

ATUL V. PATEL

B.Com., L.L.B., Advocate

529, Nakshtra - 8, Opp. IKON Building, Behind Sun City, Sadhu Vashwani Road Rajkot-5. GUJARAT, INDIA.

Mobile : 94262 01279, 97264 07982

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Sanad No. G/1327/2001

Dt.: 22nd June 2023.

:: TO WHOM SO EVER IT MAY BE CONCERN ::

Dear Sir,

Sub:- Inspection of Documents Relating to the property of M/s. Darshan Developers, A Partnership Firm Of Rajkot.

In accordance with my client's instruction, I have examined the file of the title deeds sent to me Relating to the N. A. property Of **M/s. Darshan Developers, A partnership Firm** in Respect of **Under Construct Residential Building On Plot No. 14 to 18 and 20 to 26, Nett Land Sq. Mt. 1918.22** (Land Sq. Mt. 1954.57 Paikee Land Sq. Mt. 36.35 Cutting in T.P.) Of Revenue Survey No. 174 Paikee Of T.P. Scheme No. 22, Raiya, F.P. No. 37/ 3 Paikee of Village Raiya. Said Area Known as "**Kailashdhara Park**", within the limit of Rajkot Municipal Corporation and my opinion for the same is as under.

1. It seems from the Documents Produced before me that, Shri Harji Jetha was holding agriculture land acre 82.23 Gunthas of Different Field Of Village - Raiya as per Case No. 219 Dtd. 1-8-1951, Said Note Shown in Village Form No. 6 Vide Entry No. 22. The Copy Of Village Form No. 6 is there in the File.
2. Thereafter, New Measurement were held as Per Bombay land Revenue Code and above agriculture land was Measured as per said act and At the time of New Measurement Shri Patel Harji Jetha was holding Agriculture land Acre 75.01 gunthas of survey No. 28/2, 29/1, 29/2, 51/1, 51/2, 51/3, 63/1, 131, 167/4, 167/5, **174**, 182, 197 & 218 of Village - Raiya. Shri Patel Harji Jetha was at the time of Coming into force the Saurashtra Reform Land Act - 1951 and Saurashtra Barkhali Abolition



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Act 1951 an occupant in Respect of agriculture Land of Survey No. 28/2, 29/1, 29/2, 51/1, 51/2, 51/3, 63/1, 131, 167/4, 167/5, **174**, 182, 197 & 218 of Village - Raiya and a Necessary effect also shown in Village Form No. 6 vide entry No. 399 Dtd. 21-9-1962 of Village Raiya. The Record of Rights of Raiya has Promulgated and said entry has been certified by Compitant Authority Rajkot.

3. Thereafter, Patel Harji Jetha had Partation his Agriculture Land Of Survey No. 28/2, 29/1, 29/2, 51/1, 51/2, 51/3, 63/1, 131, 167/4, 167/5, **174**, 182, 197 & 218 Of Village Raiya to him Self and his brother Shri Lava Harji and Shamji Harji. A Mutation Entry No. 734, Dtd. 5-4-1964 has Been made to that Effect as Per Partation and Said Entry also Certified By Compitant Authority Rajkot. The Copy Of Village Form No. 6 is there in the File.

Due to said partition, Shri Patel Lava Harji had got agriculture land acre 21-07 Gunthas of Survey No. 63/1, 167/5, **174** and 197 of Village – Raiya.

4. It Appears that, Shri Patel Lava Harji, an Agriculture Land Owner had Partation his Agriculture Land Paikee Land Acre 11-35 Gunthas Of Different Survey Number Of Village Raiya to his Son Shri Patel Ranchhod Lava and Patel Nagji Lava. A necessary effect also Made in Village Form No. 6 Vide entry No. 4374, Dtd. 22-5-1991. The Copy Of Village Form No. 6 is there in the File.



Due to Said Partation, **Shri Ranchhod Lava** had got Agriculture Land Acre 5-38 Gunthas Of Survey No. **174** & 175 Paikee Of Village Raiya.

5. It further appears that, Other Remaining Agriculture Land owner Shri Rambhaben Lavabhai and other – A Heirs Of Lava Harji had Partation his

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Agriculture Land Of Different Survey Number Of Village Raiya to his Son Shri Patel Ranchhod Lava and Patel Nagji Lava. A necessary effect also Made in Village Form No. 6 Vide entry No. 4495, Dtd. 24-12-1995. The Copy Of Village Form No. 6 is there in the File

Due to Said Partation, **Shri Ranchhod Lava** had got Agriculture Land Acre 6-13 Gunthas Of Survey No. 63/1 & **174** Paikee Of Village Raiya.

6. Said Agriculture Owner Shri Ranchhod Lava Was Holding Agriculture Land Paikee Land Acre 5-04 Gunthas Of Survey No. 174 Paikee Of Village Raiya in Personal Capecity and He Further had Applied to Collector Rajkot for granting permission For N.A. purposes of his agriculture land acre 5-04 gunthas Equal to Sq. Mt. 20,639.00 of survey No. 174 paikee Village - Raiya and Hon'ble Collector Rajkot had Due Inquire and grant same and issued a order No. N.A./ Le. Re. Code 65 Case No. 72/ 2000-01 Dtd. 17-1-2001. The copy of N.A. Order and Lay Out Plan are there in the file.
7. It Appears that, Shri Ranchhodbhai Lavabhai Patel had Sold his N.A. Plots Paikee Plot No. 14 to 18 and 20 to 26 Total Land Sq. Mt. 1954.57 Of Revenue Survey No. 174 Paikee Of T.P. Scheme No. 22, Raiya, F.P. No. 37/ 3 Paikee of Village Raiya in "**Kailash Dhara Park**" to M/s Darshan Developers – A Partnership Firm Vide Sale Deed No. 4676 Dtd. 10-4-2023 For a Total Consideration Of Rs. 2,60,00,000/-. The Copy Of Sale Deed and Partnership Deed Of M/s. Darshan Developers are there in the File.



Entry No. 2/3050 has been Made to that Effect in Village Form No. 2 Of Village Raiya – 3 in Respect Of Plot No. 14 to 18 and 20 to 26 Total Land Sq. Mt. 1954.57 Of Revenue Survey No. 174 Paikee Of T.P. Scheme No. 22, Raiya, F.P. No. 37/ 3 Paikee of Village Raiya in the Name

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Of M/s. Darshan Developers, A Partnership Firm. The Copy Of Village

Form No. 2 and Receipt Of Lease are there in the File.

8. Thereafter M/s. Darshan Developers, A Partnership Firm had Applied to ATP, RMC For Granting Permission of Residential High - Rise construction on the land of Plot No. 14 to 18 and 20 to 26 Total Land Sq. Mt. 1954.57 Paikie Land Sq. Mt. 36.35 Cutting in T.P. and Remaining Nett Land Sq. Mt. 1954.57 Of Revenue Survey No. 174 Paikie Of T.P. Scheme No. 22, Raiya, F.P. No. 37/ 3 Paikie of Village Raiya and ATP RMC had grant same and sanction a Building Plan vide No. Dev/ Sha/ E No. 308 Dtd. 20-3-2023 and issued a construction permission No. 19 Dtd. 3-5-2023. The Copy Of Approved Building Plan, Commencement Certificate and Construction Permission are there in the file.

Boundries Of Plot No. 14 to 18 and 20 to 26 as Under.

- North : 12.00 Mts. Wide T.P. Road and Property Of F.P. No. 37/A This Side One Corner Curve, Measurment Of This Side 34.62 Mts.
- South : 9.00 Mts. Wide Road, This Side Two Corner Curve, Measurment Of This Side 34.62 Mts.
- East : 7.50 Mts Wide Road Property Of F.P. No. 37/A This Side One Corner Curve, Measurment Of This Side 63.87 Mts.
- West : 7.50 Mts. Wide Road, This Side Two Corner Curve, Measurment Of This Side 64.43 Mts.



9. The search has been taken from the Records of sub-Registrar Rajkot for the last 30 years and no charge or encumbrance has been disclosed. The receipts towards search charge are enclosed.
10. Following document are required to be deposited for creating & valide equitable mortgage :

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1. Copy of Village form No. 6 Entry No. 22 Dtd. 1-8-1951, Entry No. 399 Dtd. 21-9-1962, Entry No. 734 Dtd. 5-4-1964, Entry No. 4374 Dtd. 22-5-1991 and Entry No. 4495 Dtd. 24-12-1995.
2. Copy of N.A. Order No. N.A./ Le. Re. Code 65 Case No. 72/ 2000-01 Dtd. 17-1-2001 and approved layout plan.
3. Copy of Village Form No. 6 Entry No. 3833 Dtd. 27-2-2001 and Village Form No. 8/A khata No. 1.
4. Copy Of Sketch and Form No. "F" Of T.P. Scheme No. 22, F.P. No. 37/3.
5. Copy Of Partnership Deed Of M/s. Darshan Developers Dtd. 13-3-2013.
6. Original Reg. sale deed bearing sr. no. 4676 Dtd. 10-4-2023 execute by Shri Ranchhodbhai Lavabhai Patel in favour of M/s. Darshan Developers, A Partnership Firm.
7. True Copy of Form No. 2 Entry No. 2/3050 Of M/s. Darshan Developers and Receipt Of Lease.
8. Original Approved Revised Building Plan, Commencement Certificate and Construction Certificate Of Plot No. 14 to 18 and 20 to 26.

From the above, I am of the opinion that, the title to the property under Report are clear, marketable and free from any encumbrances whatsoever.



ATUL V. PATEL

ADVOCATE

Sanad No. G/1327/2001

Encl. Total 32 Year Search Receipt Vide No. 202302200015423 Dtd. 17-6-2023 Of S.R.O. Zone – 1, Rajkot, Search Receipt No. 202302500012352 Dtd. 20-6-2023 and Receipt No. 8022023666260 Of S.R.O. Zone – 4 Rajkot With EC.

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This is to Certify, That The Under Mentioned Schedule Of Property Of M/s. **Darshan Developers A Partnership Form the Project "Darshan Shruti"**, Proposed Project Of Said Firm is Free From All Encumbrance.

SCHEDULE OF PROPERTY

Type Of Property :- Residential Purpose.
Revenue Area :- Raiya, Now Murge in Rajkot Municipal Corporation
Survey No. :- 174 Paikie
Plot/Sub Plot No. :- Sub Plot No. 14 to 18 and 20 to 26
Area :- Sq. Mt. 1918.22, Kailashdhara Park, Raiya – Rajkot.

This Certificate is given On the Bases Of Information Provided by Owner and Information Gathered. Further, The Title Of The Property is Good, Clear, Marketable and Free From all Encumbrances.

Date :- 22-6-2023

Place : Rajkot




ATUL V. PATEL

ADVOCATE

Sanad No. G/1327/2001

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

મિલકત નું વર્ણન : RAIYA SURVEY NO. 174 PAIKEE PLOT NO. 14 TO 18 AND 20 TO 26 TOTAL
LAND SQ. MT. 1954.57

Search in : RAIYA-1/RAIYA-3

પહોંચ નંબર ૨૦૨૩૦૨૨૦૦૦૧૫૪૨૩ અરજી નંબર ૧૦૦૧૨ અરજી વર્ષ ૨૦૨૩
તારીખ ૧૭ માહે જૂન સને ૨૦૨૩

રજુ કરનારનું નામ ATUL VITHALBHAI PATEL (ADVOCATE)

ડાન્જેક્સન નંબર 20230617447056429

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

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 : 1992 થી 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....
અન્ય ફી

૮૦.૦૦



કુલ એકંદરે રૂ. ૮૦.૦૦

અંકે રૂપીયા એંશી પૂરા

↓

A.M. Desai
સબ રજીસ્ટ્રાર
રાજકોટ - ૧

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

મિલકત નું વર્ણન : RAIYA SURVEY NO. 174 PAIKEE PLOT NO. 14 TO 18 AND 20 TO 26 TOTAL
LAND SQ. MT. 1954.57

Search in : રૈયા-૩ /RAIYA-3

પહોંચ નંબર 202302500012352 અરજી નંબર 4927 અરજી વર્ષ 2023
તારીખ 20 માટે જૂન સને 2023

રજુ કરનારનું નામ ATUL VITHALBHAI PATEL (ADVOCATE)

ડાબેક્સન નંબર 20230617309535407

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીઓ.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો બચવા ચાલીઓ (કલમ 58 થી 60).....

શોધ અગર તપાસણી..... વર્ષ : 1998 થી 2004

દડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીઓ.....

ઈન્ડેક્સ-૨ ફી.....

રવન્યા ફી.....



80.00

કુલ એકદર રૂ.

80.00

અંકે રૂપિયા એશી પુરા


A.U. Rathod
સહ રજીસ્ટ્રાર
રાજકોટ - 4

RECEIPT

Login ID PDEN		8022023666260		BARCODE				Printed On		14/06/2023 17:26:34		
Department Superintendent of Stamps And Inspector General Of Registration				Payer Details								
Details Office Name S.R.O - RAJKOT-4 Raiya Location RAJKOT Year 2023-2024 One time				TAX ID (If Any)								
				Full Name		ATUL V. PATEL, ADVOCATE.						
				Address		NAKSHATRA - 8, OFFICE NO. - 529, OPP. IKON BUILDING STREET, SADHUVASVANI ROAD, RAJKOT - 5.						
Transaction No		Account Head Details			Amount (RS.)		Bank CIN		Date		Bank-Branch	
20230614712752617		Registration Fee (0030-03-104-00) Stamp Duty (0030-02- 102-01) 300.00 5.00			305.00		57000013551003014062367803		14/06/2023		SBIEPAY	
Total Amount :-					305.00							
Total Amount In Words :-					Rupees Three Hundred Five Only							
Remarks (If Any)												

SS&IGR-GUJARAT

Disclaimer: This is a digitally system generated receipt, Which does not require signature.

મિલકત પરના બોજ અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : ATUL V. PATEL, ADVOCATE. અરજી નંબર : 8022023666260 ગ્રામ નું નામ : RAIYA-3 મિલકતનો પ્રકાર: Non-Agriculture
Search Year : 2005 - 2023

મિલકતનું વર્ણન , Survey No : RAIYA SURVEY NO. 174 PAIKEE, PLOT NO. 14 TO 18 AND 20 TO 26 TOTAL LAND SQ. MT. 1954.57

દસ્તાવેજની આ શોધ S.R.O - RAJKOT-4 Raiya મા 19 ચંબના ઈન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર શો નોંધાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજ મુત્તબંધ મર્યાદીત છે. આ શોધમા ના 17-06-2023 સુધીના નોંધણી થયેલ દસ્તાવેજોના સમાવેશ થાય છે.

દસ્તાવેજનો પ્રકાર અને અવેજ (બિડા પટાના ટિકિયામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે ને જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	સેપરેશન	આકાર અથવા જુદી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા અદિશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા અદિશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શ્રેણી
----- NO DATA AVAILABLE -----								

ઈ - પેમેન્ટ પ્રાન્ડેશન ID No.20230614712752617 ના 14-06-2023 થી મળેલ છે.
શોધ ફી 200.00
EC. ફી 100

Search by : રાખ-રજીસ્ટ્રાર A U Rathod



Self attested/સ્વ-પ્રમાણિત :

નોંધ: આ બોજપત્રક આપનાર સંબંધિત રજીસ્ટ્રાર કચેરી તેની વિગતોની ચોક્કસ અથવા ખરાબ વિશે શોધકરી આપતા નથી. તેમજ મુશ્કાતી મોડેના કોઈપણ હકદાર માટે જવાબદાર રહેશે નહીં. સીલ્ડમ જનરેટેડ બોજપત્રક Encumbrance Certificate)વાચાથી સહી કરેલ નથી તેમજ નકલમાં કોઈ ફેરફાર/ચેડા કરવા કે ખોટી નકલ બનાવવી ફોજદારી મુલકો છે. આ અંગે કોઈ વિસંગતા કે વિવાદ વખતે અસલ રેકૉર્ડ માન્ય ગણાશે.

