

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. R.J. Buildcon, a Partnership Firm with
Partners :

- 1) Shri Nileshbhai Rambhai Herbha
- 2) Shri Manojbhai Rambhai Herbha
- 3) Shri Govindbhai Haribhai Vekariya
- 4) Shri Atulbhai Fulchandbhai Kumbhani

ADDRESS:

Flat No. 401, Bhargav Apartment, Tirupati Park,
Nana Mava Road, Rajkot.



(2) DESCRIPTION OF THE PROPERTY:

Land admeasuring total 551.52 Sq. Yards = 461.14
Sq. Mtrs. of Plot Nos. 1, 2 and 3 of Revenue Survey No.
22 paiki of Village Mavdi, Dist. : Rajkot and known as
"Diwali Park" with the construction of lowrise
residential and commrcial building under progress and
known as " **Raj Arcade-1** " and the entire property is
bounded as under :

NORTH :- Common Plot.
SOUTH :- Plot No.4.
EAST :- Common Plot.
WEST :- 12-00 Mtr. Wide Road.

(3) DESCRIPTION OF THE DOCUMENTS:

- 1) True copy of the Entry from Jungle Book, dated 31.03.1958 with the Sketch attachd.
- 2) True copy of Village Form No. VI, Entry No. 43, 192, 1094, 1514, 45; VIII A, Khata No. 126 with VII & XII.
- 3) Certified true copy of the Sale Deed registered at No. 4630, dated 21.09.1999.
- 4) True copy of Village Form No. VI, Entry No. 1253 and 1256.
- 5) Certified true copy of the Sale Deed registered at No. 5009, dated 22.10.1999.
- 6) True copy of the Layout Permission No. 94, dated 23.09.1994 issued by RMC with the Lay out Plan approved by it.
- 7) Certified true copy of the Order No. NA/LRCC/65/Case No. 144/05-06, dated 29.03.2006 passed by Collector, Rajkot.
- 8) Original Certificate, dated 11.11.2013 issued by Mamlatdar, Rajkot.
- 9) True copy of Village Form No. VI, Entry No. 8638, 8632; VIII A, Khata No. 126.
- 10) True copy of the Partnership Deed, dated 03.02.2010 of M/s. Samarpan Traders with the Extract of Registration attached.



- 11) True copy of the Power of Attorney, dated 13.02.2010, executed by Shri Chhaganlal V. Vachhani and Others.
- 12) Certified true copy of the Sale Deed registered at No. 6718, dated 08.03.2010.
- 13) True copy of Village Form No. VI, Entry No. 16746; VIII A, Khata No. 8056.
- 14) Copy of the Public Notice, dated 19.10.2013, published by Shri Mansukh L. Sakariya, Advocate.
- 15) Original NOC, dated 05.02.2014 issued by Shri Mansukh L. Sakariya, Advocate.
- 16) Original Affidavit, dated 05.02.2014, executed by Shri Chhaganlal V. Vachhani and Others.
- 17) True copy of the Partnership Deed, dated 09.01.2014 of M/s. Meet Heights.
- 18) Original Affidavit, dated 02.05.2014, executed by Shri Rajeshbhai K. Ramani and Shri Hareshbhai C. Pambhar.
- 19) Original Sale Deed registered at No. 687, dated 05.02.2014.
- 20) True copy of Village Form No. VI, Entry No. 22644.
- 21) Original Sale Deed registered at No. 2400, dated 02.05.2014.
- 22) True copy of Village Form No. VI, Entry No. 23140; VIII A, Khata No. 10296.
- 23) Copy of the Public Notice, dated 03.04.2019, published by Shri A. A. Dela, Advocate.
- 24) Original Certificate, dated 12.04.2019, issued by Shri A. A. Dela, Advocate.



- 25) True copy of the Partnership Deed, dated 04.04.2019 of M/s. R. J. Buildcon.
- 26) Original Sale Deed registered at No. 4084, dated 18.06.2019.
- 27) True copy of the Entry from Village Form No. II.
- 28) Original Letter, dated 25.06.2019, written by City Survey Supdt., Rajkot.
- 29) Original Zone Certificate, dated 12.04.2019 issued by Ruda with the Sketch attached.
- 30) Original Receipts, dated 05.04.2019 towards the payment of Revenue Dues.
- 31) Original Construction Permission No. 810, dated 30.08.2019 with the Commencement Certificate and approved Bldg. Plan issued by RMC.
- 32) Original Receipts towards the Payment of Search Charge issued by Sub-Registrar, Rajkot.



(4) TRACING OF THE TITLE :-

Shri Dharamshi Vira was holding the agricultural land of different fields of Village Mavdi, Dist. : Rajkot and his occupancy rights were promulgated, as disclosed from the Entry No. 43 from the revenue record on the file.

On resurvey thereof; Shri Dharamshi Vira was found in occupation of the agricultural land admeasuring 5 A 2 G of Survey No. 22 with other land of Mavdi and Entry No. 192 to that effect was made in the revenue record on 20.10.1961; which was certified accordingly.

On the death of Dharamshi Vira, the names of his legal heirs, Shri Ranchhodbhai Dharamshibhai and 5 Others were entered in the revenue record by Entry No. 1094 n 03.02.1969 in respect of different holdings of deceased including of Survey No. 22 of Mavdi, which was certified on 04.04.1969 by Mamlatdar, Rajkot.

Shri Ambabhai Dharamshibhai and Others had divided and distributed their agricultural land of different survey numbers including of Survey No. 22 of Mavdi between them. By virtue of the said division/distribution; agricultural land admeasuring 5 A 2 G of Survey No. 22 had fallen to the share of Shri Ambabhai Dharamshibhai Patel and Entry No. 45 on division thereof was made in the revenue record on 21.05.1986, which was certified on 20.09.1966 by Circle Officer, Kuvadava.



Patel Ambabhai Dharamshibhai had sold agricultural land admeasuring 5 A 2 G of Survey No. 22 of Mavdi, Dist. : Rajkot to Shri Nathubhai Bhimjibhai Bodar by the sale deed registered at No. 4630, dated 08.06.1990 and Entry No. 1253 to that effect was made in the revenue record on 05.09.1999, which was certified on 16.10.1999 by Mamlatdar, Rajkot.

Shri Nathubhai Bhimjibhai Bodar in turn had sold the said land admeasuring 5 A 2 G of Survey No. 22 of Mavdi to Shri Bhupatbhai Jasmatbhai Bodar by the sale deed registered at No. 5009, dated 22.10.1999 with the Sub-Registrar, Rajkot.

Shri Bhupatbhai Jasmatbhai Bodar had applied to the Collector, Rajkot to grant the permission to convert agricultural land admeasuring total 20437 Sq. Mtrs. of Survey No. 22 paiki of Mavdi into NA for residential purpose, which in turn was granted by Order, dated 29.03.2006. The layout plan and plotting was approved. On conversion into NA, Entry to that effect was made and certified in the revenue record accordingly.

Shri Chhaganbhai Valjibhai Vachhani and 15 Others have constituted a partnership firm to do the business in the name and style of M/s. Samarpan Traders and the partnership deed was executed between them on 03.02.2010 at Rajkot. The said Firm is registered with the Registrar of Firms, Rajkot, as disclosed from the Extract of Registration of the said Firm on the file.



Shri Chhaganbhai V. Vachhani and Other partners of M/s. Samarpan Traders had executed a Power of Attorney, authorizing Shri Navneetbhai V. Gajera, Shri Amrutlal N. Vaghela and Shri Jayeshbhai R. Pethani to do acts and things jointly by any two out of above three on 13.02.2010.

Shri Bhupatbhai Jasmatbhai Bodar had sold the Land admeasuring total 1407.33 Sq. Mtrs. of Plot Nos. 1 to 7 of Survey No. 22 paiki of Mavdi to M/s. Samarpan Traders, a Partnership Firm by the sale deed registered at No. 6718, dated 08.03.2010 with the Sub-Registrar, Rajkot.

A public notice was published in Daily "Akila" on 19.10.2013 by Shri Mansukh L. Sakariya, Advocate; inviting objections, if any, in respect of aforesaid land of Plot Nos. 1 to 7 of Survey No. 22 paiki of the ownership of M/s. Samarpan Traders, a Partnership Firm, but, no objections were received in response thereof, as disclosed from the Certificate, dated 05.02.2014 issued by said Shri Mansukh L. Sakariya, Advocate on the file.

Shri Rajeshbhai Keshubhai Ramani and Shri Hareshbhai Chhaganbhai Pambhar have constituted a partnership firm to do the business in the name and style of M/s. Meet Heights and the partnership deed was executed between them on 09.01.2014 at Rajkot.



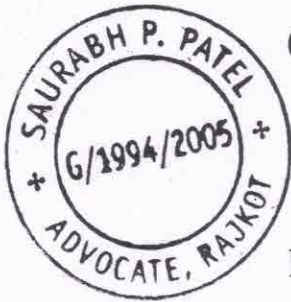
M/s. Meet Heights, a Partnership Firm had purchased the Land admeasuring total 551.52 Sq. Yards = 461.14 Sq. Mtrs. of Plot Nos. 1, 2 and 3 from M/s. Samarpan Traders, a Partnership Firm by the sale deed registered at No. 687, dated 05.02.2014 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.

M/s. Meet Heights, a Partnership Firm in turn had sold the said land of Plot Nos. 1 to 3 to Shri Arunbhai Bhagwanjibhai Surani and 4 Others by the sale deed registered at No. 2400, dated 02.05.2014 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.

A public notice was published in Daily "Akila" on 03.04.2019 by Shri A. A. Dela, Advocate; inviting

objections, if any, in respect of aforesaid land of Plot Nos. 1 to 3 of Survey No. 22 paiki of the ownership of M/s. Meet Heights, a Partnership Firm, but, no objections were received in response thereof, as disclosed from the Certificate, dated 12.04.2019 issued by said Shri A. A. Dela, Advocate on the file.

Shri Nileshbhai Rambhai Herbha, 2) Shri Manojbhai Rambhai Herbha, 3) Shri Govindbhai Haribhai Vekariya and 4) Shri Atulbhai Fulchandbhai Kumbhani have constituted a partnership firm to do the business in the name and style of M/s. R. J. Buildcon and the partnership deed was executed between them on 04.04.2019 at Rajkot.



M/s R. J. Buildcon, a Partnership Firm with four partners had purchased the land admeasuring total 461.14 Sq. Mtrs. of Plot Nos. 1, 2 and 3, as described in Para 2 hereinabove from Shri Arunbhai B. Surani and 4 Others by the sale deed registered at No. 4084, dated 18.06.2019 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. R.J. Buildcon, 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.

The amount of revenue dues have been paid upto the year 2019, as disclosed from the receipts towards the payment on the file.

M/s. R.J. Buildcon, a Partnership Firm had submitted a plan for the consolidation of its land of Plot No. 1 to 3, and then, construction of lowrise residential and commercial building over it before RMC, which was approved and the permission was granted on 30.08.2019. The construction work is under progress and the building under construction is known as "Raj Arcade 1".

It transpires that M/s. R.J. Buildcon, a Partnership Firm with Four 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 13 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. R.J. Buildcon, 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. R.J. Buildcon, a Partnership Firm over the above referred property are clear, marketable, and free from any encumbrance and beyond reasonable doubt.

Date : -03/10/ 2019.

Yours Faithfully,



SAURABH P. PATEL

ADVOCATE

(Sanad No.G-1994/2005)

અરજી પહોંચ

મિલકત નું વર્ણન : સ.ન:22 પૈકી પ્લોટ નં:1 થી 3 રાજ આર્કડ-1

Search in : મવડી /MAVDI

પહોંચ નંબર ૨૦૧૮૦૨૩૦૨૮૫૧૪ અરજી નંબર ૧૭૭૫૩ અરજી વર્ષ ૨૦૧૮
તારીખ ૧ માહે ઓક્ટોબર સને ૨૦૧૮

રજુ કરનારનું નામ સૌરભ 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 ચાલીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 2007 2012
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૭૦.૦૦

કુલ એકદરે રૂ. ૭૦.૦૦

અંકે રૂપીયા સીતેર 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 - ૨

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં. 22 પૈકી , પ્લોટ નં. 1 થી 3 રાજ આર્કેડ -1 ચો.મી. 461.14

Search in : Mavdi/Mavdi

પહોંચ નંબર 2016325012441 અરજી નંબર 4500 અરજી વર્ષ 2016
તારીખ ૧ માહે ઓક્ટોબર સને 2016

રજી કરનારનું નામ સૌરભ પી. 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: 2012 2019

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૮૦.૦૦

કુલ એકદરે રૂ. ૮૦.૦૦

અંકે રૂપિયા નેવું પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

S T Kordiya
સબ રજીસ્ટ્રાર

રાજકોટ - 6 - મવડી