

TANVIR D. LAVADIYA

B.COM. LL.B., D.T.L.P.,

ADVOCATE

Balaji Complex, Office No. 8, Near Amrapali Railway Crossing, Raiya Road,
Rajkot email:lavadiyatanvir111@gmail.co. Mo. 99797 57549

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No:24/19

Dtd. 11.03.2019

To whom so ever it may concern,

Sub. : Title Clearance Report.

Ref. : File of Documents

Dear sir,

I submit my Legal Opinion cum Non-encumbrance Certificate and Legal Scrutiny report as under :-

1) Name of the Owner :-

M/s. Madhav Developers - a partnership firm

Add.: Dr. DD Joshi, S K Chowk, Gandhigram, Rajkot.

2) Description of Property :-

Residential 20-Flats of Madhav-IV to be constructed on plot No.:44 of Yagragnagar-2 of Revenue Survey No.:12 (Old survey No.:93) of village Madhapar, Tal. & Dist.: Rajkot in state of Gujarat.

The said property is bounded as follows :

North: 30.0 Fts. road, there is curvature, it admeasures 55.0 Fts.

South: Plot No.:45, it admeasures 55.0 Fts.

East : 30.0 Fts. road, there is curvature, it admeasures 70.0 Fts.

West: Plot No.:43, it admeasures 70.0 Fts.

3) Tracing of the Title :-

It seems from the documents produced that originally agricultural lands of village Madhapar Revenue Survey No.:93 admeasuring Acres 40.36 Gunthas belonged to Shri Thobhan Govindbhai Rajput in whose favour a Lekh No.:271 dtd.:29.06.1915 executed.

And on his death said lands vested in name of his legal heirs namely Shri Lakhmanbhai Thobhanbhai and Shri Vashrambhai Thobhanbhai. It is recited at vide entry No.:37 in village form No.:6.



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Thereafter on new admeasurements that took place, agricultural lands of village Madhapar Revenue Survey No.:12 admeasuring Acres 40.29 Gunthas and confirmed in name of Shri Lakhmanbhai Thobhanbhai and Shri Vashrambhai Thobhanbhai. It is recited at vide entry No.:206 dtd.:19.06.1967 in village form No.:6.

Thereafter a partnership firm enacted in name & style of M/s. Virchand Devsi & Co by vide partnership deed dtd.:24.08.1966.

Thereafter out of said lands, agricultural lands of village Madhapar Revenue Survey No.:12 admeasuring Acres 20.0 Gunthas is sold out by Shri Lakhmanbhai Thobhanbhai and Shri Vashrambhai Thobhanbhai to Shri Virchandbhai Devsibhai Karia partner of M/s. Virchand Devsi & Co. by registered sale deed Sr. No.:1111 dtd.:13.03.1970 which is registered at No.:3093, Vol.:841 dtd.:08.07.1970. It is recited at vide entry No.:288 dtd.:14.03.1970 in village form No.:6.

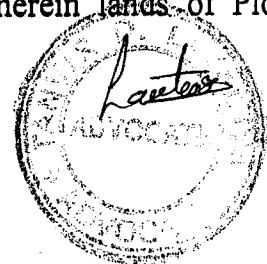
Thereafter a registered declaration deed Sr. No.:1112 dtd.:13.03.1970 executed by legal heirs of Thobhan Govind, i.e. Shri Lakhman Govind & Others (total-7) which is registered at No.:3093, Vol.:841 dtd.:08.07.1970.

Thereafter agricultural lands of village Madhapar Revenue Survey No.:12 paiki 1, admeasuring Acres 10.0 Gunthas converted to N.A. use by vide N.A. Order No.:36 dtd.:02.09.1971 issued by competent authority. It is recited at vide entry No.:490 dtd.:08.02.1975 in village form No.:6.

Thereafter a Power of attorney dtd.:18.11.1971 executed by partners of M/s. Virchand Devsi & Co. in favour of Shri Virchandbhai Devsibhai Karia and Shri Pravinchandrabhai Virchand Karia to do act jointly or severally.

Thereafter permission for lay out is obtained at vide No.:Mehsul-BKP-4620 dtd.:04.01.1972 alongwith sub-plotting plan issued by competent authority.

Thereafter a retirement of partnership deed dtd.:12.01.1976 executed amongst partners of M/s. Virchand Devsi & Co. wherein lands of Plot



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No.:42 admeasuring 427.7.0 Sq. Yards alongwith other lands fell in share of Shri Lilavanti Dhirajlal.

Since the said partition does not come in to implementation and to remove the overriding effect of ULC Act again a partnership deed dtd.:07.06.2000 of M/s. Virchand Devsi & Co. wherein all co partners bring their property as capital of the firm. As ULC Act repealed a again retirement of partnership deed dtd.:09.11.2000 executed amongst partners of M/s. Virchand Devsi & Co. wherein lands of Plot No.:44 admeasuring 422.4 Sq. Yards alongwith other lands fell in share of Shri Nandlalbhai Virchandbhai.

Thereafter a Power of attorney dtd.:02.05.2002 executed by Shri Nandlal Virchandbhai Karia in favour of Shri Lalitbhai Nandlalbhai Karia.

Thereafter said lands of Plot No.:44 admeasuring 353.18 Sq. Mts. is sold out by Shri Lalitbhai Nandlalbhai Karia duly constituted attorney of Shri Nandlal Virchandbhai Karia to Shri Parulben Brijeshkumar Khant and Shri Brijeshkumar Jentilal Khant by registered sale deed No.:5211 dtd.:22.12.2003 which is newly numbered as 232 dtd.:17.01.2004.

Thereafter said lands of Plot No.:44 admeasuring 353.18 Sq. Mts. is sold out by Shri Parulben Brijeshkumar Khant and Shri Brijeshkumar Jentilal Khant to Shri Arvindbhai Mavjibhai Monpara by registered sale deed No.:10093 dtd.:28.11.2006. It is recited at vide entry No.:3628 dtd.:12.12.2006 in village form No.:6.

Thereafter a Power of attorney dtd.:23.11.2007 executed by Shri Arvindbhai Mavjibhai Monpara in favour of Shri Narendrasinh Pruthvisinh Jadeja.

Thereafter said lands of Plot No.:44 admeasuring 353.18 Sq. Mts. is sold out by Shri Narendrasinh Pruthvisinh Jadeja duly constituted attorney of Shri Arvindbhai Mavjibhai Monpara to Shri Ashokkumar Padamsibhai Shah by registered sale deed No.:3984 dtd.:27.03.2008. It is recited at vide entry No.:4748 dtd.:01.04.2008 in village form No.:6.



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Thereafter a Public notice published in local news paper Sanj Samachar dtd.:19.01.2010 alongwith No Objection certificate given by Advocate Shri Maulik Mithani dtd.:09.02.2010.

Thereafter said lands of Plot No.:44 admeasuring 353.18 Sq. Mts. is sold out by Shri Ashokkumar Padamsibhai Shah to Shri Tanviben Naimishbhai Kothari and Shri Vimal Maheshbhai Kothari by registered sale deed No.:2184 dtd.:09.02.2010. It is recited at vide entry No.:6096 dtd.:18.02.2010 in village form No.:6.

Thereafter a registered declaration deed No.:920 dtd.:13.02.2014 executed by Shri Tanviben Naimishbhai Kothari and Shri Vimal Maheshbhai Kothari alongwith original registration receipt.

Thereafter a Zoning Certificate No.:1414 dtd.:04.06.2018 alongwith part plan issued by competent authority.

Thereafter a Public notice published in local news paper Akila dtd.:16.05.2018 alongwith No Objection certificate given by Advocate Dipakbhai M Ladva dtd.:29.05.2018.

Thereafter a partnership firm enacted in name & style of M/s. Madhav Developers by vide partnership deed dtd.:01.08.2011 and said firm reconstituted many times.

Thereafter said lands of Plot No.:44 admeasuring 353.18 Sq. Mts. is sold out by Shri Tanviben Naimishbhai Kothari and Shri Vimal Maheshbhai Kothari to M/s. Madhav Developers - a partnership firm by registered sale deed No.:4925 dtd.:04.07.2018. It is recited at vide entry No.:904 in village form No.:2.

Thereafter permission for construction is obtained at vide No.:RUDA/Tech/Dev/Madhavar/528/18/1037 dtd.:14.02.2019 alongwith approved building plan issued by RUDA and Residential 20-Flats of building Madhav-IV to be constructed.



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4) Search :-

The search has been taken from the records of Sub-Registrar Rajkot for last 13 years by vide receipt No:2019024004636, dtd.:11.03.2019 there is no charge or encumbrance has been disclosed. The receipt towards search charges is annexed.

5) Opinion :-

I have undertaken search in the books of Sub-Registrar as regards contents of title deed referred here in above particularly in respect of registered sale deed No.:4925 dtd.:04.07.2018 in favour of M/s. Madhav Developers - a partnership firm and I confirm that the transaction covering the title deed is perfect in all respect and suffers no legal impediments. The particulars in title deed are in conformity with the records of Sub-Registrar and genuineness of title deed is not doubtful.

On examination of the entire chain of documents I do hereby certify that the right, title and interest of the M/s. Madhav Developers - a partnership firm in respect of the property described in para-3 herein above are Clear, Marketable and Free from encumbrance over the property described in para-3 above. And property can be accepted as security for advances granted or to be granted.

6) Description of Documents :-

I have seen the following documents:

1. Certified true copy of Jungal Book issued by competent authority.
2. Original receipt of revenue tax paid.
3. Certified true copy of village form No.:6, 7/12 & 8-A and No.:2 issued by competent authority.
4. Notarized true copy of Lekh No.:271 dtd.:29.06.1915 in favour of Shri Thobhan Govindbhai Rajput alongwith original Certificate that Certified true copy is not available.



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5. Notarized true copy of partnership deed dtd.:24.08.1966 of M/s. Virchand Devsi & Co.
6. Certified true copy of registered declaration deed Sr. No.:1112 dtd.:13.03.1970 executed by legal heirs of Thobhan Govind, i.e. Shri Lakhman Govind & Others (total-7) which is registered at No.:3093, Vol.:841 dtd.:08.07.1970.
7. Certified true copy of N.A. Order obtained at vide No.:Mehsul-BKP-Reg-35/70-71 dtd.:27.07.1971 issued by competent authority.
8. Certified true copy of N.A. Order obtained at vide No.:Mehsul-BKP-Reg-36 dtd.:02.09.1971 issued by competent authority.
9. Notarized true copy of Power of attorney dtd.:18.11.1971 executed by partners of M/s. Virchand Devsi & Co. in favour of Shri Virchandbhai Devsibhai Karia and Shri Pravinchandrabhai Virchand Karia to do act jointly or severally.
10. Notarized true copy of retirement of partnership deed dtd.:12.01.1976 executed amongst partners of M/s. Virchand Devsi & Co.
11. Notarized true copy of partnership deed dtd.:07.06.2000 of M/s. Virchand Devsi & Co.
12. Notarized true copy of retirement of partnership deed dtd.:09.11.2000 executed amongst partners of M/s. Virchand Devsi & Co.
13. Notarized true copy of Power of attorney dtd.:02.05.2002 executed by Shri Nandlal Virchandbhai Karia in favour of Shri Lalitbhai Nandlalbhai Karia.
14. Original registered sale deed No.:5211 dtd.:22.12.2003 executed Shri Lalitbhai Nandlalbhai Karia duly constituted attorney of Shri Nandlal Virchandbhai Karia in favour of Shri Parulben Brijeshkumar Khant and Shri Brijeshkumar Jentilal Khant which is newly numbered as 232 dtd.:17.01.2004 alongwith original registration receipt.
15. Original registered sale deed No.:10093 dtd.:28.11.2006 executed by Shri Parulben Brijeshkumar Khant and Shri Brijeshkumar Jentilal



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Khant in favour of Shri Arvindbhai Mavjibhai Monpara alongwith original registration receipt.

16. Original Power of attorney dtd.:23.11.2007 executed by Shri Arvindbhai Mavjibhai Monpara in favour of Shri Narendrasinh Pruthvisinh Jadeja.
17. Original registered sale deed No.:3984 dtd.:27.03.2008 execute by Shri Narendrasinh Pruthvisinh Jadeja duly constituted attorney of Shri Arvindbhai Mavjibhai Monpara in favour of Shri Ashokkumar Padamsibhai Shah alongwith original registration receipt.
18. Original Public notice published in local news paper Sanj Samachar dtd.:19.01.2010 alongwith No Objection certificate given by Advocate Shri Maulik Mithani dtd.:09.02.2010.
19. Original registered sale deed No.:2184 dtd.:09.02.2010 executed by Shri Ashokkumar Padamsibhai Shah in favour of Shri Tanviben Naimishbhai Kothari and Shri Vimal Maheshbhai Kothari alongwith original registration receipt.
20. Original registered declaration deed No.:920 dtd.:13.02.2014 executed by Shri Tanviben Naimishbhai Kothari and Shri Vimal Maheshbhai Kothari alongwith original registration receipt.
21. Certified true copy of Zoning Certificate No.:1414 dtd.:04.06.2018 alongwith part plan issued by competent authority.
22. Original Public notice published in local news paper Akila dtd.:16.05.2018 alongwith No Objection certificate given by Advocate Dipakbhai M Ladva dtd.:29.05.2018.
23. Copy of partnership deed dtd.:01.08.2011 of M/s. Madhav Developers
24. Copy of reconstituted partnership deed dtd.:11.07.2013 of M/s. Madhav Developers
25. Copy of retirement cum admission of partnership deed dtd.:01.02.2014 of M/s. Madhav Developers.



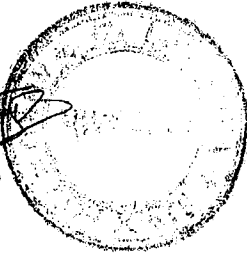
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26. Copy of reconstituted partnership deed dtd.:14.09.2015 of M/s. Madhav Developers
 27. Copy of reconstituted partnership deed dtd.:16.02.2018 of M/s. Madhav Developers.
 28. Original registered sale deed No.:4925 dtd.:04.07.2018 executed by Shri Tanviben Naimishbhai Kothari and Shri Vimal Maheshbhai Kothari in favour of M/s. Madhav Developers - a partnership firm alongwith original registration receipt.
 29. Original permission for construction is obtained at vide No.:RUDA/Tech/Dev/Madhapar/528/18/1037 dtd.:14.02.2019 alongwith approved building plan issued by RUDA.
 30. Original search receipt(s).
- 7) I am returning file of documents herewith.

Thanking you,
Yours faithfully,

[Tanvir Lavadiya]
Advocate



અરજી પહોંચ

મિલકત નું વર્ણન : રે. સ. નં. 12 પૈકી યાગરાજનગર-2 પ્લોટ નં. 44

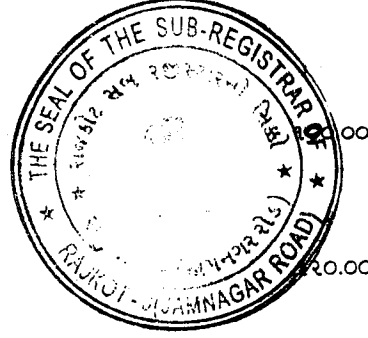
Search in : માધાપર /MADHAPAR

પહોંચ નંબર ૨૦૧૮૦૨૪૦૦૪૬૩૬ અરજી નંબર ૨૮૩૯ અરજી વર્ષ ૨૦૧૮
તારીખ ૧૧ માહે માર્ચ સને ૨૦૧૮

રજુ કરનારનું નામ તનવીર ડી. લાવડીયા એડવોકેટ (શોધ)
નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી માઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાટીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 1998 2019
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



કુલ એકદરે રૂ. ૨૨૦.૦૦

અંકે રૂપીયા બે સો વીસ પુરા

દસ્તાવેજ ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.


H A Karia
સબ રજીસ્ટ્રાર
રાજકોટ - ૩

Search in તનવીર ડી. લાવડીયા એડવોકેટ (શોધ)

અરજી નંબર : 2839

ગામ નું નામ : MADHAPAR

મિલકતનું વર્ણન રે. સ. નં. 12 પૈકી યાગરાજનગર-2 પ્લોટ નં. 44

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) RAJKOT-3 Ratanpar મા -21 વર્ષના ઇડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા_____ સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમાં નુકસાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને વેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
----- NO DATA AVAILABLE -----								
રે.								

સબ-રજીસ્ટ્રાર
Sub-Registrar Office(SRO) RAJKOT-3
Ratanpar