



Mo. 98248 00766

Ph : (O)2921375

SAURABH

P. PATEL

B.Com., L.L.B.(Advocate)

16/17 - Chitrlekha Complex,
Near Prasang Hall,
150 ft. Ring Road,
Rajkot.

To Whom It May Concern

(TITLE CLEARANCE REPORT)

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

M/s. Aadarsh Realities, a Partnership Firm with
Partners :



- 1) Shri Bhaveshbhai Dhanjibhai Chovatiya
- 2) Shri Umesh Keshavjibhai Malani
- 3) Shri Manojbhai Keshavjibhai Malani
- 4) Shri Shirlal Hiralal Gadhiya
- 5) Shri Kartikeybhai Dhanjibhai Chovatiya
- 6) Shri Rameshbhai Lavjibhai Vachhani
- 7) Shri Gunvantra Vrajilal Bhadani
- 8) Shri Siddharth Mahendrabhai Talavia
- 9) Shri Mihirbhai Pravinbhai Sakhiya
- 10) Shri Bharatkumar Nathalal Ardesana
- 11) Shri Shaileshbhai Gangdasbhai Thumar
- 12) Shri Rupeshbhai Ghanshyambhai Thummar
- 13) Shri Neel Pravinbhai Savaliya
- 14) Shri Kailashkumar Gopalbhai Vadodariya
- 15) Smt. Rupalben Saurabhbhai Patel
- 16) Shri Hasmukh Girdharbhai Rakholiya
- 17) Shri Ashishbhai Rmnikl Hirpr
- 18) Shri Virenghi Vallabhds Dhkaan
- 19) Shri Bansidhr Jivnlal Rathi

ADDRESS

Office No. 501, 5th Floor, Aadarsh Plaza, Opp. Gujarat Gas Office, Nr. Raiya Telephone Exchange, 150 Feet Ring Road, Rajkot - 360 005.

(2) DESCRIPTION OF THE PROPERTY:

Land admeasuring 1621.20 Sq. Mtrs. of Single Unit No. 1 with right to use of Land admeasuring 200.00 Sq. Mtrs. of Common Plot No. 1 and its FSI etc. of Revenue Survey No. 280 paiki 2 of Village Mavdi, Dist. : Rajkot with the construction of different dwelling residential units under progress and known as " **Aadarsh Luxuria** ", and situated at New 150 Feet Ring Road, Opp. Coconut County Party Plot, Mavdi, Rajkot; within the limit of RMC and the entire property is bounded as under :



NORTH : Single Unit No. 2

SOUTH : Property of Others of adjoining Survey No. 280 paiki 3

EAST : 18.00 Mtr. Wide T. P. Road

WEST : Property of Others of adjoining Survey No. 281

Land admeasuring 1620.80 Sq. Mtrs. of Single Unit No. 2 with right to use of Land admeasuring 200.00 Sq. Mtrs. of Common Plot No. 2 of Revenue Survey No. 280 paiki 2 of Village Mavdi, Dist. : Rajkot with the construction of different dwelling residential units under progress and known as " **Aadarsh Tower** ", and situated at New 150 Feet Ring Road, Opp. Coconut County Party Plot, Mavdi, Rajkot; within the limit of RMC and the entire property is bounded as under :

NORTH : Proposed T. P. Reservation
SOUTH : Single Unit No. 1
EAST : 18.00 Mtr. Wide T. P. Road
WEST : Property of Others of adjoining Surey No.
281

(3) DESCRIPTION OF THE DOCUMENTS:

- 1) True copy of the Entry from Jungle Book, dated 18.01.1958.
- 2) True copy of Village Form No. VI, Entry No. 196, 1793, 218, 233, 3265, 3713; VIII A, Khata No. 100 with VII & XII.
- 3) True copy of the Entry from Hissa Form No. IV with the Sketch from measurement sheet attached.
- 4) Original Zone Certificate, dated 24.12.2018, issued by Ruda with the Sketch attached.
- 5) Copy of the Public Notice, dated 13.06.2018 and 14.06.2018, published in Daily "Akila" and "Divya Bhaskar" by Shri Saurabh P. Patel, Advocate.
- 6) Original Certificate, dated 21.06.2018, issued by Shri Saurash P. Patel, Advocate.
- 7) Original Receipts, dated 19.11.2018 towards the payment of Revenue Dues.
- 8) Original Layout Permission No. 27, dated 10.09.2018, issued by RMC with the Layout Plan approved by it.
- 9) Certified true copy of the Order No. NA/LRCC/65/Case No. 373/18-19, dated 28.11.2018, passed by Collector, Rajkot.
- 10) True copy of Village Form No. VI, Entry No. 4060; VIII A, Khata No. 100 and 1448 with VII & XII.
- 11) Certified copy of the Entry from Hissa Form No. IV with the Sketch from measurement sheet attached thereto.



- 12) Original Partnership Deed registered at No. 2447, dated 10.04.2019 of M/s. Aadarsh Realities with Extract of Registration attached thereto.
- 13) Original Sale Deed registered at No. 2579, dated 30.04.2019.
- 14) True copy of the Entry from Village Form No. II.
- 15) Original Construction Permission No. 30, dated 11.05.2021 with the Commencement Certificate and approved Bldg. Plans issued by RMC.
- 16) Original Construction Permission No. 369, dated 02.03.2021 with the Commencement Certificate and approved Bldg. Plans issued by RMC.
- 17) Original Receipts towards the Payment of Search Charge issued by Sub-Registrar, Rajkot.



(4) TRACING OF THE TITLE :-

On resurvey of the agricultural land of Village Mavdi, Dist. : Rajkot in the year 1961, Kangi Jaga Anand was found in occupation of the agricultural land admeasuring 6 A 8 G of Revenue Survey No. 280 with land of other survey numbers of Mavdi and Entry No. 196 to that effect was made in the revenue record on 20.10.1961, which was certified accordingly.

On the death of Jaga Anand, the names of his legal heirs, Shri Mhoan Jaga, Vashram Jaga, Raghav Jaga, Jashmat Jaga, Velibai Jaga, Rajuben Jaga and Ladhiben Jaga were entered in the revenue record by Entry No. 1793 on 16.10.1980 in respect of different holdings, left by deceased including of Survey No. 280 of Mavdi, which was certified on 28.11.1980 by Circle Officer, Kuvadava.

It transpires that on the death of Velubai Jaga on 03.04.1982, her name was deleted as co-sharer and Entry No. 218 to that effect was made in the revenue record on 06.02.1989 in respect of aforesaid land of Mavdi, which was certified on 12.04.1989 by Circle Officer, Kuvadava.

Patel Mohanbhai Jagabhai and Others had divided and distributed their agricultural land of different survey numbers including of Survey No. 280 of Mavdi between them. By virtue of the said division/distribution, agricultural land admeasuring 1 A 20 G of Survey No. 280 paiki with other land of Mavdi had fallen to the share of Shri Vashram Jaga and Entry Nol. 233 on division thereof was made in the revenue record on 05.04.1989, which was certified on 09.06.1989 by Circle Officer, Kuvadava. From the recital of the said Entry, it transpires that Shri Ladhiben Jagabhai had released and relinquished her respective right, share and interest in respect of aforesaid land.



On the death of Vashrambhai Jagabhai on 01.01.2014, Jamanben Vahsrambhai on 08.11.1998 and Kishorbhai Vashrambhai on 05.06.2011, the names of their legal heirs, Shri Dayabhai Vashrambhai, Shri Naranbhai Vashrambhai, Prabhaben Vashrambhai, W.o. Vinodbhai Dholariya, Shri Bhanjibhai Vashrambhai and Shri Rasikbhai Vashrambhai were entered in the revenue record by Entry No. 3265 on 07.06.2014 in respect of land of Survey No. 280 paiki 2 with other land of Mavdi, which was certified on 10.09.2014 by Mamlatdar, Rajkot.

On the merger of Village Mavdi, within the seem of Rajkot; Entry No. 3713 to that effect was made in the revenue record on 16.02.2016, which was certified on 16.02.2016 by Mamlatdar, Rajkot.

Different public notices were published in Daily "Akila" and "Divya Bhaskar" on 13.06.2018 and 14.06.2018 respectively by Shri Saurabh P. Patel, Advocate; inviting objections, if any, in respect of agricultural land admeasuring 0-60-70 Hecter-Are-Sq. Mrs. of Survey No. 280 paiki 2 of Mavdi with other land owners, but, no objections were received in response thereof, as disclosed from the Certificate, dated 21.06.2018, issued by said Shri Saurabh P. Patel, Advocate on the file.



The amount of revenue dues have been paid upto the year 2018, as disclosed from the receipts towards the payment on the file.

Shri Dayabhai Vashrambhai Sorathiya and Others had applied to the Collector, Rajkot to grant the permission to convert agricultural land admeasuring total 3642 Sq. Mtrs. of Survey No. 280 paiki 2 of Mavdi into NA for residential purpose, which in turn was granted by Order, dated 28.11.2018. The lay out plan and plotting was approved. On conversion into NA, Entry No. 4060 to that effect was made in the revenue record on 06.12.2018, which was certified on 19.01.2019 by Mamlatdar, Rajkot. As per the approved Layout Plan, entire land is plotted as Single Unit No. 1 and Single Unit No. 2 with Common Plot No. 1 and Common Plot No. 2.

Shri Bhaveshbhai Dhanjibhai Chovatiya, 2) Shri Umesh Keshavjibhai Malani, 3) Shri Manojbhai Keshavjibhai Malani, 4) Shri Shivilal Hiralal Gadhiya, 5) Shri Kartikeybhai Dhanjibhai Chovatiya, 6) Shri Rameshbhai Lavjibhai Vachhani, 7) Shri Gunvantrai Vrajlal Bhadani, 8) Shri Siddharth Mahendrabhai Talavia, 9) Shri Mihirbhai Pravinbhai Sakhiya, 10) Shri Bharatkumar Nathalal Ardeshana, 11) Shri Shaileshbhai Gangdasbhai Thumar, 12) Shri Rupeshbhai Ghanshyambhai Thummar, 13) Shri Neel Pravinbhai Savaliya, 14) Shri Kailashkumar Gopalbhai Vadodariya, 15) Smt. Rupalben Saurabhbhai Patel, 16) Shri Hasmukh Girdharbhai Rakholiya, 17) Shri Ashishbhai Rmnikll Hirpara, 18) Shri Virenghi Vallabhds Dhkaan and 19) Shri Bansidhr Jivnlal Rathi have constituted partnership firm to do the business in the name and style of M/s. Aadarsh Realities and the partnership deed was executed between them on 09.04.2019 at Rajkot, which was registered at No. 2447, dated 10.04.2019 with the Sub-Registrar, Rajkot. From the recital of the said partnership deed on Page 13, Para 15.5, it transpires that Shri Bhaveshbhai Dhanjibhai Chovatiya and Shri Shaileshbhai Gangdasbhai Thummar have been authorized to execute necessary documents on behalf of the Firm by any one out of above two including of Agreement to Sell/Sale Deeds etc. on behalf of the Firm. The said Firm is registered at No. GUJ/RJ/105863 on 22.04.2019 with 19 partners with the Registrar of Firms, Rajkot; as disclosed from the Extract of Registration of the said Firm on the file. The Original partnership deed is on the file.



M/s. Aadarsh Realities, a Partnership Firm with 19 partners has purchased the Land admeasuring 1621.20 Sq. Mtrs. of Single Unit No. 1 with right to use of Land admeasuring 200.00 Sq. Mtrs. of Common Plot No. 1 and its FSI etc. + Land admeasuring 1620.80 Sq. Mtrs. of Single Unit No. 2 with right to use of Land admeasuring 200.00 Sq. Mtrs. of Common Plot No. 2, admeasuring total 3242.00 Sq. Mtrs. of Revenue Survey No. 280 paiki 2 of Village Mavdi, Dist. : Rajkot, as described in Para 2 hereinabove from Shri Dayabhai Vashrambhai Sorathiya and 4 Others by the sale deed registered at No. 2579, dated 30.04.2019 with the Sub-Registrar, Rajkot. Shri Nanduben Dayabhai Sorathiya and other family members had also signed the said sale deed as the Consenting Parties. The Original Sale Deed is on the file.

On the strength of the above sale deed, the land so purchased by M/s. Aadarsh Realities, a Partnership Firm has been transferred in its name in the revenue record, as disclosed from the Entry from Village Form No. II in the name of the Firm on the file.



M/s. Aadarsh Realities, a Partnership Firm, a Partnership Firm had submitted a plan for the construction of different residential (dwelling) buildings on the aforesaid land of Single Unit No. 1 before RMC, which was approved and the permission was granted on 11.05.2021. The construction work is under progress and the area under development is known as "Aadarsh Luxuria".

M/s. Aadarsh Realities, a Partnership Firm, a Partnership Firm had again submitted a plan for the construction of different residential (dwelling) buildings on the aforesaid land of Single Unit No. 2 before RMC, which was approved and the permission was granted on 02.03.2021. The construction work is under progress and the area under development is known as "Aadarsh Tower".

It transpires that M/s. M/s. Aadarsh Realities, a Partnership Firm, a Partnership Firm with Nineteen partners is the owner of the property more particularly described in Para 2 hereinabove and the Firm is competent to transfer it.

(5) SEARCH:



The search has been taken from the records of Sub-Registrar, Rajkot for the last 30 years and no registered charge or encumbrance has been disclosed. 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 M/s. Aadarsh Realities, 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 M/s. Aadarsh Realities, a Partnership Firm over the above referred

property are clear, marketable, and free from any encumbrance and beyond reasonable doubt. The property can be accepted by way of SECURITY for the advances granted or to be granted.

Date : - 03/06/2021.



Yours Faithfully,

SAURABH P. PATEL

ADVOCATE

(Sanad No.G-1994/2005)

અરજી પહોંચ

મિલકત નું વર્ણન : મવડી ના સ.નં.280 પૈકીટ સીંગલ યુનિટ-1 તથા કોમન પ્લોટ નં.1

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૧૦૨૨૦૧૧૬૦૬ અરજી નંબર ૩૯૪૧ અરજી વર્ષ ૨૦૨૧
તારીખ ૧૦ માહે જુન સને ૨૦૨૧

રજુ કરનારનું નામ એસ.પી.પટેલ(એડ)શોધ
નીચે પ્રમાણે ફી પહોંચી

૩. 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: 1992 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૮૦.૦૦

કુલ એકંદરે રૂ. ૮૦.૦૦

અંકે રૂપીયા એંશી પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

B. K. CHAVADA
સબ રજીસ્ટ્રાર
રાજકોટ - 1

અંકે રૂ. : 80.00

20210603413314048

સબ રજીસ્ટ્રાર, રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં:280 પૈકી 2 સીંગલ યુનિટ નં:1 તથા કોમન પ્લોટ નં:1

Search in : મવડી /MAVDI

પહોંચ નંબર 2021023015132 અરજી નંબર ૯૧૯૮ અરજી વર્ષ 2021
તારીખ ૩ માટે જુન અને 3021

રજૂ કરનારનું નામ સૌરભ પી.પટેલ (એડ) શોધ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ 54 થી 57).....
શોધ અગર તપાસણી.....Year: 1998 2012
દંડ કલમ-24.....
કલમ-34 (કલમ-43).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-2 ફી.....



150.00

કુલ એકદરે રૂ. 150.00

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 મોકલશો.

A. N. Dasani
સબ રજીસ્ટ્રાર
રાજકોટ - 2

અંકે રૂ. : 160.00

20210603217747694

સબ રજીસ્ટ્રાર, રાજકોટ

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં. 280 પૈકી 2,યુનિટ નં.1 તથા કોમન પ્લોટ નં. 1

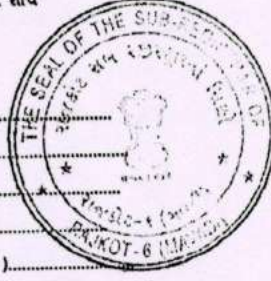
Search In : Mavdi/Mavdi

પહોંચ નંબર 20210325000000 અરજી નંબર 2803 અરજી વર્ષ 2021
તારીખ 0 માટે જુન સને 2021

રજી કરનારનું નામ એસ.પી.પટેલ એડ. શોધ
નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીઓ.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાદીઓ (કલમ 54 થી 57).....
શોધ અગર તપાસણી.....Year: 2012 2021
દંડ કલમ-24.....
કલમ-34 (કલમ-57).....
નકલ ફી ફોલીઓ.....
ઈન્ટેક્સ-2 ફી



110.00

કુલ એકંદરે રૂ. 110.00

અંકે રૂપિયા એક સો દસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

કચેરીમાં આપવામાં


J. S. RAMPARJYA
સબ રજીસ્ટ્રાર
રાજકોટ - 6 - મવડી

અંકે રૂ. : 110.00

20210603168775673

સબ રજીસ્ટ્રાર, રાજકોટ - 6 - મવડી