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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. Radhika Developers, a Partnership Firm, with
Partners :

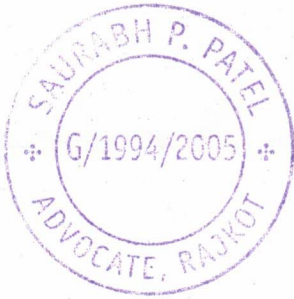
- 1) Shri Nandlalbhai Nanjibhai Tundiya
- 2) Shri Rameshbhai Jadavjibhai Parmar

ADDRESS

"Sanskrut", Office No. 201, Indraprasth Nagar Main
Road, Nr. Pathak School, Opp. Railway Track, Rajkot.

(2) DESCRIPTION OF THE PROPERTY:

Land admeasuring 472.2 Sq. Yards, 394.65 Sq. Mtrs. of
Plot No.47 of Revenue Survey No.9 paiki of Village
Madhapar, Dist. : Rajkot with the construction of lowrise
residential building (Dwelling Units) under progress and
known as "**Radhika Palace**" and the entire property is
bounded as under :



NORTH : Plot No. 46
SOUTH : Plot No. 18
EAST : Adjoining Waste Land
WEST : Road

(3) DESCRIPTION OF THE DOCUMENTS:

- 1) Certified true copy of the Entry from Jungle Book, dated 04.02.1958.
- 2) True copy of Village Form No. VI, Entry No. 9, 144, 203 and 299.
- 3) Certified true copy of the Sale Deed registered at No. 3155, dated 24.10.1966.
- 4) Blue Print of the Approved Lay out Plan.
- 5) Certified true copy of the Order No. Rev/NA/Vashi/1431, dated 06.11.1968 passed by Dist. Panchayat, Rajkot.
- 6) Certified true copy of the Revenue Sanad issued in the name of Shri Jivraj Jivan.
- 7) Certified true copy of the Sale Deed registered at No. 2428, dated 10.08.1970.
- 8) Original Sale Deed registered at No. 1866, dated 24.09.1973.
- 9) True copy of Village Form No. VI, Entry No. 4977.
- 10) Original Sale Deed registered at No. 1875, dated 24.09.1973.
- 11) True copy of Village Form No. VI, Entry No. 5851.
- 12) Original Sale Deed registered at No. 3430, dated 22.05.2015.
- 13) True copy of Village Form No. VI, Entry No. 9776; VIII A, Khata No. 4695.
- 14) Original Sale Deed registered at No. 1135, dated 19.02.2016.



- 15) True copy of the Entry from Village Form No. II.
- 16) Original Zone Certificate, dated 04.05.2016, issued by Ruda with the Sketch attached.
- 17) Original Receipts, dated 13.07.2018 towards the payment of Revenue Dues.
- 18) Original Sale Deed registered at No. 2280, dated 26.03.2018.
- 19) True copy of the Entry from Village Form No. II.
- 20) Original Correction Deed registered at No. 4134, dated 02.06.2018.
- 21) Original Sale Deed registered at No. 4695, dated 26.06.2018.
- 22) True copy of the Entry from Village Form No. II.
- 23) Copy of the Public Notice, dated 23.05.2018, published by Shri Saurabh P. Patel, Advocate.
- 24) Original Certificate, dated 04.06.2018, issued by Shri Saurabh P. Patel, Advocate.
- 25) Zerox of the Construction Permission No. Ruda/Tech/Dev/Madhapar/1032/18/3297, dated 21.05.2019, issued by Ruda with the Bldg. Plan approved by it.
- 26) Original Partnership Deed, registered at No. 4710, dated 04.09.2020 of M/s. Radhe Developers with the Extract of Registration attached.
- 27) Original Sale Deed registered at No. 7162, dated 20.11.2020.
- 28) True copy of the Entry from Village Form No. II.
- 29) Original Construction Permission No. Ruda/Tech/Dev/Madhapar/1032/18/7412, dated 21.11.2019, issued by Ruda with the revised Bldg. Plan approved by it.

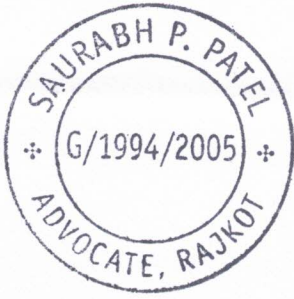


- 30) Original Receipts towards the Payment of Search Charge issued by Sub-Registrar, Rajkot.

(4) TRACING OF THE TITLE :-

Rajput Hamir Govind was holding the agricultural land of different survey numbers of Village Madhapar, Dist. : Rajkot and on his death; the name of Rajput Lakha Devdas was entered in the revenue record by Entry No. 9 as the sole occupant in respect of said holdings left by deceased; which was certified by Dy. Collector, Rajkot.

Shri Lakhabhai Devdasbhai had sold the agricultural land admeasuring 9 A 36 G of old Survey No. 88 and New Survey No. 9 paiki of Madhapar, Dist. : Rajkot to Shri Jivrajbhai Jivanbhai Rajvir by the sale deed registered at No. 3155, dated 24.10.1966 with the Sub-Registrar, Rajkot.



Shri Jivrajbhai Jivanbhai Rajvir had applied to the Dist. Panchayat, Rajkot to grant the permission to convert the agricultural land admeasuring 9 A 36 G of Survey No. 9 paiki of Madhapar into NA for residential purpose; which in turn was granted by Order, dated 06.11.1968. The lay out plan and plotting was approved. The Sanad in respect of said land was issued in his name by the competent authority.

Shri Jivrajbhai Jivanbhai Rajvir had sold the Land admeasuring 472.2 Sq. Yards of Plot No. 47 of Survey No. 9 paiki of Madhapar, Dist. : Rajkot to Shri Ansuyaben Nagindas Mehta by the sale deed registered at No. 2428, dated 10.06.1970 with the Sub-Registrar, Rajkot.

Shri Ansuyaben Nagindas Mehta in turn had sold the said land of Plot No. 47 to Shri Anantrai Bavchand Shah by the sale deed registered at No. 1866, dated 24.09.1973 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.

Shri Anantrai Bavchand Shah in turn had sold the said land of Plot No. 47 to Shri Nirmalaben Premchand Doshi by the sale deed registered at No. 1875, dated 24.09.1973 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.

Shri Nirmalaben Premchand Doshi had sold the said land of Plot No. 47 to Shri Pareshbhai Bachubhai Dabhi by the sale deed registered at No. 3430, dated 22.05.2015 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.



Shri Pareshbhai Bachubhai Dabhi in turn had sold the said land of Plot No. 47 to Shri Gopalbhai Vallabhbhai Kapadiya by the sale deed registered at No. 1135, dated 19.02.2016 with the Sub-Registrar, Rajkot. The Original Sale Deed is 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 Gopalbhai Vallabhbhai Kapadiya had sold the said land of Plot No. 47 with area admeasuring 394.65 Sq. Mtrs. to Shri Keshavlal Kanjibhai Kargathara by the sale deed registered at No. 2280, dated 26.03.2018 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.

It transpires that due to oversight, there were some mistakes in the description of the nature of title deeds over Page 4 and 5 in the above sale deed, and therefore, Correction Deed rectifying and confirming the correctness was executed between the parties, which was registered at No. 4134, dated 02.06.2018 with the Sub-Registrar, Rajkot. The Original Correction Deed is on the file.

Shri Keshavlal K. Kargathara in turn had sold the said land of Plot No. 47 to Shri Nandlal Nanjibhai Tundiya by the sale deed registered at No. 4695, dated 26.06.2018 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.

It transpires that prior to purchase, a public notice was published in Daily "Akila" on 23.05.2018 by Shri Saurabh P. Patel, Advocate; inviting objections, if any, in respect of aforesaid land of Plot No. 47 of the ownership of Shri Keshavlal K. Kargathara, but, no objections were received in response thereof, as disclosed from the Certificate, dated 04.06.2018, issued by the undersigned on the file.



Shri Nandlal Nanjibhai Tundiya had submitted a plan for construction of different residential buildings on the above land of Plot No. 47 before Ruda, which was approved and the permission was granted on 21.05.2019.

Shri Nandlalbhai Nanjibhai Tundiya and (2) Shri Rameshbhai Jadavjibhai Parmar have constituted a partnership firm to do the business in the name and style of M/s. Radhika Developers and the partnership deed was executed between them on 04.09.2020, which was registered at No. 4710, dated 04.09.2020 with the Sub-

Registrar, Rajkot. From the recital of the said Partnership Deed on Page 5, Para 11, it transpires that both the partners of the Firm have been authorized to executed necessary documents by any one each on behalf of the Firm, including of Sale Deeds/Agreement to Sell etc. The said Firm is registered at No. GUJ/RJ/109014 on 05.12.2020 with Two 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. Radhika Developers, a Partnership Firm has purchased the Land admeasuring total 394.65 Sq. Mtrs. of Plot No. 47, as described in Para 2 hereinabove from Shri Nandlal Nanjibhai Tundiya by the sale deed registered at No. 7162, dated 20.11.2020 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.



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

M/s. Radhika Developers, a Partnership Firm had submitted revised Bldg. Plan for construction of different residential dwelling units on the land of Plot No. 47 before Ruda, which was approved and the permission was granted on 21.11.2019. The construction work is under progress and the building under construction is known as "**Radhika Palace**".

It transpires that M/s. Radhika Developers, a Partnership Firm with Two partners is the owner of the property more particularly described in Para 2 hereinabove.

(5) SEARCH:

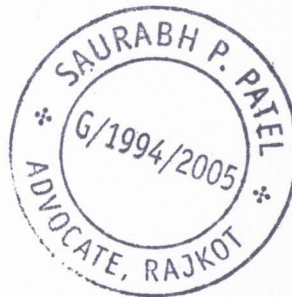
The search has been taken from the records of Sub-Registrar, Rajkot for the last 30 years and no registered charge or encumbrance has been disclosed. The receipts towards the Search Charges are annexed.

(6) OPINION:

On examination of the entire chain of the documents, I do, hereby certify that the right, title and interest of M/s. Radhika Developers, a Partnership Firm in respect of the property described in Para-2 hereinabove are covered with all original respective title deeds. The right, title and interest in respect of the aforesaid property of said M/s. Radhika Developers, a Partnership Firm, over the above referred property are clear, marketable, and free from any encumbrance and beyond reasonable doubt.

Date : - 10 / 03 / 2021.

Yours Faithfully,



SAURABH P. PATEL

ADVOCATE

(Sanad No.G-1994/2005)