

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

Add :- 214, RK Prime, Nr.Nanamava Circle, 150 Feet Ring Road, Rajkot.

Mo.9979702349

E.mail- dhrugaurang@yahoo.com

To Whom It May Concern

(TITLE CLEARANCE REPORT)

(1) NAME & ADDRESS OF THE OWNER OF THE PROPERTY:

" Vivan Buildtech LLP " through its Partners :

- 1) Rajendra Sarvanand Sonwani
- 2) Kamalkumar Sadhuram Sonwani
- 3) M/S Love Shoppers Ltd. through its Director
Sarvanand Sadhuram Sonwani
- 4) Jagjivan Ranchhodbhai Sakhiya
- 5) Mitul Jagjivan Sakhiya

ADDRESS

Office No.702, R.K.Prime, Near Silver Hieghts, Nana Mava Circle, 150 Feet Ring Road, Rajkot.

(2) DESCRIPTION OF THE PROPERTY:

Land admeasuring 10516.50 Sq. Mtrs. of Plot No.1 (Single Unit) with the right to use of Land admeasuring 1168.50 Sq. Mtrs. of Common Plot with FSI rights over it of Revenue Survey No. 516/1 paiki 7, Final Plot No.32/9, T. P. Scheme No. 9 of Rajkot; with the construction of high rise residential and commercial building over it in progress and known as " **RK High Street** " and " **RK Trade Tower** " and the entire property is bounded as under :

NORTH	:	F.P. No. R-2.
SOUTH	:	18.00 Mtr. wide T.P. Road.
EAST	:	9.00 Mtr. Wide T. P. Road
WEST	:	F.P. No. 32/8 and F.P. No. R-5.



(3) DESCRIPTION OF THE DOCUMENTS:

1. True copy of Village Form No.2 in the name of Vivan Buildtech LLP.
2. True copy of Sale Deed registered at No.694, dated 29.01.2022.
3. True copy of Village Form No. 7/12, 8-A, and 6.
5. True copy of N.A. Order No. NA/LRCC/ 65/Case No. 148/18-19, dated 27.07.2018 passed by Collector, Rajkot.
6. True copy of the Lay out Permission No.1, dated 17.05.2018 issued by RMC with the Lay out Plan approved by it.
7. True copy of Sale Deed registered at No.1162, dated 26.05.2014.
8. True copy of the Hissa Form No.4 with the Sketch from Measurement Sheet attached.
9. True copy of the Entry from Redistribution & Valuation Statement with the Sketch of Final Plot No. 32/9, OF T. P. Scheme No. 9 of Rajkot.
10. True copy of Rojkam, dated 23.01.2018.
11. True copy of Village Form No. VI, Entry No.31,72,643,660,2147,208; VIII A, Khata No.107 with VII & XII.
12. True copy of Construction Permission No.24, dated 05.06.2023 issued by RMC with the Bldg. Plans approved by it.
13. Original Receipts towards the Payment of Search Charge issued by Sub-Registrar, Rajkot.

(4) TRACING OF THE TITLE :-

Looking to the above Documents papers etc. it appears that agricultural land of Survey No.516/1, acer 13-25 guntha of City Rajkot was in ownership and possession of Hansraj Aamba vides entry No.31.

There after Hansraj Aamba himself distributed his agricultural land of different survey numbers including of Survey No.516/1 of Rajkot amongst his sons by way of family arrangements. By virtue of the said division/distribution; agricultural land admeasuring 4 A 05 G of Survey No.516 paiki with other land had fallen into the share of Shri Kachrabhbhai aka Karshanbhai Hansrajbhai; and Entry No.2147 to that effect was made in the revenue record on 08.06.1963, which was certified on 13.07.1963 by Mamlatdar, Rajkot.

There after Kachrabhbhai aka Karshanbhai Hansrajbhai distributed his agricultural land of different survey numbers including of Survey No.516/1 of Rajkot amongst his sons by way of family arrangements. By virtue of the said division/distribution; agricultural land admeasuring 4 A 05 G of Survey No.516 paiki with



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other land had fallen to the joint share of (1) Parsotambhai Karshanbhai (2) Kishorbhai Karshanbhai (3) Rameshbhai Karshanbhai (4) Sureshbhai Karshanbhai; and Entry No.72 to that effect was made in the revenue record on 04.07.1994, which was certified on 08.03.1995 by Mamlatdar, Rajkot.

There after (1) Parsotambhai Karshanbhai (2) Kishorbhai Karshanbhai (3) Rameshbhai Karshanbhai (4) Sureshbhai Karshanbhai had sold his agricultural land admeasuring total 4 A 05 G of Survey No. 516/1 Paiki 7 of Rajkot to (1) Umeshbhai Keshavjibhai Malani (2) Manojbhai Keshavjibhai malani (3) Shivalal Haribhai Gadhiya (4) Denish Khodidasbhai Talaviya (5) Bhagvanjibhai Shamjibhai Talaviya by the sale deed registered at No.1162, dated 26.05.2014 with the Sub-Registrar, Rajkot.

There after On implementation of T. P. Scheme No. 9 of Rajkot; Final Plot No. 32/9 were assigned to the land of Survey No. 516/1 paiki 7 of Rajkot of the ownership of (1) Umeshbhai Keshavjibhai Malani (2) Manojbhai Keshavjibhai malani (3) Shivalal Haribhai Gadhiya (4) Denish Khodidasbhai Talaviya (5) Bhagvanjibhai Shamjibhai Talaviya with area admeasuring total 11685 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.32/9 admeasuring total 11685 Sq. Mtrs., was handed over and the Rojkam to that effect was prepared and signed on 23.01.2018, which is on the file.

There after (1) Umeshbhai Keshavjibhai Malani (2) Manojbhai Keshavjibhai malani (3) Shivalal Haribhai Gadhiya (4) Denish Khodidasbhai Talaviya (5) Bhagvanjibhai Shamjibhai Talaviya had applied to the Collector, Rajkot to grant the permission to convert agricultural land admeasuring total 11685 Sq. Mtrs. of Survey No. 516/1 paiki 7, Final Plot No. 32/9, T. P. Scheme No. 9 of Rajkot into NA for residential purpose, which in turn was granted by Order No. NA/LRCC/65/Case No. 148/18-19, dated 27.07.2018. The lay out plan and plotting was approved.

There after " Vivan Buildtech LLP " with 5 partners had purchased the Land admeasuring 10516.50 Sq. Mtrs. of Plot No.1 (Single Unit) with the right to use of Land admeasuring 1168.50 Sq. Mtrs. of Common Plot with FSI rights over it of Revenue Survey No. 516/1 paiki 7, Final Plot No.32/9, T. P.



Scheme No. 9 of Rajkot;; as described in Para 2 hereinabove from (1) Umeshbhai Keshavjibhai Malani (2) Manojbhai Keshavjibhai malani (3) Shivilal Haribhai Gadhiya (4) Denish Khodidasbhai Talaviya (5) Bhagvanjibhai Shamjibhai Talaviya by the sale deed registered at No.694, dated 29.01.2022 with the Sub-Registrar, Rajkot.

" Vivan Buildtech LLP ", a Partnership Firm had submitted a plan for the construction of different high rise residential and commercial building on the aforesaid land of Plot No.1 before RMC, which was approved and the permission was granted vide No.24 on 05.06.2023. The construction work is under progress and the building under construction is known as "RK High Street" and "RK Trade Tower".

It transpires that "Vivan Buildtech LLP", a Partnership Firm with 5 partners is the owner of the property more particularly described in Para 2 hereinabove.

(5) SEARCH:

The search has been taken from the records of Sub-Registrar, Rajkot for the last 30 years and The receipts towards the Search Charges are annexed.

(6) OPINION:

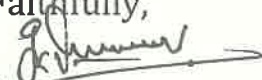
On examination of the entire chain of the documents, I do, hereby certify that the right, title and interest of "Vivan Buildtech LLP", a Partnership Firm in respect of the property described in Para-2 hereinabove are covered with all respective title deeds. The right, title and interest in respect of the aforesaid property of said "Vivan Buildtech LLP", a Partnership Firm over the above referred property are clear, marketable, and free from any encumbrance and beyond reasonable doubt.

Thanking You.

Date :- 14/06/2023.

Yours Faithfully,




Gaurang K. Dhruv

ADVOCATE

G/1317/2007

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

મિલકત નું વર્ણન : રાજકોટ ના સીટી સર્વે વોર્ડ નં.16 ટી.પી.નં.9 એફ.પી.નં.32/9 સીંગલ યુનિટ પ્લોટ નં.1
તથા કોમન પ્લોટ ના વપરાશ કરવાના હકકો તથા એફ.એસ.આઇ.ના તમામ હકકો સહિત
ની કુલ જમીન ચો.મી.11685.00 ઉપર આવેલ મિલકત

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર	૨૦૨૩૦૨૨૦૦૦૧૫૨૬૦	અરજી નંબર	૮૮૨૩	અરજી વર્ષ	૨૦૨૩
તારીખ	૧૩	માહે	જુન	સને	૨૦૨૩

રજુ કરનારનું નામ G K Dhruv (Ad.)
ટ્રાન્ઝેક્સન નંબર 20230613514105751

નીચે પ્રમાણે ફી પહોંચી

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.....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 રૂપિયા સીત્તેર પુરા


A.M. Desai
સબ રજીસ્ટ્રાર
રાજકોટ - 1

**Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચી**

મિલકત નું વર્ણન : રાજકોટ ના સીટી સર્વે વોર્ડ નં.16 ટી.પી.નં.9 એફ.પી.નં.32/9 સીંગલ યુનીટ પ્લોટ નં.1
તથા કોમન પ્લોટ ના વપરાશ કરવાના હકકો તથા એફ.એસ.આઇ.ના તમામ હકકો સહિત
ની કુલ જમીન ચો.મી.11685.00 ઉપર આવેલ મિલકત

Search in : CITY SURVEY WARD No.16/CITY SURVEY WARD No.16

પહોંચ નંબર	202302400013309	અરજી નંબર	5445	અરજી વર્ષ	2023
તારીખ	૧૩	માહે	જુન	સને	૨૦૨૩

રજુ કરનારનું નામ G K Dhruv (Ad.)

ડ્રાન્જેક્સન નંબર 20230613424300490

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 54 થી 57).....

શોધ અગર તપાસણી.....વર્ષ : 1998 થી 2023

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દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

અન્ય ફી.....



કુલ એકમ	૨૭૦.૦૦
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અંકે રૂપિયા બે સો સીતેર પુરા

G.C. Barvadiya

સબ રજીસ્ટ્રાર

રાજકોટ - 3