

DT. 23 /02/2023

**TO, WHOM IT MAY CONCERN**

**TITLE INVESTIGATION & SEARCH REPORT**

**Dear Sir/Madam,**

As desired by the current owner of the property, I am furnishing hereunder the legal scrutiny report with title search in respect of the property described hereunder.

**(1) NAME OF THE OWNER OF THE PROPERTY :-**

Land Owner :- Bhojubha Govubha Jadeja

Developers :- Hindva Infratech Partnership  
Firm

**(2) DESCRIPTION OF THE PROPERTY :**

Land admeasuring 593.23 Sq. Mtrs. of Plot No. 135+136+137+180/1  
of Revenue Survey No. 6/1 paiki, of Village Nana Mava; Ta.and Dist.Rajkot.  
bounded as under :

|       |   |                                    |
|-------|---|------------------------------------|
| NORTH | : | 12.00 Mtr. Road                    |
| SOUTH | : | Land of Sub Plot No. 180/2 and 138 |
| EAST  | : | 7.50 Mtr. Road.                    |
| WEST  | : | 7.50 Mtr. Road.                    |



**(3) DESCRIPTION OF THE DOCUMENTS:**

1. True Copy of Building Plan Approved by Rajkot Municipality corporation.
2. True Copy of Building Development Permissiopl given by Rajkot Municipality corporation.
3. True Copy of Amalgamation cum Sub Plotting Plan Approved by Rajkot Municipality corporation.
4. True Copy of Development Agreement registered at No. 1066, dated 14.02.2023.
5. True copy of Village Form No.2 in the name of Bhojubha Govubha Jadeja
5. True copy of the Partition Deed registered at No.3261, dated 15.07.2021.
6. True copy of Gift Deed registered at No.1662, dated 03.04.2018.
7. True copy of the Partition Deed registered at No.1529, dated 28.03.2018.
8. True copy of Order in C.M.A. No.2/2018.
9. True copy of Order in C.M.A. No.67/2006.
10. True copy of the N.A.Order No.LERECOKA/65/CASE NO.120/04-05 dated, 31.01.2005 passed by Collector, Rajkot.
11. True Copy of N.A. Lay Out Plan Approved by Rajkot Municipality corporation.
12. True copy of the Amalgamation Order No.VHV/ VASHI/975/04 dated 15.10.2004 passed by Mamlatdar, Rajkot.
13. True Copy Of all the hakk patrak no.6 Entry related to S.R.No.6.
14. True Copy Of Village Form No.7/12 and 8/A
15. Original Receipts towards the Payment of Search Charge issued by Sub-Registrar, Rajkot. (30 years)

**(4) TRACING OF THE TITLE :-**

From the documents referred to hereinabove; it transpires that Originally, Jadeja Govubha Balubha was holding the agricultural land of different fields of Village Nanamava, Ta.Rajkot, Dist. : Rajkot.

On resurvey of the agricultural land of Village Mavdi in the year 1963; Jadeja Govubha Balubha was found in occupation of the agricultural land admeasuring A 6-23 G of Survey No. 6/1 and land admeasuring A 0-19 G of Survey No. 6/2 and land admeasuring A 0-08 G of Survey No. 6/3 with



other land and Entry No.107 to that effect was made in the revenue record on 20.05.1963; which was certified on 11.09.1963 by Mamlatdar, Rajkot.

Then after he distributed his agricultural land of different survey numbers including of land admeasuring A 6-23 G of Survey No. 6/1 and land admeasuring A 0-19 G of Survey No. 6/2 and land admeasuring A 0-08 G of Survey No. 6/3 of Nanamava amongst his sons by way of family arrangements. By virtue of the said division/ distribution; agricultural land admeasuring A 6-23 G of Survey No. 6/1 and land admeasuring A 0-19 G of Survey No. 6/2 and land admeasuring A 0-08 G of Survey No. 6/3 had fallen to the share of Shri Harji Bhikhabhai had fallen into joint share of (1) Jadeja Govubha Balubha (2) Jadeja Gulabsinh Govubha (3) Jadeja Bhojubha Govubha (4) Jadeja Karansinh Govubha. and Entry to that effect was made in the revenue record on 19.10.1982, which was certified on 25.01.1983 Mamlatdar, Rajkot.

Then after on the death Jadeja Govubha Balubha; his other legal heirs (1) Rajkuvarba Govubha (2) Kantaba Govubha werere also entered in the agricultural land admeasuring A 6-23 G of Survey No. 6/1 and land admeasuring A 0-19 G of Survey No. 6/2 and land admeasuring A 0-08 G of Survey No. 6/3. and Entry No. 1373 to that effect was made in the revenue record on 29.01.2003, which was certified on 10.03.2003 by Mamlatdar, Rajkot.

Then after Jadeja Gulabsinh Govubha and others applied to the Mamlatdar, Rajkot to grant the permission to amalgamate the agricultural land admeasuring A 6-23 G of Survey No. 6/1 and land admeasuring A 0-19 G of Survey No. 6/2 and land admeasuring A 0-08 G of Survey No. 6/ 3 of Nanamava, which in turn was granted by Order No.VHV/VASHI/975/04 dated 15.10.2004. And the entire land is given new survey No.6/1 and land admeasuring A 7-10 G.

Then after Jadeja Gulabsinh Govubha had applied to the Collector, Rajkot to grant the permission to convert agricultural land admeasuring A



7-10 G. of Survey No.6/1 of Nanamava into NA for residential purpose, which in turn was granted by Order No.LERECOKA/65/CASE NO.120/04-05 dated, 31.01.2005. The lay out plan and plotting was approved. On conversion into NA; Entry to that effect was made and certified in the revenue record accordingly. As per the approved Layout Plan, entire land is plotted as Plot Nos. 1 to 180.

Then after on the death of Jadeja Gulabsinh Govubha his legal heirs (1) Virbhadrasingh Gulabsinh Jadeja (2) Pradipsinh Gulabsinh Jadeja had obtained probate from Senior Civil Judge in CMA No.67/2006 on the date 14/03/2006. in respect of above mentioned N.A.Land.

Then after on the death of Jadeja Rajkumarba Govubha his legal heirs (1) Bhojubha Govubha Jadeja (2) Karansinh Govubha Jadeja (3) Kantaba Govubha Jadeja (4) Virbhadrasingh Gulabsinh Jadeja (5) Pradipsinh Gulabsinh Jadeja had obtained probate from Senior Civil Judge in CMA No.2/2018 on the date 28/02/2019. in respect of above mentioned N.A.Land.

Then after there was a partition of the aforesaid NA land of Survey No. 6/1 of Nanamava amongst Bhojubha Govubha Jadeja and Others by the Partition Deed registered at No.1529, dated 28.03.2018 By virtue of the said Partition Deed; Land of Plot No. 135,136,137 and 180 with other land had fallen to the joint share of (1) Bhojubha Govubha (2) Karansinh Govubha (3) Pradipsinh Gulabsinh (4) Virbhadrasingh Gulabsinh.

Then after there was a partition of the aforesaid NA land of Survey No. 6/1 of Nanamava amongst Bhojubha Govubha Jadeja and Others by the Partition Deed registered at No.3261, dated 15.07.2021 By virtue of the said Partition Deed; Land of Plot No. 135,136,137 and 180 with other land had fallen to the share of Bhojubha Govubha Jadeja.

Then after Bhojubha Govubha Jadeja had applied to RMC for the permission of development of 7 storied building namely " Ratnagar Elite " which in turn grant vide permission No.227 dated 08/12/2022.



Then after Bhojubha Govubha Jadeja and Hindva Infratech Partnership Firm made a registered Development agreement No.1066, dated 14/02/2023 to construct a building there on by the name " Ratnagar Elite " .

It transpires that Bhojubha Govubha Jadeja is the owner of the land more particularly described in Para 2 hereinabove. And Hindva Infratech Partnership Firm are Developers.

**(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 Bhojubha Govubha Jadeja 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 Bhojubha Govubha Jadeja over the above referred property are clear, marketable, and free from any encumbrance and beyond reasonable doubt.

Thanking You.

Yours Faithfully,



**Bharat B. Sorathiya**

(ADVOCATE)

G/2111/2004



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

મિલકત નું વર્ણન : રે.સ.નં.6/1 પૈકી ગોવિંદ પાર્ક ના પ્લોટ નં.135,136,137 તથા સબ પ્લોટ નં.180/1 ની કુલ જમીન ચો.મી.593.23

Search in : NANA MAVA/NANA MAVA

|            |                 |           |           |           |      |
|------------|-----------------|-----------|-----------|-----------|------|
| પહોંચ નંબર | ૨૦૨૩૦૨૨૦૦૦૦૪૪૭૮ | અરજી નંબર | ૩૧૪૪      | અરજી વર્ષ | ૨૦૨૩ |
| તારીખ      | ૨૨              | માહે      | ફેબ્રુઆરી | સને       | ૨૦૨૩ |

રજુ કરનારનું નામ ભરત બી. સોરઠીયા (એડ.)

ટ્રાન્ઝેક્સન નંબર 20230222132910207

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.....વર્ષ : 1993 થી 1998  
દંડ કલમ-૨૫.....  
કલમ-૩૪ (કલમ-૫૭).....  
નકલ ફી ફોલીયો.....  
ઈન્ડેક્સ-૨ ફી .....  
અન્ય ફી .....

૭૦.૦૦



|               |       |
|---------------|-------|
| કુલ એકદરે રૂ. | ૭૦.૦૦ |
|---------------|-------|

અંકે રૂપીયા સીત્તર પુરા

P K Shukla  
સબ રજીસ્ટ્રાર  
રાજકોટ - 1

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

મિલકત નું વર્ણન : રે.સ.નં.6/1 પૈકી ગોવિંદ પાર્ક ના પ્લોટ નં.135,136,137 તથા સબ પ્લોટ નં.180/1 ની કુલ જમીન ચો.મી.593.23

Search in : નાનામાવા /NANA MAVA

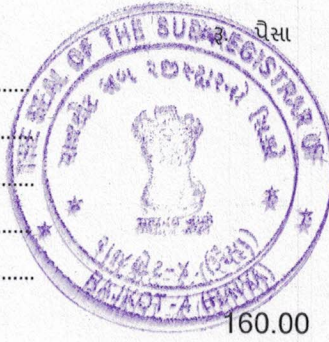
|            |                 |           |           |           |      |
|------------|-----------------|-----------|-----------|-----------|------|
| પહોંચ નંબર | 202302500003321 | અરજી નંબર | 1452      | અરજી વર્ષ | 2023 |
| તારીખ      | 22              | માહે      | ફેબ્રુઆરી | સને       | 2023 |

રજુ કરનારનું નામ ભરત બી. સોરઠીયા (એડ.)

ટ્રાન્ઝેક્શન નંબર 20230222824193081

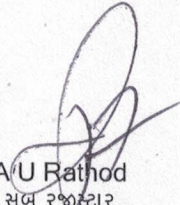
નીચે પ્રમાણે ફી પહોંચી

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



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|---------------|--------|
| કુલ એકદરે રૂ. | 160.00 |
|---------------|--------|

અંકે રૂપિયા એક સો સાઈઠ પુરા

  
A/U Rathod  
સબ રજીસ્ટ્રાર  
રાજકોટ - 4

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

મિલકત નું વર્ણન : રે.સ.નં.6/1 પૈકી ગોવિંદ પાર્ક ના પ્લોટ નં.135,136,137 તથા સબ પ્લોટ નં.180/1 ની  
કુલ જમીન ચો.મી.593.23

Search in : Nana Mava/Nana Mava

|            |                 |           |           |           |      |
|------------|-----------------|-----------|-----------|-----------|------|
| પહોંચ નંબર | ૨૦૨૩૩૨૫૦૦૦૦૧૮૭૬ | અરજી નંબર | ૫૭૪       | અરજી વર્ષ | ૨૦૨૩ |
| તારીખ      | ૨૨              | માહે      | ફેબ્રુઆરી | સને       | ૨૦૨૩ |

રજુ કરનારનું નામ ભરત બી. સોરઠીયા (એડ.)

ટ્રાન્ઝેક્સન નંબર 20230222847212128

નીચે પ્રમાણે ફી પહોંચી

રૂ. 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.....વર્ષ : 2012 થી 2023

૧૩૦.૦૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી .....

અન્ય ફી .....



કુલ એકંદરે રૂ.

૧૩૦.૦૦

અંકે રૂપીયા એક સો ત્રીસ પુરા



J. S. RAMPARIYA

સબ રજીસ્ટ્રાર

રાજકોટ - ૫ - મવા

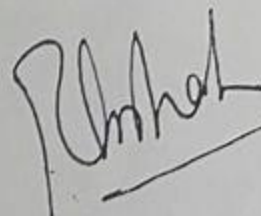
# The Bar Council of Gujarat

The 26th Day of September 2004

This is to Certify that the Name of  
Mr. Bharat Barabhai Sorathia  
is entered as an Advocate on the State Roll  
maintained by **The Bar Council of  
Gujarat** under the provisions of Section 17  
of the Advocates Act, 1961 (Act No. 25 of  
1961).

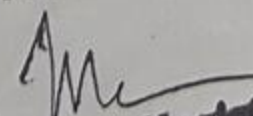


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Chairman,  
The Bar Council of Gujarat

True Copy

  
Executive Magistrate  
Rajkot City