

B. M. GAMDHA

B.Com., LLB, D.T.L.P., D.L.L.P.
ADVOCATE



Cell : 94262-01385

Office No. 303/304, Sanskar Complex, 150 ft Ring Road, Near K.K.V. Hall,
Kalawad Road, Rajkot

To Whom It May Concern

Title Clearance Report



(1) **Name and Address of the Owner of the Property:-**

Haridwar Developers, Partnership Firm through its Partners

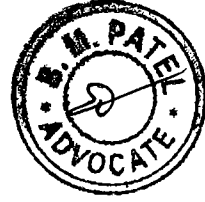
1. Batukbhai Devjibhai Panchani
2. Panchani Priyank Rameshbhai
3. Panchani Yash Rameshbhai
4. Rameshbhai Chhaganbhai Panchani
5. Rana Pruthvirajsinh Yuvrajsinh
6. Rana Karmarajsinh Yuvrajsinh
7. Abhijisinh Harevsinh Jadeja
8. Satyajeetsinh Jaydipsinh Jadeja
9. Rekhaben Ramnikbhai Bhalodia

Add : Suwarna Bhoomi Commercial, 2nd floor-13,
Nr. Speedwell Party Plot, Mavdi, Rajkot -360005

(2) **DESCRIPTION OF THE PROPERTY:-**

Land admeasuring 5386-35 Sq. Mts. of Single Unit 71 with right to use of Common Plot admeasuring 599-65 Sq. Mts. of Revenue Survey No. 242 paiki 2, Final Plot No. 71 of T.P. Scheme No. 26 (Mavdi) of Village Mavdi, Dist : Rajkot with the construction of High rise residential buildings over it in progress and known as "Haridwar Habitat" and entire property is bounded as under:

North	:	12-00 Mts. T. P. Road, Msmt. Towards 35-34 Mts. + 6.47 Mts.
South	:	Adj. 71/A Residential –Sale Reservation, Msmt. towards 51-29 Mts.
East	:	Adj. F.P. No. 69/3, Msmt. towards 104-91+26-89 Mts.
West	:	24-00 Mts. T.P. Road, Msmt. towards 6-47+13-73+81-44+2-37+30-31.



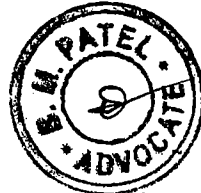
(3) DESCRIPTION OF THE DOCUMENTS:-

1. Original Construction permission No. 081, dated 22/07/2021 with Commencement Certificate and approve building Plans issued by RMC.
2. Copy of Village Form No. 2 issued by Talati Mantri of village Mavdi in the name of Haridwar Developers, a Partnership Firm vide Sr. No. 5824.
3. Original Regd. Sale deed Sr. No. 1642 Dt : 12/02/2021 executed by Shri Kusumben Mansukhbhai Sorathiya and others (total-3) in favour of Haridwar Developers, a Partnership Firm.
4. Original Partnership Deed of Haridwar Developers Regd. at Sr. No. 840, Dtd. 25/01/2021.
5. True copy of permission for lay out sanctioned at vide 33, Dtd.:27/01/2021 and approved Lay out Plan issued by competent authority.
6. True copy of N.A. Order obtained at vide No.: 798/09/18/111/2020, dated 21/12/2020 issued by Collector, Rajkot.
7. Original Regd. Sale deed Sr. No. 14348 Dt : 21/09/2007 executed by Shri Babubhai Naranbhai and others (total-2) in favour of Shri Kusumben Mansukhbhai Sorathiya and others (total-3).
8. Copy of Order passed by Mamlatdar, Rajkot vide No. VHV/Vashi/1094/2006, Dated 12/07/2006.
9. Original Regd. Sale deed Sr. No. 3771 Dt : 13/06/1983 executed by Shri Patel Nathabhai Kalabhai in favour of Shri Naranbhai Muljibhai.
10. Original Regd. Sale deed Sr. No. 3770 Dt : 13/06/1983 executed by Shri Patel Ukabhai Muljibhai in favour of Shri Naranbhai Muljibhai.
11. Copy of Regd. Sale deed Sr. No. 2272 Dt : 14/08/1962 executed by Shri Patel Ravjibhai Jivrajbhai in favour of Shri Ukabhai Muljibhai.
12. Copy of the Entry from Redistribution & Valuation Statement with the Sketch of Final Plot No. 71, T.P. Scheme 26 Mavdi with Rojkam.
13. Copy of Measurement Sheet and Hissa Form No. 4 in the name of Vinubhai Naranbhai and others.
14. Copy of Subsequent Village Form No. 6 of Mavdi.

(4) TRACING OF THE TITLE:-

To trace the history of this property it appears that On Resurvey thereof Kanbi Ravji Jivraj was found in occupation of the agricultural land admeasuring acer 1-7g of Survey No. 243 along with other land and Entry No. 248 to that effect was made in the revenue record.

Thereafter Shri Patel Ravjibhai Jivrajbhai, sold the Agriculture land acer 1-7g, of Mavdi Revenue Survey No. 243 to Shri Ukabhai Muljibhai by Registered Sale Deed No. 2272 Dt : 14/08/1962 and Entry No. 607 to that effect was made in the revenue record on dated 31/10/1966.



Thereafter Shri Patel Ukabhai Muljibhai, sold the Agriculture land acer 1-7g, of Mavdi Revenue Survey No. 243 to Shri Naranbhai Muljibhai by Registered Sale Deed No. 3770 Dt : 13/06/1983 and Entry No. 172 to that effect was made in the revenue record on dated 09/12/1987.

To trace the history of this property it appears that On Resurvey thereof Kanbi Natha Kala was found in occupation of the agricultural land admeasuring acer 5-24g of Survey No. 242 along with other land and Entry No. 216 to that effect was made in the revenue record.

Thereafter Shri Patel Nathabhai Kalabhai, sold the Agriculture land acer 1-00g, of Mavdi Revenue Survey No. 242 paiki to Shri Naranbhai Muljibhai by Registered Sale Deed No. 3771 Dt : 13/06/1983 and Entry No. 173 to that effect was made in the revenue record on dated 09/12/1987.

Thereafter Shri Naranbhai Muljibhai distributed the said land amongst his family members vide entry No. 1231, dated 08/07/1999 and as per distribution land of Survey No. 242p2, acer 1-00g and Survey No. 243, acer 1-07g was fallen into joint name of Shri Babubhai Naranbhai and Shri Vinubhai Naranbhai.

Thereafter the land of Survey No. 242p2, He. Are 0-40-47 and Survey No. 243, He. Are 0-47-55 was merged as per order passed by Mamlatdar Rajkot vide No. VHV/Vashi/1094/2006, Dated 12/07/2006 and new survey No. 242p2, He. Are 0-88-02 given to this land. The same is mutated in revenue records vide entry No.3491 dt.15/07/2006.

Thereafter Shri Babubhai Naranbhai and Shri Vinubhai Naranbhai, sold the Agriculture land He. Are Sq. Mts. 0-88-02 of Mavdi Revenue Survey No. 242p2 to 1. Kusumben Mansukhbhai Sorathiya, 2. Jasminaben Bhupatbhai Gamdha and 3. Kantaben Keshavjibhai Gamdha by Registered Sale Deed No. 14348 Dt : 21/09/2007 and Entry No. 4828 to that effect was made in the revenue record on dated 20/10/2007.

On implementation of T. P. Scheme No. 26 of Mavdi Final Plot No. 71 were assigned to the land of Survey No. 242 paiki 2 of Mavdi of the ownership of 1. Kusumben Mansukhbhai Sorathiya, 2. Jasminaben Bhupatbhai Gamdha and 3. Kantaben Keshavjibhai Gamdha with area found to be admeasuring total 5986-00 Sq. Mts. of the Scheme; as disclosed from the Entry from Redistribution & Valuation statement with the Sketch of Final Plot on the file.

Thereafter Shri Kusumben Mansukhbhai Sorathiya and others (total-3) applied to collector office, Rajkot to convert an agricultural land adm. 8802-00 Sq. Mts. of Final Plot No. 71, T. P. Scheme No. 26, Survey No. 242 paiki 2 of village Mavdi into N.A. for residential purpose. Then the competent authority approved and converted subject land into N.A. for residential purpose by vide order No. 798/09/18/111/2020, dated 21/12/2020. Mutation entry in that effect was made in the revenue record vide No. 11479, dated 21/12/2020; which was certified accordingly. The lay out plan of Single Unit 71 was also approved vide Permission No. 33, Dtd.:27/01/2021 accordingly.

Thereafter 1. Batukbhai Devjibhai Panchani, 2. Panchani Priyank Rameshbhai, 3. Panchani Yash Rameshbhai, 4. Rameshbhai Chhaganbhai Panchani, 5. Rana Pruthvirajsinh Yuvrajsinh, 6. Rana Karmarajsinh Yuvrajsinh, 7. Abhijisinh Harevsinh Jadeja, 8. Satyajeetsinh Jaydipsinh Jadeja and 9.



Rekhaben Ramnikbhai Bhalodia had constituted a partnership firm to do the business in the name and style of M/s. Haridwar Developers and the partnership deed was executed between them on dated 19/01/2021 which was registered before the Sub Registrar Rajkot Zone-6, vide Sr. No. 840 dated 25/01/2021. From the recital of the said partnership deed at Page No. 10, Para 12; it transpires that 1. Batukbhai Devjibhai Panchani, 2. Panchani Priyank Rameshbhai, 3. Panchani Yash Rameshbhai, 4. Rameshbhai Chhaganbhai Panchani, 5. Rana Pruthvirajsinh Yuvrajsinh, 6. Rana Karmarajsinh Yuvrajsinh, 7. Abhijisinh Harevsinh Jadeja, 8. Satyajeetsinh Jaydipsinh Jadeja partners of the firm have been authorized to execute necessary documents on behalf of the firm either jointly or severally. The said Firm is registered at No. GUJRJ109505 on dt. 06/02/2021 with Nine Partners with the Registrar of Firms, Rajkot; as disclosed from the Extract of Registration of the said Firm on the file.

Thereafter 1. Kusumben Mansukhbhai Sorathiya, 2. Jasminaben Bhupatbhai Gamdha and 3. Kantaben Keshavjibhai Gamdha sold the N.A. land of Single Unit 71, land admeasuring 5386-35 Sq. Mts. with right to use of Common Plot admeasuring 599-65 Sq. Mts. of Mavdi Revenue Survey No. 242 paiki 2 to M/s. Haridwar Developers, a Partnership Firm by Registered Sale Deed No. 1642 Dt : 12/02/2021. The same is mutated in VF No. 2 vide Sr. No. 5824.

Thereafter M/s. Haridwar Developers, a Partnership Firm had submitted a plan for the construction of different high rise Commercial and Residential buildings on the aforesaid NA land of Single Unit 71 of F.P. No. 71 before RMC; which was approved and the permission was granted vide 081, dated 22/07/2021 and M/s. Haridwar Developers, a Partnership Firm started construction of "Haridwar Habitat", Tower, A, B and C (total- 3) on the above land as per plan passed by Rajkot Municipal Corporation and the construction work is under progress.

It transpires that M/s. Haridwar Developers, a Partnership Firm Builders is the owner of the property more particularly described in para 2 hereinabove.

(5) SEARCH:-

In the connection with the property, I have taken search in the office of Sub-registrar at Rajkot for the Period of 01/01/1991 to 04/08/2021 to the best of my knowledge and information derived from the same. I have not found anything objectionable to the above referred property. The said original search receipt No. 2021022015979 Dtd. 05/08/2021 and 2021023021880, 2021328007710 and 2021326010914, Dtd : 04/08/2021 are produced herewith for record

There are no prior mortgages / charges, whatsoever as could be seen from the record of the sub-registrar office, Rajkot for last 30 years pertaining to the immovable property covered by the above said title deeds.

(5) OPINION:-

On examination of the entire chain of the documents, I do, hereby certify that the right, title and interest of M/s. Haridwar Developers, 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 M/s. Haridwar Developers, a Partnership Firm over the above referred property are clear, marketable and beyond reasonable doubt.

Date : 04/08/2021

Place: Rajkot

Yours faithfully,




B. M. GAMDHA, ADVOCATE

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.242 પૈકી2 એફ.પી.71 ટી.પી.નં.26 સીંગલ યુનીટ-71

Search in : Mavdi/Mavdi

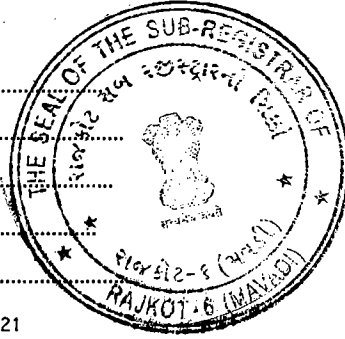
પહોંચ નંબર ૨૦૨૧૩૨૬૦૧૦૮૧૪ અરજી નંબર ૩૯૨૨ અરજી વર્ષ ૨૦૨૧
તારીખ ૪ માહે ઓગસ્ટ સને ૨૦૨૧

રજુ કરનારનું નામ બી.એમ.પટેલ 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: 2020 2021
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૩૦.૦૦

કુલ એકંદરે રૂ.	૩૦.૦૦
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અંકે રૂપીયા ત્રીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

J. S. RAMPARIYA
સબ રજીસ્ટ્રાર
રાજકોટ - ૬ - મવડી

અંકે રૂ. : 30.00

20210803743599372

સબ રજીસ્ટ્રાર, રાજકોટ - ૬ - મવડી

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.242 પૈકી 2 ટી.પી.26 એફ.પી.71 હે.આરે.ચો.મી.0.8802

Search in : Mavdi/Mavdi

પહોંચ નંબર ૨૦૨૧૩૨૮૦૦૭૭૧૦ અરજી નંબર ૩૪૧૮ અરજી વર્ષ ૨૦૨૧
તારીખ ૪ માહે ઓગસ્ટ સને ૨૦૨૧

રજુ કરનારનું નામ બી.એમ.પટેલ (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 ચાટીઓ (કલમ ૬૪ થી ૬૭).....

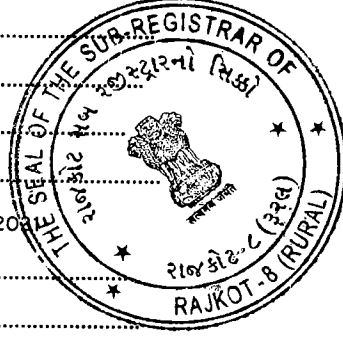
શોધ અગર તપાસણી.....Year: 2013 2014

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૧૦૦.૦૦

કુલ એકંદરે રૂ.

૧૦૦.૦૦

અંકે રૂપીયા એક સો શૂન્ય પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

PRAVIN DHIRAJLAL PARMAR
સબ રજીસ્ટ્રાર
રાજકોટ - ૮ - ગ્રામ્ય

અંકે રૂ. : 100.00

20210803848902346

સબ રજીસ્ટ્રાર, રાજકોટ - ૮ - ગ્રામ્ય

૮

અરજી પહોંચ

મિલકત નું વર્ણન : સ.ન:242 પૈકી 2 એફ.પી.ન:71 ટી.પી.ન:26 સીંગલ યુનિટ-71

Search in : મવડી /MAVDI

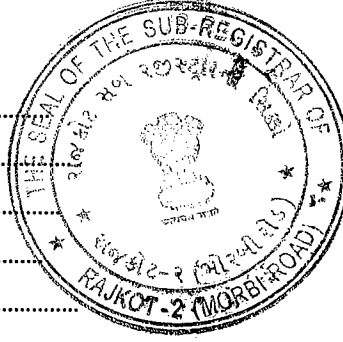
પહોંચ નંબર ૨૦૨૧૦૨૩૦૨૧૮૮૦ અરજી નંબર ૧૨૬૨૭ અરજી વર્ષ ૨૦૨૧
તારીખ ૪ માહે ઓગસ્ટ સને ૨૦૨૧

રજુ કરનારનું નામ બી.એમ.પટેલ (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 2012
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૧૬૦.૦૦

કુલ એકંદરે રૂ.	૧૬૦.૦૦
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અંકે રૂપિયા એક સો સાઈઠ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

A. N. Dasani
સબ રજીસ્ટ્રાર
રાજકોટ - 2

અંકે રૂ. : 160.00

20210803405396016

સબ રજીસ્ટ્રાર, રાજકોટ - 2

અરજી પહોંચ

મિલકત નું વર્ણન : મવડી ના રે.સ.નં.242 પૈકી 2 એફ.પી.71 ટીપી.26 સીંગલ યુનીટ-71

Search in : RAJKOT-10/RAJKOT-10

પહોંચ નંબર ૨૦૨૧૦૨૨૦૧૫૯૭૯ અરજી નંબર ૧૧૦૭૭ અરજી વર્ષ ૨૦૨૧
તારીખ ૫ માહે ઓગસ્ટ સને ૨૦૨૧

રજુ કરનારનું નામ બી.એમ.પટેલ(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 ચાદીઓ (કલમ ૬૪ થી ૬૭).....

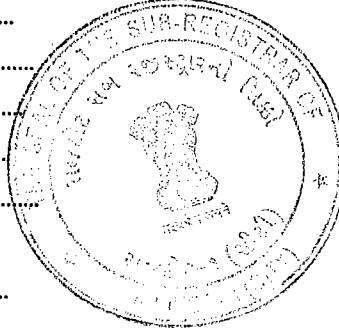
શોધ અગર તપાસણી.....Year: 1991 1998

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૯૦.૦૦

કુલ એકંદરે રૂ. ૯૦.૦૦

અંકે રૂપીયા નેવું પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.


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