF THE PROPERTY :-

Land admeasuring 6914.20 Sq. Mtrs. of Single Unit with the right to use of
Land admeasuring 768.80 Sq. Mtrs. of Common Plot with FSI rights over it
of Revenue Survey No. 231/1/2, Final Plot No.56/2, T. P. Scheme
No.26(Mavdi) within the Limits Of Village Mavdi of Rajkot; with the
construction of high rise residential and commercial building over it in
progress and known as " **Real Corner** " and the entire property is
bounded as under :

Boundaries of Property is as under:

North :- 18-00 Mts. Road is there.

South :- F.P.No.56/A is there.

East :- 18-00 Mts. Road is there.

West :- F.P.No.56/1 is there.

(3) DESCRIPTION OF THE DOCUMENTS :-

1. True Copy of the Construction permission No.78, dated
25/07/2023 with Commencement Certificate and approve
building Plans issued by RMC.



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2. True copy of Property Card issued in the name of Vallabhbhai Mavjibhai Sorathiya.
3. True copy of N.A. Order obtained at vide No.704/09/18/111/2023, dated 07/06/2023.
4. True copy of permission for lay out sanctioned at vide 7, Dtd.:11/04/2023 issued by competent authority.
5. True copy of Approved N.A. Lay Out Plan.
6. True Copy of the Entry from Redistribution & Valuation Statement with the Sketch of Final Plot No.56/2, T.P.Scheme 26-Mavdi.
7. True copy of Zone Certificate and Part Plan issued by RMC.
8. Copy of Revenue Record Promulgations. 7/12, 8-A, All Related Entries of Haakpatrak No.6
9. Copy of the Entry from Jungle Book, with the Sketch attached.

(4) TRACING OF THE TITLE :-

Looking to the above Documents papers etc. it appears that Arjan Thakarshi was holding the agricultural land of different survey numbers including of Survey No.231 of Village Mavdi, Ta. and Dist. : Rajkot and his occupancy rights were promulgated. vide Entry No.30 dated.24.11.1955.

On resurvey thereof; Arjan Thakarshi was found in occupation of the agricultural land admeasuring 5 A 22 G of Survey No.231 of Village Mavdi and Entry No.176 to that effect was made in the revenue record on 20.10.1961; which was certified by Mamlatdar, Rajkot accordingly.

There after Arjan Thakarshi had divided and distributed his agricultural land of different survey numbers including of Survey No.231 between himself and his sons by way of family arrangements. By virtue of the said division/distribution; agricultural land admeasuring 5 A 22 G of Survey No.231 had fallen to the share of Mavji Arjan and Entry No.1781 on division thereof was made in the revenue record on 03.10.1980; which was certified by Mamlatdar, Rajkot.

There after Mavji Arjan had divided and distributed his agricultural land of Survey No.231 between his sons by way of family arrangements. By virtue of the said division/distribution;



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agricultural land admeasuring 2 A 31 G of Survey No.231/1/2 had fallen to the share of Vallbhbhai Mavjibhai Sorathiya and Entry No.1071 on division thereof was made in the revenue record on 06.01.1999; which was certified by Mamlatdar, Rajkot.

There after On implementation of T. P. Scheme No. 26 Mavdi; Final Plot No.56/2 was assigned to the land of Survey No. 31/1/2 of Mavdi of the ownership of Vallbhbhai Mavjibhai Sorathiya with area admeasuring total 11230.00 Sq. Mtrs. respectively of the scheme of Final Plot, as disclosed from the Entry from Redistribution & Valuation Statement with the Sketch of Final Plot on the file. The possession of Final Plot No.56/2 admeasuring total 11230.00 Sq. Mtrs., was handed over and the Rojkam to that effect was prepared and signed which is on the file.

Thereafter Vallbhbhai Mavjibhai Sorathiya had applied to the Collector, Rajkot for granting permission to use the above land 11230.00 Sq. Mtrs., of Survey No.231/1/2 of village Mavdi for Multi Purpose and the Collector Rajkot has granted the Permission vide his order No. 704/09/18/111/2023, dated 07/06/2023. And the N.A. Lay Out Plan is also Approved By R.M.C.

Thereafter Vallbhbhai Mavjibhai Sorathiya had submitted a plan for the construction of high rise Commercial+Residenital building on the aforesaid open Land admeasuring 6914.20 Sq. Mtrs. of Single Unit with the right to use of Land admeasuring 768.80 Sq. Mtrs. of Common Plot with FSI rights over it of Revenue Survey No. 231/1/2, Final Plot No.56/2, T. P. Scheme No.26(Mavdi) within the Limits Of Village Mavdi. before RMC; which was approved and the permission was grated vide no.78, on 25/07/2023. The construction work is under progress and the building under construction is known as " REAL CORNER ".

It transpires that Vallbhbhai Mavjibhai Sorathiya is the owner of the property more particularly described in para 2 hereinabove.



(5) SEARCH:-

In the connection with the property, I have taken search in the office of Sub-registrar at Rajkot for the Period of last 30 years to the best of my knowledge and information derived from the same. I have not found anything objectionable to the above referred property. The said original search receipt No. 20230220021473, 202302300027418, and 202332600014072, Dtd: 19/08/2023 are produced herewith for record There are no prior mortgages/charges, whatsoever as could be seen from the record of the sub-registrar office, Rajkot for last 30 years pertaining to the immovable property covered by the above said title deeds.

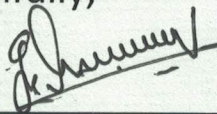
(6) OPINION:-

On examination of the entire chain of the documents, I do, hereby certify that the right, title and interest of Vallabhbhai Mavjibhai Sorathiya 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 Vallabhbhai Mavjibhai Sorathiya over the above referred property are clear, marketable and beyond reasonable doubt.

Date:- 25/08/2023.

Place: Rajkot.

Yours faithfully,



Gaurang K. Dhruv
Advocate
G/1317/2007

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

મિલકત નું વર્ણન : મવડીના રે.સ.નં.231/1/2 ટી.પી.નં.26 એફ.પી.નં.56/2 સીંગલ યુનિટ એરીયા તથા
કોમન પ્લોટ ની કુલ જમીન ચો.મી.7683.00 ઉપર આવેલ રીયલ કોર્નર

Search in : MAVDI-1/MAVDI-1

પહોંચ નંબર	202302200021473	અરજી નંબર	18055	અરજી વર્ષ	2023
તારીખ	૧૯	માહે	ઓગસ્ટ	સને	૨૦૨૩

રજુ કરનારનું નામ G K Dhruv (Ad.)

ટ્રાન્ઝેક્સન નંબર 20230819798161677

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાલીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....વર્ષ : 1993 થી 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....
અન્ય ફી

રૂ. પૈસા



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કુલ એકદરે રૂ.	૭૦.૦૦
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અંકે રૂપીયા સીત્તેર પુરા

નકલો તપાસવા ચાલો

શોધ અગર તપાસ

રજુ કરનારનું નામ

દંડ કલમ-૨૫

કલમ-૩૪ (કલમ-૫૭)

નકલ ફી ફોલીયો

ઈન્ડેક્સ-૨ ફી

અન્ય ફી

કુલ એકદરે રૂ.

અંકે રૂપીયા સીત્તેર પુરા

નકલો તપાસવા ચાલો

શોધ અગર તપાસ

રજુ કરનારનું નામ

દંડ કલમ-૨૫

કલમ-૩૪ (કલમ-૫૭)

નકલ ફી ફોલીયો

ઈન્ડેક્સ-૨ ફી

અન્ય ફી

કુલ એકદરે રૂ.

અંકે રૂપીયા સીત્તેર પુરા

નકલો તપાસવા ચાલો

શોધ અગર તપાસ

રજુ કરનારનું નામ

A.M. Desai
સબ રજીસ્ટ્રાર
રાજકોટ - 1

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

મિલકત નું વર્ણન : મવડીના રે.સ.નં.231/1/2 ટી.પી.નં.26 એફ.પી.નં.56/2 સીંગલ યુનીટ એરીયા તથા કોમન પ્લોટ ની કુલ જમીન ચો.મી.7683.00 ઉપર આવેલ રીયલ કોર્નર

Search in : રાજકોટ સીટી /RAJKOT CITY

પહોંચ નંબર ૨૦૨૩૦૨૩૦૦૦૨૭૪૧૮ અરજી નંબર ૧૩૯૫૬ અરજી વર્ષ ૨૦૨૩
તારીખ ૧૯ માહે ઓગસ્ટ સને ૨૦૨૩

રજુ કરનારનું નામ G K Dhruv (Ad.)

ટ્રાન્જેક્શન નંબર 20230819266057593

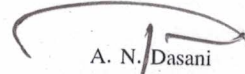
નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....
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શેરોની નકલ કરવા માટે ફી.....
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નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....વર્ષ : 1998 થી 2012
૧૬૦.૦૦
૬૬ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી
અન્ય ફી



અંકે રૂપીયા એક સો સાઈઠ પૂરા

કુલ એકદરે રૂ. ૧૬૦.૦૦


A. N. Dasani
સબ રજીસ્ટ્રાર
રાજકોટ - 2

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

મિલકત નું વર્ણન : મવડીના રે.સ.નં.231/1/2 ટી.પી.નં.26 એફ.પી.નં.56/2 સીંગલ યુનીટ એરીયા તથા
કોમન પ્લોટ ની કુલ જમીન ચો.મી.7683.00 ઉપર આવેલ રીયલ કોર્નર

Search in : Mavdi/Mavdi

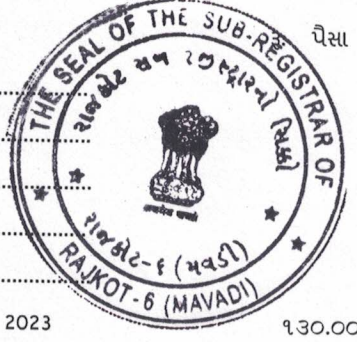
પહોંચ નંબર	૨૦૨૩૩૨૬૦૦૦૧૪૦૭૨	અરજી નંબર	૩૮૮૪	અરજી વર્ષ	૨૦૨૩
તારીખ	૧૯	માહે	ઓગસ્ટ	સને	૨૦૨૩

રજુ કરનારનું નામ G K Dhruv (Ad.)

ટ્રાન્ઝેક્સન નંબર 20230819330542442

નીચે પ્રમાણે ફી પહોંચી

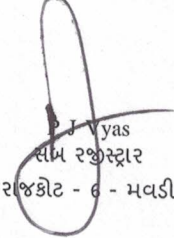
રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
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નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....વર્ષ : 2012 થી 2023
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....
અન્ય ફી



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અંકે રૂપિયા એક સો ત્રીસ પુરા


P. J. Vyas
સબ રજીસ્ટ્રાર
રાજકોટ - ૬ - મવડી