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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.

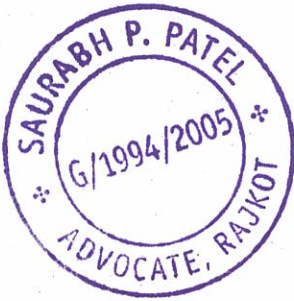
To Whom It May Concern

(TITLE CLEARANCE REPORT)

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

M/s. **CHROME SPACES LLP**, a Limited Liability Partnership Firm, with Partners:

- 1] Shri Arpit Shaileshbhai Bhalodiya
- 2] Shri Dipakbhai Maganbhai Bhalodia
- 3] Shri Hitesh Maganlal Patel
- 4] Shri Nishit Hiteshkumar Patel
- 5] Shri Sagar Hareshkumar Bhuva
- 6] Shri Ankitkumar Bhartkumar Bhuva



ADDRESS:

1004/A, Alpha Plus, Opp. Gujarat Gas, Nr. Raiya Telephone Exchange, 150 Feet Ring Road, Rajkot.

(2) DESCRIPTION OF THE PROPERTY:

Land admeasuring **1621.61 Sq. Mtrs. of Single Unit No. 1** with rights to use of Land admeasuring **200.00 Sq. Mtrs. of Common Plot No. 1** and its FSI etc. & Land admeasuring **1620.39 Sq. Mtrs. of Single Unit No. 2** with rights to use of Land admeasuring **200.00 Sq. Mtrs. of Common Plot No. 2** and its FSI etc. of Revenue Survey No. 280 paiki 1 of Village Mavdi-3, Tal. Rajkot City (South), Dist. : Rajkot with the construction of Residential High Rise

Buildings (Tower A & B) under progress and known as “ **Orion Twilight** ”, and situated at New 150 Feet Ring Road, Opp. Coconut County Party Plot, Beside Aadarsh Tower, Mavdi, Rajkot; within the limit of RMC and the entire property is bounded as under :

NORTH : Proposed T.P.S. Reservation and R.S. No.282

SOUTH : 18.00 Mtr. Wide Proposed T.P.S. Road

EAST : R.S. No.282 and 18.00 Mtr. Wide Proposed
T.P.S. Road

WEST : R.S. 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) 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.
- 5) Original Certificate, dated 21.06.2018, issued by Shri Saurash P. Patel, Advocate.
- 6) Original Layout Permission No. 26, dated 10.09.2018, issued by RMC with the Layout Plan approved by it.
- 7) Original Receipts towards Revenue Dues.

- 8) Original Order No. NA/LRCS/65/Case No. 374/18-19, dated 28.11.2018, passed by Collector, Rajkot.
- 9) True copy of Village Form No. VI, Entry No. 4058; VIII A, Khata No. 1447 with VII & XII.
- 10) Certified copy of the Entry from Hissa Form No. IV with the Sketch from measurement sheet (plot verification sheet) attached thereto.
- 11) Copy of Partnership Deed registered at No. 2447, dated 10.04.2019 of M/s. Aadarsh Realities with Extract of Registration attached thereto.
- 12) Original Sale Deed registered at No. 2576, dated 30.04.2019.
- 13) True copy of the Entry from Village Form No. II.
- 14) Original Zoning Certificate with True Copy of Part Plan issued by Rajkot Urban Development Authority.
- 15) Original Construction Permission No. 186, dated 06.10.2022 with the Commencement Certificate and approved Bldg. Plans issued by RMC.
- 16) Copy of First Supplement To The Limited Liability Partnership Agreement registered at No.9285, dated 15.10.2022 of Chrome Spaces LLP.
- 17) Copy of Limited Liability Partnership Agreement registered at No.9284, dated 15.10.2022 of Chrome Spaces LLP.
- 18) Original Sale Deed registered at No.11690, dated 29.10.2022.
- 19) True copy of the Entry from Village Form No. II.

- 20) Copy of Village Form No. II, Entry No.1575.
- 21) 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, Prabhaven 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 1 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 Babubhai Mohanbhai 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 1 of Mavdi-3 into NA for residential purpose, which in turn was granted by Order No.N.A./ L.R.C.S./65/Case No.374/18-19, dated 28.11.2018. The lay out plan and plotting was approved. On conversion into NA, Entry No. 4058 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 Shivlal 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 **1621.61 Sq. Mtrs. of Single Unit No. 1** with rights to use of Land admeasuring **200.00 Sq. Mtrs. of Common Plot No. 1** and its FSI etc. & Land admeasuring **1620.39 Sq. Mtrs. of Single Unit No. 2** with rights to use of Land admeasuring **200.00 Sq. Mtrs. of Common Plot No. 2** and its FSI etc. of **Revenue Survey No. 280 paiki 1** of Village Mavdi-3, Dist. : Rajkot, as described in Para 2 hereinabove from Shri Babubhai Mohanbhai Sorathiya and 1 Other by the sale deed registered at No. 2576, dated 30.04.2019 with the Sub-Registrar, Rajkot. Shri Dilipbhai Babubhai Sorathiya and other family members had also signed the said sale deed as the Confrimng 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.

Shri Arpit Shaileshbhai Bhalodiya, 2) Shri Dipakbhai Maganbhai Bhalodia, 3) Shri Hitesh Maganlal Patel and 4) Mr. Nishit Hiteshkumar Patel have constituted limited liability partnership firm to do the business in the name and style of Chrome Spaces LLP and the Limited Liability Partnership Agreement was executed between them on 27.07.2022 at Rajkot, which

was registered at No. 9284, dated 15.10.2022 with the Sub-Registrar, Rajkot. The copy of partnership agreement is on the file.

Shri Sagar Hareshkumar Bhuva and 2) Shri Ankitkumar Bharatbhai Bhuva wish to join Chrome Spaces LLP as a partner; so all the partners of Chrome Spaces LLP made First Supplement To The Limited Liability Partnership Agreement which was executed between them on 01.10.2022 at Rajkot, which was registered at No.9285, dated 15.10.2022 with the Sub-Registrar, Rajkot. The copy of supplementary agreement is on the file.

Chrome Spaces LLP, a Limited Liability Partnership Firm with 6 partners has purchased the Land admeasuring **1621.61 Sq. Mtrs. of Single Unit No. 1** with rights to use of Land admeasuring **200.00 Sq. Mtrs. of Common Plot No. 1** and its FSI etc. & Land admeasuring **1620.39 Sq. Mtrs. of Single Unit No. 2** with rights to use of Land admeasuring **200.00 Sq. Mtrs. of Common Plot No. 2** and its FSI etc. of **Revenue Survey No. 280 paiki 1** of Village Mavdi-3, Dist. : Rajkot, as described in Para 2 hereinabove from Aadarsh Realities Partnership Firm by the sale deed registered at No. 11690, dated 29.10.2022 with the Sub-Registrar, Rajkot. The construction work is under progress and the buildings under construction is known as “ **Orion Twilight** ”.

Chrome Spaces LLP a Limited Liability Partnership Firm had submitted a plan for the construction of High-Rise residential building on the aforesaid land of **Single Unit No.1 & Single Unit No.2** before RMC, which was approved and the permission was granted on dated 17/01/2023 vide Sr. No. 251. The original building permission is on the file. The construction work is under progress and the area under development is known as “ **Orion Twilight** ”.

It transpires that Chrome Spaces LLP, a Limited Liability Partnership Firm with six 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 **Chrome Spaces LLP**, a Limited Liability 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 **Chrome Spaces LLP**, a Limited Liability Partnership Firm, over the above

referred property are clear, marketable, and free from any encumbrance and beyond reasonable doubt.

It transpires that Damjibhai Hansrajbhai Vekariya Legal Heir of Late Ajuben Jagabhai Sorathiya has filed a **Special Civil Suit No.52/2021** Babubhai Mohanbhai Sorathiya and other Legal Heirs of Late Mohanbhai Jagabhai Sorathiya and others before the Hon'ble 16th Addl. Sr. Civil Judge & A.C.J.M. Rajkot, seeking declaration and permanent stay order, partition, to cancel the sale deeds, agreements and confirmation deeds and other reliefs U/s. 31,34, 38 of The Specific Relief Act regard the land in dispute. The suit is still pending before the Hon'ble Court for disposal.

Date : - **23**/ 01 / 2023.

Yours Faithfully,



A handwritten signature in black ink, appearing to read "Saurabh P. Patel".

SAURABH P. PATEL

ADVOCATE

(Sanad No.G-1994/2005)

Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

મિલકત નું વર્ણન : Revenue Survey No.280 paiki 1

Search in : મવડી /MAVDI

પહોંચ નંબર 202202300038091 અરજી નંબર 21632 અરજી વર્ષ 2022
તારીખ 18 માહે નવેમ્બર સને 2022

રજુ કરનારનું નામ SAURABH P PATEL ADVOCATE
દ્રાન્હેક્સન નંબર 20221117899037092

નીચે પ્રમાણે ફી પહોંચી

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.....વર્ષ : 1998 થી 2012
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....
અન્ય ફી

રૂ. પૈસા



160.00

કુલ એકદરે રૂ. 160.00

અંકે રૂપીયા એક સો સાઈઠ પુરા

A. N. Dasani
સબ રજીસ્ટ્રાર
રાજકોટ - 2

Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

મિલકત નું વર્ણન : Revenue Survey No.280 paiki 1

Search in : MAVDI-3/MAVDI-3

પહોંચ નંબર 202202200028863 અરજી નંબર 20506 અરજી વર્ષ 2022
તારીખ 18 માહે નવેમ્બર સને 2022

રજુ કરનારનું નામ SAURABH P PATEL ADVOCATE

દ્વિઅક્ષર નંબર 20221117686695167

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 54 થી 59).....
શોધ અગર તપાસણી.....વર્ષ : 1992 થી 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....
અન્ય ફી

80.00



કુલ એકદરે રૂ. 80.00

અંકે રૂપિયા એશી પુરા

P K Shukla
સબ રજીસ્ટ્રાર
રાજકોટ - 1

Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

મિલકત નું વર્ણન : Revenue Survey No.280 paiki 1

Search in : Mavdi/Mavdi

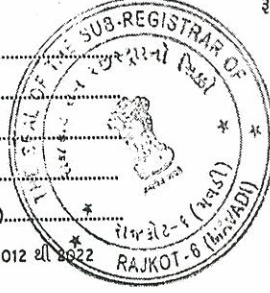
પહોંચ નંબર	202232600019409	અરજી નંબર	6441	અરજી વર્ષ	2022
તારીખ	19	માહે	નવેમ્બર	સને	2022

રજુ કરનારનું નામ SAURABH P PATEL ADVOCATE

દ્રાન્જેક્સન નંબર 20221117637532556

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાદીઓ (કલમ 54 થી 57).....
શોધ અગર તપાસફી.....વર્ષ : 2012 થી 2022
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....
અન્ય ફી



રૂ. પૈસા

120.00

કુલ એકંદરે રૂ.	120.00
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અંકે રૂપિયા એક સો વીસ પૂરા

P. J. Vyas
સબ રજીસ્ટ્રાર
રાજકોટ - 6 - મવડી