

ALPESH N. DAVDA

B.Sc., LL.M. ADVOCATE

CELL NO. 942627753,

N.M.DAVDA

M.Com,LL.B.,ADVOCATE

CELL. NO. 9624718190

210, Silver Chamber, Opp. Atul Motors, Tagore Road, Rajkot-360002

Title Report & Clearance Certificate

This Title Clearance Certificate is given in respect of the Low Rise Residential Buildings Under Construction on the land admeasuring 2293.61 Sq.Mts. of Plot No. 38 To 63 known as "**SHUBH VATIKA**", of Village Raiya bearing Survey No.169 paiki, Town Planning Scheme No. 22 (Raiya), Original Plot No. 29, Final Plot No. 29/2 situated at Village Raiya, Taluka Rajkot, District Rajkot, in side the boundry of Rajkot Municipal Corporation, in favour of **SHUBH DEVELOPERS** on request of it's Partner Shree **Jagdishbhai Shamjibhai Bopaliya**.

1. Originally the agricultural land of Survey no.169 earlier know as "Piplawalu" Land admeasuring 9 acres 0 gunthas was belonging in the name of Popat Kala by promulgation entry 31 dated 01/08/1954.
2. Then after the agricultural land admeasuring 9 acers 0 guntha named as Piplawalu was purchased by Bhagwan Jivraj from Popat Kalu wide Registered Sale Deed No. 565 dated 13/03/1960 volume 204 page no. 316 to 321 of book no.1. The mutation entry in the name of Bhagwan Jivraj in village form no.6 was certified wide Sr. no. 115.
3. Then after the new measurement was carried out by the revenue authority and the concern entry no. 379 dated 21/09/1962 in the name of Patel Bhagwanji Jivraj in village form no. 6 was certified according to which the survey no 169 was given to "Piplawalu" and the area was acer 6-25 guntha.
4. Then Shri Sakhia Bhagwan Jivrajbhai and Smt. Jadiben Bhagwan distributed their agricultural land of account no. 44 & 104 to their legal heirs. This way land of R.S.No. 169 Paiki admeasuring acer 3-13 guntha vested in the name of Sakhia Kadvabhai Bhagwanbhai & land of R.S.No. 169 Paiki admeasuring acer 3-12 guntha vested in the name of Sakhia Jayantilal Bhagwanbhai. The mutation entry in village form no. 6 vide Sr.No. no. 4351 dated 17/08/1989 was certified accordingly.
5. Then Shri Sakhia Bhagwan Jivrajbhai and Smt. Jadiben Bhagwan re-distributed their agricultural land of account no. 44 & 104 to their legal heirs. This way land of R.S.No. 169 Paiki admeasuring acer 3-13 guntha vested in the name of Sakhia Kadvabhai Bhagwanbhai & land of R.S.No. 169 Paiki admeasuring acer 3-12 guntha vested in the name of Sakhia Jayantilal Bhagwanbhai. The mutation entry in village form no. 6 was certified with Sr.No. 4506 dated 29/04/1996.
6. This way Sakhia Kadvabhai Bhagwanbhai was the sole owner of the agricultural land of survey no. 169 paiki admeasuring Acer 3-13 Guntha. Then they applied for approval of layout plan for the



residential purpose before The Rajkot Municipal Corporation and it was approved with office letter no. 143 dated 02/07/2002 and then applied before the District Collector to convert the above agricultural land into non agricultural for residential purpose and the same was granted vide order no. N.A.L.R.Co.C.-65 Case no. 112/03-04 dated 18/12/2003. This way 94 N.A. residential plots admeasuring 8912.28 Sq.Mt. and the entry was mutated in village form no. 6 vide no. 4765 dated 31/01/2004 which was certified on 01/03/2004. This way the above non agricultural residential plot's land vested in the name of Shri Kadva Bhagwan Sakhia.

7. Then Shri Kadvabhai Bhagwanjibhai Sakhia sold the land of N.A. Plot No. 39 to 51 admeasuring total sq.mt. 1226.81 to Smt. Savitaben Jayantibhai Sakhia wide Registered Sale Deed No. 4474 Dated 05/05/2005 and the mutation entry no. 5501 dated 20/06/2005 was certified in village form no.6 in the name of Smt. Savitaben Jayantibhai Sakhia.
8. Then Shri Kadvabhai Bhagwanjibhai Sakhia sold the land of N.A. Plot No. 52 to 65 admeasuring total sq.mt. 1245.18 to Tulsibhai Makanbhai Vadolia wide Registered Sale Deed No. 4475 Dated 05/05/2005 and the mutation entry no. 5502 dated 20/06/2005 was certified in village form no.6 in the name of Tulsibhai Makanbhai Vadolia.
9. Then Shri Tulsibhai Makanbhai Vadolia expired on 08/01/2010 and the Heirship certificate for above said N.A.Plot No. 52 to 65 in the name of Jerambhai Tulsibhai Vadoliya was issued dated 30/10/2010 in Civil Misc. Application No. 975/2010 and the mutation entry no. 11098 dated 29/12/2010 was certified in village form no. 6 in revenue record.
10. Then Shri Kadvabhai Bhagvanbhai Sakhia expired on 19/04/2011 and the Heirship certificate for N.A.Plot No. 1 to 4, 7 to 11, 19 to 24 & 37 to 38 in the name of Hemiben Kadvabhai Sakhia, Bharatbhai Kadvabhai Sakhia, Pravinbhai Kadvabhai Sakhia, Kantibhai Kadvabhai Sakhia, Kalpeshbhai Kadvabhai Sakhia & Sarojben Kadvabhai Sakhia was issued dated 12/10/2011 in Civil Misc. Application No. 1129/2011 and mutation entry no. 11929 dated 03/12/2011 was certified accordingly.
11. Then partition deed wide registered no. 7850 dated 05/12/2020 was carried out between Hemiben Kadvabhai Sakhia, Bharatbhai Kadvabhai Sakhia, Pravinbhai Kadvabhai Sakhia, Kantibhai Kadvabhai Sakhia, Kalpeshbhai Kadvabhai Sakhia & Sarojben Kadvabhai Sakhia and this way plot no. 38 admeasuring sq.mt. 113.28 was vested in the name of Shri Hemiben Kadvabhai Sakhia & Shri Bharatbhai Kadvabhai Sakhia which is mutated wide sr.no. 12/56 in village form no.2.
12. Then Shri Hemiben Kadvabhai Sakhia & Shri Bharatbhai Kadvabhai Sakhia sold the land of N.A. Plot No. 38 sq.mt. 113.28 to Smt. Savitaben Jayantilal Sakhia wide Registered Sale Deed No. 3478 Dated 09/04/2021 and the mutation entry wide sr. no. 12/56 was certified in village form no.2 in the name of Savitaben Jayantilal Sakhia.

13. Then (1) Jagdishbhai Shamjibhai Bopaliya, (2) Dineshbhai Devkaranbhai Gadara, (3) Thakarshibhai Pitambarbhai Bhojani & (4) Jashkumar Dilipbhai Lalani forms a partnership firm namely "SHUBH DEVELOPERS" and the deed of partnership is registered wide Sr. No. 834 date 01/02/2022 before Sub-Registrar Rajkot Zone-4. The said partnership is registered with Registrar of Firms wide Firm No. GUJRJ112169.
14. Then Smt Savitaben Jayantilal Sakhia executed a Registered Declaration wide Sr. No. 3360 dated 07/04/2022 and Jerambhai Tulsibhai Vadolia executed a Registered Declaration wide Sr. No. 3361 dated 07/04/2022.
15. Then Jerambhai Tulsibhai Vadolia sold land admeasuring Sq.Mt. 1007.69 of N.A.Plot No. 52 to 63 to Shubh Developers a Partnership Firm wide Registered Sale Deed Sr. No. 3364 dated 07/04/2022 and the mutation entry in village form no. 2 was certified by concerned authority.
16. Then Smt Savitaben Jayantilal Sakhia sold land admeasuring Sq.Mt. 1340.09 of N.A.Plot No. 38 to 51 to Shubh Developers a Partnership Firm wide Registered Sale Deed Sr. No. 3362 dated 07/04/2022 and the mutation entry in village form no. 2 was certified by concerned authority.
17. This way the above non agricultural land of plot no. 38 to 63 admeasuring total Sq. Mt. 2347.78 is in the sole possession and ownership of "SHUBH DEVELOPERS" a partnership firm.
18. Then the above mentioned partnership firm have applied for amalgamation and Residential Low Rise Building Plan before the Rajkot Municipal Corporation with inward no. 13 date 20/04/2022 for above mentioned plot' land and the same is approved by the Assistant Town Planer Rajkot Municipal Corporation. This way the new plot no. 38 to 63 came into existence admeasuring 2293.61 after T.P.Road Cutting of 54.17 Sq.Mt. Development Permission no. 85 dated 14/06/2022 and Commencement Certificate was issued by the RMC. This way the construction of low rise residential building are under progress.
19. The name of the said low rise building is "SHUBH VATIKA".

The Deeds I have examined for this Title Clearance Report are as under.

1. Original Approved Building Plan No. Dev.In. No. 13 Dated 20/04/2022, Original Development Permission No. 085 Dated 14/06/2022 & Original Commencement Certificate.
2. Certified Copy of Village form No. 2 in the name of Partners of Shubh Developers regarding the plot no. 38, 39 to 51 and 52 to 63.
3. Certified copy of Village form No. 2, 7/12, 8(A), & 6 since promulgation.
4. Original Partnership Deed of Partnership Firm Shubh Developers Dated 01/02/2022 Registered on Date 01/02/2022.
5. Original Registered Sale Deed No. 3362 dated 07/04/2022.
6. Original Registered Declaration Deed No. 3360 dated 07/04/2022.

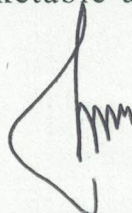
7. Original Registered Sale Deed No. 3364 dated 07/04/20220.
8. Original Registered Declaration Deed No. 3361 dated 07/04/2022.
9. Original Registered Sale Deed No. 3478 dated 09/04/2021.
10. Original Duplicate Registered Partition Deed No. 7850 dated 05/12/2020.
11. Certified Copy of Hire ship Certificate issued by 4th Additional Senior Civil Judge in C.M.A.No. 1129/2011 in favor of Hemiben Kadvabhai Sakkhia etc. dated 18/10/2011.
12. Original Hire ship Certificate issued by 3rd Additional Senior Civil Judge in C.M.A.No. 975/2010 in favor of Jerambhai Tulshibhai Vadoliya dated 30/10/2010.
13. Original Registered Sale Deed No.4475 dated 05/05/2005.
14. Original Registered Sale Deed No. 4474 dated 05/05/2005.
15. Notrized True Copy of Office Letter No.143 Dt. 02/07/2002 & Copy Of Lay Out Plan.
16. Certified Copy of N.A. Order of District Collector N.A.L.RCo.C.65 Case No. 112/03-04 dated 18/12/2003.
17. Certified Copy of Registered Sale Deed No. 3141 dated 15/12/1959 having No.1's Book No. 565 dated 13/03/1960 registered on page no. 316 to 321 of volume 204.
18. Certified Copy of T.P. Sketch & Form "F".
19. Certified Copy of Zoning Certificate and Part Plan.
20. Original Lease Receipt.
21. Certified Copy Of Tippan.

I have taken search of 30 years record from the Sub-Registrar office, Rajkot for above said land with receipt No.202202200017529 dated 06/07/2022 and receipt No. 202202500012982 dated 05/07/2022 and all above records are clear according to title of the said property and no charge or encumbrance is found.

Looking to all the documents referred above I am of the opinion that the title of the Low Rise Residential cum Commercial Building under construction on land admeasuring 2293.61Sq.Mts.of Plot No. 38 to 63 known as "**SHUBH VATIKA**", of Village Raiya bearing Survey No.169 paiki, Town Planing Scheme No. 22 (Raiya), Original Plot No. 29, Final Plot No. 29/2 situated at Village Raiya, Taluka Rajkot, District Rajkot, in side the boundry of Rajkot Municipal Corporation which is already covered in the R.M.C. boundary belonging to Shubh Developers a Partnership firm is quite clear and marketable and is free from any charge or encumbrance what so ever.

Place :Rajkot
Date : 05/08/2022




Alpesh N. Davda
B.Sc.,LL.M.,Advocate
Enrol. No. G/1927/2008

અરજી પહોંચ

મિલકત નું વર્ણન : રૈયા પ્લોટ.ન.38 થી 63 રે.સ.ન.169 ટી.પી.ન.22 એફ.પી.ન.29/2

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર 202202200019426 અરજી નંબર 12524 અરજી વર્ષ 2022
તારીખ ૬ માહે જુલાઈ સને 2022

રજુ કરનારનું નામ અલ્પેશ.એન.દાવડા.(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 54 થી 57).....
શોધ અગર તપાસણી.....Year: 1993 1998
દંડ કલમ-24.....
કલમ-34 (કલમ-47).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-2 ફી



90.00

કુલ એકદરે રૂ. 90.00

અંકે રૂપિયા સીત્તેર પુરા

દસ્તાવેજ

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

B. K. CHAVADA
સબ રજીસ્ટ્રાર
રાજકોટ - 1

અંકે રૂ. : 70.00

20220704711288716

સબ રજીસ્ટ્રાર, રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.169 પૈકી ટી.પી.22 એફ.પી.29/2 પ્લોટ નં.38 થી 63

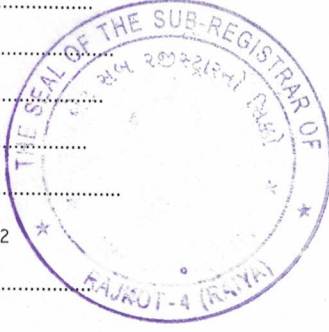
Search in : રૈયા-1 /RAIYA-1

પહોંચ નંબર ૨૦૨૨૦૨૫૦૦૦૧૨૮૮૨ અરજી નંબર ૬૫૨૨ અરજી વર્ષ ૨૦૨૨
તારીખ ૫ માહે જુલાઈ સને ૨૦૨૨

રજુ કરનારનું નામ અલ્પેશ એન.દાવડા (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: 1998 2022
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૨૬૦.૦૦

કુલ એકદરે રૂ. ૨૬૦.૦૦

અંકે રૂપીયા બે સો સાઈઠ પુરા

દસ્તાવેજ ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.


A. J. Rathod
સબ રજીસ્ટ્રાર
રાજકોટ - 4

અંકે રૂ. : 260.00

20220704982269548

સબ રજીસ્ટ્રાર, રાજકોટ - 4