



Rajkot Office. :

Office No. 208, "SHUBHAM" Com. Complex, Bhupendra Road, Opp. Balaji Mandir, RAJKOT-GUJ-INDIA

Ref.: RERA/02/2020

Date : 17/08/2020

To whom so ever it may concern

Sub. : Title Clearance Report.

Ref. : File of Documents

I submit my Legal Opinion cum Non-encumbrance Certificate and Legal Scrutiny report as under:-

1) Name of the Owner :-

M/s. Dev Developers - a partnership firm

Consisting of partners:

(i) Shri Nileshbhai Vajubhai Dangar

(ii) Shri Mayurbhai Mukeshbhai Dangar

Add.: 103-Gayatri Plaza, Gayatri Nagar Main Road, Rajkot

2) Description of Property :-

28 Flats of Wing-A, 27 Flats of Wing-B and 7 Commercial Shops on Ground Floor totally 55 residential Flats & 7 Commercial Shop of building Dwarika Bhoomi to be constructed on N.A. lands of Plot No.:28 & 29 totally land admeasuring 1179.0 Sq. Mts. on implementation of T.P. Scheme No.:4, F.P. No.:434 of Rajkot Revenue Survey No.:400 paiki, Tal.: & Dist.:Rajkot. It is part & parcel of city survey Ward No.:7/3 city Survey No.:4576.

The whole property is bounded as under :

North : Property on F.P. No.:445, it admeasures 37.0 Mts.

South : Property on F.P. No.:433, it admeasures 39.0 Mts.

East : 15.0 Mts. wide T.P. Road, it admeasures 24.0 Mts.

West: 7.50 Mts. wide road, it admeasures 42.0 Mts.



3) Tracing of the Title :-

It seems from documents produced that originally agricultural lands of Rajkot Revenue Survey No.:400 admeasuring Acres 6.0 Gunthas belonged to Shri Mavjibhai Hirabhai who converted it to N.A. for residential purpose by vide N.A. Order No.:Land-NA-71 dtd.:07.09.1959 alongwith lay out plan issued by competent authority.

Thereafter out of said N.A. lands, lands of Plot No.:28 & 29 alongwith other lands totally admeasuring 4964.8.0 Sq. Yards is sold out by Shri Mavjibhai Hirabhai Patel to M/s. Bharat Stone & Metal Supply Co. - a partnership firm by registered sale deed Sr. No.:274 dtd.:28.01.1961 which is registered at No.:737, Vol.:250 dtd.:07.03.1961.

Thereafter a Power of attorney dtd.:15.12.1964 executed by partners of M/s. Bharat Stone & Metal Supply Co. i.e. Shri Danabhai Khimjibhai Patel, Shri Amrtlal Khimjibhai, Shri Jagjivanbhai Mavjibhai and Shri Dayaljibhai Makanjibhai in favour of Shri Danabhai Khimjibhai Patel.



Thereafter said lands of Plot No.:28 & 29 alongwith other lands totally admeasuring 4964.8.0 Sq. Yards i.e. 4251.13 Sq. Mts. is sold out by Shri Danabhai Khimjibhai Patel as self & duly constituted attorney of other partners of M/s. Bharat Stone & Metal Supply Co. to Shri Kantabai Premchandbhai, Shri Dineshbhai Pranlalbhai Mehta, Shri Dhanben S. Vara and Shri Lalitaben Hemchandbhai by registered sale deed Sr. No.:3859 dtd.:11.10.1965 which is registered at No.:642, Vol.:485 dtd.:14.02.1966.

Thereafter a Power of attorney dtd.:07.06.1966 executed by Shri Dineshbhai Pranlalbhai Mehta in favour of Shri Narendrabhai Jivanlal Bhimani. And a Power of attorney dtd.:11.03.1969 executed by Shri Kantabai Premchandbhai in favour of Shri Narendrabhai Jivanlal Bhimani and Shri Jagdishbhai J Bhimani to do act jointly or severally. And a Power of attorney dtd.:14.03.1969 executed by Shri Dhanben S Vara in favour of Shri Narendrabhai Jivanlal Bhimani and Shri Jagdishbhai J Bhimani to do act jointly or severally.

A City Survey Inspection register issued by City Survey Superintendent, Rajkot and subsequently a City Survey Property card in name of Mvjibhai Hirahai alongwith entry mutuited of subsequent owner(s) issued by City Survey Superintendent, Rajkot.

--- FOR PLOT No.:28:

Thereafter lands of Plot No.:28 admeasuring 657.01 Sq. Mts. = 785.7.0 Sq. Yards is sold out by Shri Narendrakumar Jivanlal Bhimani duly constituted attorney of Shri Kantabai Premchandbhai, Shri Dineshbhai Pranlalbhai Mehta, Shri Dhanben S. Vara AND Shri Lalitaben Hemchandbhai (itself) to Shri Kantilal Gulabchand Kothari by registered sale deed Sr. No.:4335 dtd.:21.10.1970 which is registered at No.:5978, Vol.:887 dtd.:23.11.1970.

Thereafter Shri Kantilal Gulabchand Kothari sold out said lands of Plot No.:28 admeasuring 657.01 Sq. Mts. = 785.7.0 Sq. Yards to Shri Manjulaben Chandubhai Kothari by registered sale deed No.:585 dtd.:05.03.1974 which is newly numbered as 3874 dtd.:04.10.1975.

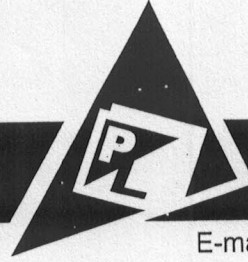
A City Survey Property card is also issued in name of Shri Manjulaben Chandubhai Kothari by City Survey Superintendent, Rajkot.

--- FOR PLOT No.:29:

Thereafter lands of Plot No.:29 admeasuring 509.0 Sq. Mts. = 606.8.0 Sq. Yards is sold out by Shri Narendrakumar Jivanlal Bhimani duly constituted attorney of Shri Kantabai Premchandbhai, Shri Dineshbhai Pranlalbhai Mehta, Shri Dhanben S. Vara AND Shri Lalitaben Hemchandbhai (it self) to Shri Navinchandra Gulabchand Kothari by registered sale deed Sr. No.:4334 dtd.:21.10.1970 which is registered at No.:5977, Vol.:889 dtd.:23.11.1970.

Thereafter Shri Navinchandra Gulabchand Kothari sold out said lands of Plot No.:29 admeasuring 509.0 Sq. Mts. = 606.8.0 Sq. Yards to Shri Manjulaben Chandubhai Kothari by registered sale deed No.:584 dtd.:05.03.1974 which is newly numbered as 3873 dtd.:04.10.1975.





Thus, Shri Manjulaben Chadubhai Kothari became sole owner of Plot No.:28 admeasuring 657.01 Sq. Mts. = 785.7.0 Sq. Yards AND Plot No.:29 admeasuring 509.0 Sq. Mts. = 606.8.0 Sq. Yards.

--- THEREAFTER:

Thereafter a Form-Chha, Statement of redistribution & valuation on implementation of T.P. Scheme alongwith Sketch issued by competent authority and on implementation of T.P. Scheme No.:4, F.P. No.:434 as per Statement of redistribution and possession totally land admeasuring 1179.00 Sq. Mts. confirm in the name of Manjulaben Chandubhai Kothari.

Thereafter on death of Manjulaben Chandubhai Kothari a Letters of Administration with copy of will dtd.:28.09.2011 obtained in vide CMA No.:1453/2010 by Shri Chandulal Gulabchand Kothari and Shri Sudhirbhai Chandulal Kothari issued by CJSD, Rajkot AND as per the will above said property bequeathed in name of Shri Chandubhai Gulabchand Kothari.

Thereafter an Order dtd.:17.10.2011 issued by City Survey Superintendent, Rajkot.

Thereafter Chandulal Gulabchand Kothari made a will on dtd.:29.08.2012 and in the said will Chandulal Gulabchand Kothari nominated his daughter Sadhana Chanulal Kothari W/o. Mayank Doshi as a executor of his will.

Thereafter on death of Chandulal Gulabchand Kothari a Probate with copy of will dtd.:08.02.2017 is obtained in vide CMA No.:1156/2016 by Shri Sadhna Chandulal Kothari issued by CJSD, Rajkot.

A partnership firm enacted in name & style of M/s. Dev Developers by vide partnership deed Reg. No. 7674 dtd.:16.10.2019.

Thereafter an affidavit dtd.:14.11.2019 executed by Shri Hiteshbhai Chandubhai Kothari and subsequently a registered declaration No.:8237 dtd.:14.11.2019 executed by Shri Sadhnaben Chandulal Kothari and said lands of Plot No.:28 & 29 totally admeasuring 1179.00 Sq. Mts. bequeathed in name of Shri Hiteshbhai Chandubhai Kothari.

A Public notice published in local news paper Akila dtd.:24.10.2019 alongwith No Objection certificate dtd.:26.12.2019 given by Advocate M G Chavda.

Thereafter Shri Hiteshbhai Chandubhai Kothari sold out said lands of Plot No.:28 & 29 totally admeasuring 1164.28 Sq. Mts. [on site and possession admeasuring 1179.0 Sq. Mts. on implementation of T.P. Scheme No.:4, F.P. No.:434] of Rajkot Revenue Survey No.:400 paiki known as Rose Villa Tal.: & Dist.:Rajkot to M/s. Dev Developers - a partnership firm by registered sale deed No.:8238 dtd.:14.11.2019.





Thereafter an amalgamation order dtd.:29.11.2019 issued by City Survey Superintendent, Rajkot AND additional lands as per finalization of T.P. Scheme No.:4, F. P. No. 434 [which already in possession of the Owner] City Survey Superintendent, Rajkot to mutuate said lands in the name of M/s. Dev Developers by passing order on dtd.:31.12.2019. The said lands of City Survey No.:4576 and it admeasures 1179.00 Sq. Mts. city survey property card is issued in name of M/s. Dev Developers - a partnership firm by City Survey Superintendent, Rajkot.

And thereafter M/s. Dev Developers - a partnership firm has obtained dismantled permission of the old building and thereafter M/s. Dev Developers - a partnership firm has obtained fresh permission for construction is obtained at vide No.:792 dtd.:10.02.2020 alongwith approved building plan issued by competent authority AND the said building given name as "Dwarika Bhoomi" A wing & B wing situated at Krushnanagar Main Roadr, Nr. Swaminarayan Chowk, Gondal Road, Rajkot.

4) Search :-

The search has been taken from the records of Sub-Registrar Rajkot for last 30 years by vide receipt No. :2019022031841 dtd.:02.12.2019, there is no charge or encumbrance has been disclosed. The receipt towards search charges and Encumbrance Certificate is annexed.

5) Opinion :-

I have undertaken search in the books of Sub-Registrar as regards contents of title deed referred here in above particularly in respect of registered sale deed(s) in favour of M/s. Dev Developers - a partnership firm and I confirm that the transaction covering the title deed is perfect in all respect and suffers no legal impediments. The particulars in title deed are in conformity with the records of Sub-Registrar and genuineness of title deed is not doubtful.

On examination of the entire chain of documents I do hereby certify that the right, title and interest of the M/s. Dev Developers - a partnership firm in respect of the property described in para-2 herein above are Clear, Marketable and Free from encumbrance.

6) Description of Documents :-

I have seen the following documents:

1. Original receipt of revenue tax paid.
2. Certified true copy of village Form No.:6, 7/12 & 8-A issued by competent authority.
3. Certified true copy of N.A. Order obtained at vide No.:Land-NA-71 dtd.:07.09.1959 alongwith lay out plan and Sanad No. NA/REG/88 issued by competent authority.
4. Original registered sale deed Sr. No.:274 dtd.:28.01.1961 executed by Shri Mavjibhai Hirabhai Patel in favour of M/s. Bharat Stone & Metal Supply Co. - a partnership firm which is registered at No.:737, Vol. :250 dtd. :07.03.1961





5. Notarized true copy of Power of attorney dtd.:15.12.1964 executed by partners of M/s. Bharat Stone & Metal Supply Co. i.e. Shri Danabhai Khimjibhai Patel, Shri Amrtlal Khimjibhai, Shri Jagjivanbhai Mavjibhai and Shri Dayaljibhai Makanjibhai in favour of Shri Danabhai Khimjibhai Patel.
6. Original registered sale deed Sr. No.:3859 dtd.:11.10.1965 executed by Shri Danabhai Khimjibhai Patel as self & duly constituted attorney of other partners of M/s. Bharat Stone & Metal Supply Co. in favour of Shri Kantabai Premchandbhai, Shri Dineshbhai Pranlalbhai Mehta, Shri Dhanben S. Vara and Shri Lalitaben Hemchandbhai which is registered at No.:642, Vol.:485 dtd.:14.02.1966.
7. Notarized true copy of Power of attorney dtd.:07.06.1966 executed by Shri Dineshbhai Pranlalbhai Mehta in favour of Shri Narendrabhai Jivanlal Bhimani.
8. Notarized true copy of Power of attorney dtd.:11.03.1969 executed by Shri Kantabai Premchandbhai in favour of Shri Narendrabhai Jivanlal Bhimani and Shri Jagdishbhai J Bhimani to do act jointly or severally.
9. Notarized true copy of Power of attorney dtd.:14.03.1969 executed by Shri Dhanben S. Vara in favour of Shri Narendrabhai Jivanlal Bhimani and Shri Jagdishbhai J Bhimani to do act jointly or severally.
10. Certified true copy of City Survey Inspection register issued by City Survey Superintendent, Rajkot.
11. Certified true copy of City Survey Property card in name of Mavjibhai Hirahai alongwith entry mutuited of subsequent owner(s) issued by City Survey Superintendent, Rajkot.
12. Original registered sale deed Sr. No.:4335 dtd.:21.10.1970 executed by Shri Lalitaben Hemchandbhai and Shri Narendrakumar Jivanlal Bhimani duly constituted power of attorney holder of Shri Kantabai Premchandbhai, Shri Dineshbhai Pranlalbhai Mehta, Shri Dhanben S. Vara in favour of Shri Kantilal Gulabchand Kothari which is registered at No.:5978, Vol.:887 dtd.:23.11.1970.
13. Original registered sale deed No.:585 dtd.:05.03.1974 executed by Shri Kantilal Gulabchand Kothari in favour of Shri Manjulaben Chandubhai Kothari which is newly numbered as 3874 dtd.:04.10.1975.
14. Certified true copy of City Survey Property card in name of Mvajibhai Hirahai alongwith entry mutuited of subsequent owner(s) issued by City Survey Superintendent, Rajkot.
15. Original registered sale deed Sr. No.:4334 dtd.:21.10.1970 executed by Shri Lalitaben Hemchandbhai and Shri Narendrakumar Jivanlal Bhimani duly constituted power of attorney holder of Shri Kantabai Premchandbhai, Shri Dineshbhai Pranlalbhai Mehta, Shri Dhanben S. Vara in favour of Shri Navinchandra Gulabchand Kothari which is registered at No.:5977, Vol.:889 dtd.:23.11.1970.
16. Original registered sale deed No.:584 dtd.:05.03.1974 executed by Shri Navinchandra Gulabchand Kothari in favour of Shri Manjulaben Chandubhai Kothari which is newly numbered as 3873 dtd.:04.10.1975.
17. True copy of Letters of Administration with the will dtd.:28.09.2011 obtained in vide CMA No.:1453/2010 by Shri Chandulal Gulabchand Kothari and Shri Sudhirbhai Chandulal Kothari issued by CJSD, Rajkot.





18. Original Order dtd.:17.10.2011 issued by City Survey Superintendent, Rajkot.
19. Certified true copy of Form-Chha, Statement of redistribution & valuation on implementation of T.P. Scheme alongwith Sketch issued by competent authority.
20. True copy of Probate with the Will of Chandulal Gulabchand Kothari obtained in vide CMA No.:1156/2016 on dtd.:08.02.2017 by Shri Sadhna Chandulal Kothari as a executor issued by CJSD, Rajkot.
21. True Copy of partnership deed Reg. at Sr. 7647 on dtd.:16.10.2019 of M/s. Dev Developers.
22. Original affidavit dtd.:14.11.2019 executed by Shri Hiteshbhai Chandubhai Kothari
23. Original registered declaration No.:8237 dtd.:14.11.2019 executed by Shri Sadhnaben Chandulal Kothari.
24. Original registered sale deed No.:8238 dtd.:14.11.2019 executed by Shri Hiteshbhai Chandubhai Kothari in favour of M/s. Dev Developers - a partnership firm.
25. Original amalgamation order dtd.:29.11.2019 issued by City Survey Superintendent, Rajkot.
26. Original Public notice published in local news paper Akila dtd.:24.10.2019 alongwith No Objection certificate dtd.:26.12.2019 given by Advocate M G Chavda.
27. Original order dtd.:31.12.2019 passed by City Survey Superintendent, Rajkot.
28. Certified copy of Zoning Certificate alongwith Part Plan issued by Rajkot Urban Development Authority by No. 6223 dtd.:09.01.2020.
29. Original permission for construction is obtained at vide No.:792 dtd.:10.02.2020 alongwith approved building plan issued by competent authority
30. Certified copy of Property card of City Survey Ward No. 7/3, City Survey No. 4576 in the name of M/s. Dev Developers issued by City Survey Superintendent, Rajkot.
31. Original search receipt(s).

Your file is returned here with.

Thanking You,

Yours faithfully,

(PRASHANT P. LATHIGRA)
ADVOCATE.

Search Receipt Details:

1. Sr. No. 2019022031841 dtd.:02.12.2019 with EC-Rajkot, Sub-registrar Office Zone-1.

અરજી પહોંચ

મિલકત નું વર્ણન : વો નં.7/3 સી સ નં.4576 તથા 4577 ટી પી નં.4 એફ પી નં.434 પ્લોટ નં.28 તથા 29

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૧૮૦૨૨૦૩૧૮૪૧ અરજી નંબર ૨૩૧૨૩ અરજી વર્ષ ૨૦૧૮
તારીખ ૨ માહે ડિસેમ્બર સને ૨૦૧૮

રજુ કરનારનું નામ પી પી લાઠીગા (એડ) શોધ+ઇસી
નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

૧૦૦.૦૦

ટપાલ ખર્ચ.....

નકલો અથવા ચાટીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1988 2019

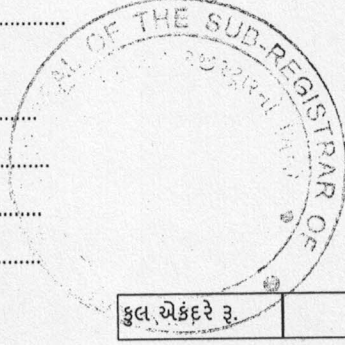
૩૩૦.૦૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઇન્ડેક્સ-૨ ફી



અંકે રૂપિયા ચાર સો ત્રીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

G.C.Barvadiya
સબ રજીસ્ટ્રાર
રાજકોટ - 1

1988

સુપ્રિટેન્ડેન્ટ ઓફ

ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ

ગામ નું નામ : RAJKOT-1

ગામ નું નામ : RAJKOT-1

2019

મિલકત પરના બોજ અંગેનું પત્રક

Search in પી પી લાઈગા (એડ) શોધ+ઇસી

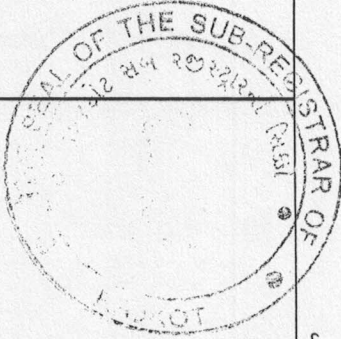
અરજી નંબર : 23123

ગામ નું નામ : RAJKOT-1

મિલકતનું વર્ણન વો નં.7/73 સી સ નં.4576 તથા 4577 ટી પી નં.4 એફ પી નં.434 પ્લોટ નં.28 તથા 29

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) RAJKOT-1 મા -31 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજ અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે. નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
NO DATA AVAILABLE								
શ.								



સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) RAJKOT-1