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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 : 21st May, 2022.

To,

SHREE ENTERPRISE, PARTNERSHIP FIRM,

Rajkot.

Sub.: Investigation of title of **SHREE ENTERPRISE, PARTNERSHIP FIRM** of Rajkot over its Immovable property consisting of Commercial Shops situated at **Raiya Revenue Survey No. 162/1-2** paikhe binkheti plots, which are known as "**Jay Park**" paikhe **T. P. Scheme No. 22, F. P. No. 20/1** paikhe, **City Survey Ward No. TP-22 Raiya, City Survey No. 250077** paikhe "**SHREE HARI EMPIRE**" building on **Sub-Plot No. 1 to 24 / 1, land Sq. Mtrs. 749.20** 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 Commercial Shops situated at **Raiya Revenue Survey No. 162/1-2** paikhe binkheti plots, which are known as "**Jay Park**" paikhe **T. P. Scheme No. 22, F. P. No. 20/1** paikhe, **City Survey Ward No. TP-22 Raiya, City Survey No. 250077** paikhe "**SHREE HARI EMPIRE**" building on **Sub-Plot No. 1 to 24 / 1, land Sq. Mtrs. 749.20** situated Village Raiya now a part on Rajkot Municipal Corporation within the sub-district and district Rajkot.

ON THE NORTH : as
ON THE SOUTH : per
ON THE EAST : approved
ON THE WEST : building plan

I am submitting following documents for title clearance report:

- 1) Copy of Revenue Tax Receipt issued by Talati-Cum-Mantri
- 2) Copy of Village Form No. 6
- 3) Copy of Village Form No. 7/12
- 4) Copy of Village Form No. 8-A





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- 5) Copy of Village Form No. 2
- 6) Copy of Lay-out Permission No. 82 dated 09-05-2002 and Lay-out Plan passed by Rajkot Municipal Corporation
- 7) Copy of NA Order No. 24 / 03-04 dated 12-11-2003 passed by Collector Office, Rajkot
- 8) Copy of T. P. Scheme Form "F" and T. P. Scheme Sketch and Rojkam
- 9) Copy of Amalgamation Permission No. 84 dated 02-12-2020 and Amalgamation Plan passed by Rajkot Municipal Corporation
- 10) Copy of Heirship Certificate issued by the Court of 2nd Additional Senior Civil Judge, Rajkot by C. M. A. No. 2954 / 2021 dated 11-03-2022 in favour of Shri Dharmeshbhai Damjibhai Sakhiya and other
- 11) Copy of Paper Notice published in "Akila" News paper dated 16-03-2022 with Certificate regarding paper notice dated 16-04-2022
- 12) Copy of Sub-Plotting Permission No. 251 dated 31-03-2022 and Sub-Plotting Plan passed by Rajkot Municipal Corporation
- 13) Original Regd. Sale deed Sr. No. 4097 dated 06-05-2022 executed by Shri Dharmeshbhai Damjibhai Sakhiya and other in favour of **SHREE ENTERPRISE, PARTNERSHIP FIRM**
- 14) Original Regd. Partnership Deed Sr. No. 3635 dated 20-04-2022 of **SHREE ENTERPRISE, PARTNERSHIP FIRM**
- 15) Copy of Village Form No. 2 in favour of **SHREE ENTERPRISE, PARTNERSHIP FIRM**
- 16) Copy of Construction Permission No. 31 dated 20-04-2022 and Building Plan passed by Rajkot Municipal Corporation
- 17) Copy of Commencement Certificate issued by Rajkot Municipal Corporation
- 18) Original Receipt issued by Sub-Registrar, Rajkot towards

C. TRACING OF THE TITLE:

- ☐ That originally the agricultural land of Raiya Revenue Survey No. 162/1-2 paikee total agri. land A. 3-16 G. belonged to Shri Vasharambhai Jivrajibhai at the time of new measurement dated 21-09-1962. This entry made in Village Form No. 6 by entry No. 380 and it has certified by Revenue Officer.





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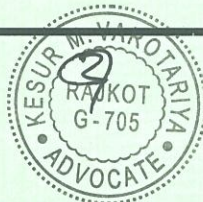
KESUR M. VAROTARIYA

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- ❑ Thereafter Shri Vasharambhai Jivrajibhai was died. So, his legal heirs have applied to entry of this land to their own name. This application has granted by Revenue Officer. This entry made in Village Form No. 6 by entry No. 4350 and it has certified by Revenue Officer. So, Shri Damjibhai Vasharambhai has got the above said Survey No. 162/1-2 paikie total agri. land A. 3-16 G.
- ❑ Thereafter Shri Damjibhai Vasharambhai applied to Collector Office, Rajkot for NA Permission. This NA Permission granted by Collector Office, Rajkot by NA Order No. 24 / 03-04 dated 12-11-2003. This entry made in Village Form No. 6 by entry No. 4736 and it has certified by Revenue Officer. So, Shri Damjibhai Vasharambhai has got binkheti plot No. 1 to 68, which are known as "**Jay Park**"
- ❑ Thereafter Shri Damjibhai Vasharambhai applied to Rajkot Municipal Corporation for Amalgamation Permission for Plot No. 1 to 24 & Internal Road AND Plot No. 44 to 52 & 54 to 60 & Internal Road AND Plot No. 61 to 68. This Amalgamation Permission and Amalgamation Plan passed by Rajkot Municipal Corporation vide No. 84 dated 02-12-2020. This entry made in Village Form No. 2 and it has certified by Revenue Officer.
- ❑ Thereafter Shri Damjibhai Vasharambhai was died on 03-10-2020. So, his legal heirs applied in the Court of 2nd Additional Senior Civil Judge, Rajkot for Heirship Certificate. This application granted by the Court of 2nd Additional Senior Civil Judge, Rajkot by C. M. A. No. 2954 / 2021 dated 11-03-2022. So, Shri Dharmeshbhai Damjibhai Sakhiya and other have got the above said NA land.
- ❑ Thereafter Shri Dharmeshbhai Damjibhai Sakhiya and other applied to Rajkot Municipal Corporation for Sub-Plotting Permission for Plot No. 1 to 24 & Internal Road. This Sub-Plotting Permission and Sub-Plotting Plan passed by Rajkot Municipal Corporation vide No. 251 dated 31-03-2022. This entry made in Village Form No. 2 and it has certified by Revenue Officer. So, Shri Dharmeshbhai Damjibhai Sakhiya and other have got **Sub-Plot No. 1 to 24 / 1 TO Sub-Plot No. 1 to 24 / 5**
- ❑ Thereafter Shri Dharmeshbhai Damjibhai Sakhiya and other sold **Sub-Plot No. 1 to 24 / 1** to **SHREE ENTERPRISE, PARTNERSHIP FIRM** by Regd. Sale deed Sr. No. 4097 dated 06-05-2022 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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- ☐ Thereafter **SHREE ENTERPRISE, PARTNERSHIP FIRM** commences the construction of Commercial Shops situated at **Raiya Revenue Survey No. 162/1-2** paikee binkheti plots, which are known as "Jay Park" paikee "SHREE HARI EMPIRE" building on **Sub-Plot No. 1 to 24 / 1, land Sq. Mtrs. 749.20** as per Construction Permission and Building Plan passed by Rajkot Municipal Corporation. Now, these premises are in under construction.
- ☐ So, legal owner of the above referred property is **SHREE ENTERPRISE, 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. 202202200013322 & 202202500009820 dated 21-05-2022 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 **SHREE 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,

Kesur M. Varotariya

Kesur M. Varotariya - Advocate



અરજી પહોંચ

મિલકત નું વર્ણન : રૈયા.રે.સ.ન.162/1-2 પૈકી જય પાર્ક-3 સબ-પ્લોટ.ન.1 થી 24/1 ચો.મી.749-20 શ્રી હરિ એ.બિલ્ડીંગ

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૨૦૨૨૦૦૦૧૩૩૨૨ અરજી નંબર ૮૫૭૨ અરજી વર્ષ ૨૦૨૨
તારીખ ૨૧ માહે મે સને ૨૦૨૨

રજુ કરનારનું નામ કે.એમ.વારોતરીયા,એડવોકેટ - શોધ નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીઓ.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 1991 1998
દંડ કલમ-૨૫.....
કલમ-૨૪ (કલમ-૫૭).....
નકલ ફી ફોલીઓ.....
ઈન્હેક્સ-૨ ફી



૯૦.૦૦

કુલ એકદરે રૂ. ૯૦.૦૦

અંકે રૂપિયા નેવું પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

NAVDIP VALKUBHAI KHACHAR
સબ રજીસ્ટ્રાર
રાજકોટ - 1

અંકે રૂ. : 90.00
20220521330448454
સબ રજીસ્ટ્રાર, રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : રૈયાના રે.સ.નં.162/1-2 પૈકી " જય પાર્ક-3 " સબ પ્લોટ નં.1 થી 24/1 ની જમીન
ચો.મી.749.20 ઉપર આવેલ શ્રી હરી એમ્પાયર બિલ્ડીંગ

Search in : રૈયા-1 /RAIYA-1

પહોંચ નંબર ૨૦૨૨૦૨૫૦૦૦૦૮૮૨૦ અરજી નંબર ૪૮૫૫ અરજી વર્ષ ૨૦૨૨
તારીખ ૨૧ માહે મે સને ૨૦૨૨

રજુ કરનારનું નામ કેસુર 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 યાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 1998 2022
ઈડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૨૬૦.૦૦

કુલ એકંદરે રૂ.	૨૬૦.૦૦
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અંકે રૂપીયા બે સો સાઈઠ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.


R. K. JANI
સબ રજીસ્ટ્રાર
રાજકોટ - 4

અંકે રૂ. : 260.00

20220521562282133

સબ રજીસ્ટ્રાર, રાજકોટ - 4