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"Shiv-Kunj", 5/14 Kevadawadi, Rajkot 360002

BAR Enrolment No:- G/325/1978

Dt. 11/05/2018

To,
Shree Maruti Developers
Rajkot

**Sub:- Investigation of title in respect of the property of
Partners of Shree Maruti Developers Rajkot.**

Details/description of Property.

**Total Land sq. mts. 1059-12 of Plot no. 1 to 7 known as
Jayram Park, R.S. No. 86/p1 to 86/p2 situated in the
Village Kothariya of Rajkot Taluka, Rajkot District.**

With reference to the above subject, Partners of Shree Maruti
Developers 1) Shri Ajaybhai Mansukhlal Kacha, 2) Shri Mila Dilipbhai
Hapani produced before me the following documents to examine the
title to the described property.

**Title Deeds of Shree Maruti Developer's partnership firm's property
Total Land sq. mts. 1059-12 of Plot no. 1 to 7 known as Jayram Park,
R.S. No. 86/p1 to 86/p2 situated in the Village Kothariya of Rajkot
Taluka, Rajkot District are as under**

(1) Original Reg. Sale deed No. 4524 dated 28-11-2011
executed by Shri Babubhai Jerambhai Khunt himself & as a
POA holder of (1) Shri Pravinbhai Jerambhai Khunt (2) Shri
Dilsukhbhai Jerambhai Khunt in favour of partnership firm
Shree Maruti Developers.

(2) True Copy of Power of attorney given by Shri Pravinbhai
Jerambhai Khunt & Shri Dalsukhbhai Jerambhai khunt in
favour of Shri Babubhai Jerambhai Khunt by Reg. Sr. No.
2590 dated 26-07-2017.



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- (3) True Copy of Registered Partnership deed Sr. No. 4833 dated 26-07-2017 between Partners of Shree Maruti Developers Shri Ajaybhai Mansukhlal Kacha & Shri Milan Dilipbhai Hapani
- (4) True Copy of NA Order passed by Collector Shri Rajkot vide Order No. N.A./L.R.C.C./65/CASE NO. 19/17-18 dated 11-07-2017.
- (5) True Copy of lay-Out Plan approved by RMC No. 01, dated 29-04-2017
- (6) True Copy of Reg Amalgamation deed No. 3262 dated 16-08-2016 executed between (1) Babubhai Jerambhai Khunt (2) Shri Pravinbhai Jerambhai Khunt (3) Shri Dilsukhbhai Jerambhai Khunt
- (7) True copy sale deed 1 number book No. 1549 volume No 216 dated 22-08-1960 executed by Patel Jeram Karamshi Rupareliya in favour of Patel Jeram Bhagvan Khunt
- (8) True copy of "form no 4" and "Mapani sheet"
- (9) True copy of Revenue tippan
- (10) True copy of Revenue Records from promulgation till today.

While going through the file of Title Deeds of Partnership firm Shree Maruti Developer's property Total Land sq. mts. 1059-12 of Plot no. 1 to 7 known as Jayram Park, R.S. No. 86/p1 to 86/p2 situated in the Village Kothariya of Rajkot Taluka it appears that originally Agricultural land belongs to Patel Jeram Karamshi Rupareliya.



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Thereafter the land admeasuring Acer 08-06 Guntha sold to Patel Jeram Bhagvan Khunt by Reg Sale Deed 1 number book no. 1549 volume no 216 dated 22-08-1960.

Thereafter Legal Heirs of Patel Jeram Khunt (1) Shri Babubhai Jerambhai Khunt (2) Shri Pravinbhai Jerambhai Khunt (3) Shri Dilsukhbhai Jerambhai Khunt executed deed of amalgamation of their share into joint ownership of the agricultural land of survey No. 86p1, 86p2 & 86p3.

Thereafter (1) Shri Babubhai Jerambhai Khunt (2) Shri Pravinbhai Jerambhai Khunt (3) Shri Dilsukhbhai Jerambhai Khunt applied to converted agricultural land into non agricultural land to Collector Shri Rajkot and by Order Of Collector Shri Rajkot vide Number N.A./L.R.C.C./65/CASE NO. 19/17-18 DATE 11-07-2017 the said land converted land converted into non agricultural.

Thereafter the Non agricultural land vide entry no 16591 dated 11-09-2017 mutated in village form No. 6.

Thereafter Power of attorney executed by Shri Pravinbhai Jerambhai Khunt & Shri Dalsukhbhai Jerambhai khunt in favour of Shri Babubhai Jerambhai Khunt by Reg. Sr. No. 2590 dated 26-07-2017.

Thereafter Partnership deed Reg Sr. No. 4833 Dt. 26-07-2017 between Partners of Shree Maruti Developers Shri Ajaybhai Mansukhlal Kacha & Shri Milan Dilipbhai Hapani is executed.

Thereafter Original Reg. Sale deed Sr. No. 4524 dated 28-11-2011 executed by Shri Babubhai Jerambhai Khunt himself and as a POA holder of (1) Shri Pravinbhai Jerambhai Khunt (2) Shri Dilsukhbhai Jerambhai Khunt in favour of Partnership firm Shree Maruti Developers.

Thereafter the name of Partnership firm Shree Maruti Developers has been mutated in Gam Namuna No.2.



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That Shree Babubhai Jerambhai khunt & others obtain permission for the construction vide No. 1247 dt. 01/03/2018 of a high-Rise residential building and got the building plan approved. That the permission which is granted is transferred to Shree Maruti Developers as per the Sale deed mention above.

That I have scrutinized the title of above said property and I have also carried out the search of last 13 years vide receipt No. 2018327004367 dated 08-05-2018(6 years) in the office of sub-registrar Rajkot zone-7 & receipt No. 2018023014876 dated 08-05-2018(7 years) in the office of sub-registrar Rajkot zone-2 and on the strength of all the above title scrutiny and search, I hereby certify that the title of property of **Shree Maruti Developer's** is clear and marketable and free from encumbrance.

RAJKOT.

DATE : 11/05/2018

Atul Y Dave

Advocate