

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&Title Clearance Certificate

This Title Clearance Certificate is given in respect of the Low Rise Residential Building Constructed on land admeasuring 458.36 Sq.Mts.of Plot No. 18 to 20 known as “**NILKANTH APPARTMENT**”, of Village Mavdi bearing Survey No.11 Paiki, Town Planing Scheme No. 19 (Munjka), Original Plot No. 30, Final Plot No. 30/4 situated at Village Munjka, Taluka Rajkot, District Rajkot, inside the boundry of Rajkot Municipal Corporation, in favour of **KRISHNA DEVELOPERS** on request of it's Partner Shree **Sanjaybhai Vallabhbhai Desai**.

1. Originally the agricultural land acer 10-24 guntha earlier know as “Badhariyu” was belonging in the name of Pancha Naran by promulgation entry 4.
2. Then after they carried out the partition among their sons with entry no. 30 in village form no. 6 and the land known as Badhariyu Acer 10-24 gundha was vested in his name.
3. Then after the new measurement was carried out by the revenue authority and the concern entry no. 66 dated 14/10/1964 in village form no. 6 was certified according to which the survey no 11 was given to the agriculture land of “Badhriyu” and the area was acer 10-20 guntha.
4. Then after Pancha Naran was expired on 13/11/1975 and on application the name of legal heirs i.e. (1)Amrutben Pancha widow of Pancha Naran, (2)Mohan Pancha, (3) Gandu Pancha, (4) Ramji Pancha, (5) Dharmshi Pancha, (6) Shamji Pancha, (7) Paniben Pancha of deceased were entered with entry no. 161 dated 05/02/1976 in village form no. 6.
5. Then after (1) Amrutben Pancha widow of Pancha Naran, (2) Gandu Pancha, (3) Ramji Pancha, (4) Dharmshi Pancha, (5) Shamji Pancha, (6) Paniben Pancha relinquished their rights in R.S.No. 5 Acer 5-29 Guntha and R.S.No. 11 Paiki land admeasuring Acer 10-20 Guntha in favor of Mohan Pancha and entry No. 273 dated 27/10/1982 was mutated accordingly in village form no. 6.
6. Then after Mohan Pancha distributed the land of R.S.No. 11 Paiki between their sons (1) Limba Mohanbhai Acer 2-25 Guntha, (2) Khimji Mohanbhai Acer 2-25 Guntha, (3) Bachu Mohanbhai Acer 2-25 Guntha and (4) Hira Mohanbhai Acer 2-25 Guntha and entry no. 274 dated 29/10/1982 was mutated and certified accordingly. This way Limba Mohan became the sole owner of the agriculture land Acer 2-25 Guntha of R.S.No. 11 paiki.

7. Then, as per the new measurement was carried out by the D.I.L.R. Rajkot and as per the letter No. M.T.R. 1/35/96/97 Sr.No. 2691 and as per the Hissa Form No. 4 mutation entry no. 1205 was carried out and certified and accordingly the land Admeasuring Acer 2-15 Guntha of R.S.No. 11 paiki of village Munjka vested in the name of Limba Mohan.
8. Then after Shree Limbabbhai Mohanbbhai Bhut applied before District Panchayat Office Rajkot to convert the said land to Residential Non Agricultural purpose with approved lay out plan and wide order no. N.A.L.R.Co.C-Case No. 49/2003-04/Vashi/4839/46 Dated 15/12/2003 the said land of R.S. No. 11 paiki was converted in Non Agricultural Residential purpose. Accordingly mutation entry no. 1762 dated 01/01/2004 was carried out in the revenue record certified on date 26/02/2004. According to the lay out plan total 30 N.A. plots Total Admeasuring 6315-45 came into existence.
9. Then Shree Limbabbhai Mohanbbhai Bhut sold the Plot No. 18 admeasuring 187-27 Sq.Mt., Plot No. 19 admeasuring 111-32 Sq.Mt. and Plot No. 20 admeasuring 159-77 Sq.Mt. totaling into 458-36 Sq.Mt. to Shree Kiranben Pareshbbhai Thumar and Shree Rinkleben Vinubhai Thumar vide Registered Sale Deed No. 1834 dated 15/04/2013 and mutation entry in village form no, 6 vide no. 5879 dated 12/06/2013 was certified on 29/07/2013. This way these plot no. 18, 19 & 20 admeasuring total 458-36 Sq.Mt. was vested in the name of above purchaser with village account no. 2412 of village Munjka.
10. Krishna Developers is a partnership firm created between their partners (1) Chimanbbhai valjibbbhai Pan, (2) Manisha Deepak Pan, (3) Ashokbbhai Kanjibbbhai Domadiya, (4) Pankaj Ashokbbhai Domadiya, (5) Sanjay Vallabbbbbhai Desai, (6) Dilipbbhai Vallabbbbbhai Desai & (7) Jitendra Shamjibbbhai Rojmala on 25/04/2019 and the partnership deed for the same was registered by Notary P.L.Jotangia with Serial No. 10281 on 26/04/2019. On the same day power of attorney was executed to empower the partner (1) Chimanbbhai Valjibbbhai Pan & (2) Sanjaybbhai Vallabbbbbhai Desai to do all act on behalf of the remaining partners of the firm as described in the deed of power of attorney which was registered notary P.L.Jotangia with Serial No. 10282 on 26/04/2019.
11. Then Shree Kiranben Pareshbbhai Thumar and Shree Rinkleben Vinubhai Thumar sold the Plot No. 18 admeasuring 187-27 Sq.Mt., Plot No. 19 admeasuring 111-32 Sq.Mt. and Plot No. 20 admeasuring 159-77 Sq.Mt. totaling into 458-36 Sq.Mt. to Krishna Developers vide Registered Sale Deed No. 4108 dated 15/06/2019 and mutation entry in village form no. 2 vide serial no. 2434, 2435 & 2436.
12. This way the above said land of Plot No. 18 admeasuring 187-27 Sq.Mt., Plot No. 19 admeasuring 111-32 Sq.Mt. and Plot No. 20 admeasuring 159-77 Sq.Mt. totaling into 458-36 Sq.Mt. was solely possessed by the partnership firm Krishna Developers.
13. Then the above partnership firm by the act of it's authorized partner applied before the Rajkot Municipal Corporation for approval of

Low Rise Residential Building Plan and the same was approved by the Rajkot Municipal Corporation with building development permission no. 113 dated 18/08/2021 and the said partnership firm started the construction of the Low rise building on the said land and the commencement certificate also granted by the RMC.

14. As per the plan approved Shreeji Builders started the construction and it is under construction now a days. The name of the said high rise building is “NILKANTH APARTMENT”.

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

1. Original Commencement Certificate
2. Original Development Permission No. 113 Dated 18/08/2021.
3. Original Approved Building Plan.
4. Certified Copy of Village Form No.2 in the name of Krishna Developers.
5. Original Reciept of Leese paid.
6. Original Registered Sale Deed No. 4108 dated 15/06/2019 in favor of Krishna Developers executed by Shree Kiranben Pareshbhai thumar & Shree Rinkleben Vinubhai Thumar.
7. Original Partnership Deed of Krishna Developers partnership firm & power of attorney given to Chimanbhai Valjibhai Pan & Sanjaybhai Vallabhbhai Desai by remaining partner of Krishna Developers.
8. Original Registered Sale Deed No. 1834 dated 15/04/2013 in favor of Shree Kiranben Pareshbhai thumar & Shree Rinkleben Vinubhai Thumar executed by Shree Limbabhai Mohanbhai Bhut.
9. Certified Copy of N.A. Order of District Panchayat Office, Revenue Branch vide No. N.A.L.R.Co.C-Case No. 49/2003-04/Vashi/4839/46 Dated 15/12/ 2003.
- 10.Certified copy of lay out plan & copy of Development permission no. Ruda/Tech/Dev/Munjka/54/02/2781 dated 06/01/2003.
- 14.Certified copy of Draft T.P. Sketch & Form “F”.
- 15.Certified Copy of Hissa form-4 & Mapni Sheet.
- 16.Certified Copy of Zoning Certificate & Part Plan.
- 17.Certified Copy of Village Form No. 7/12.
- 18.Certified Copy of Village Form No. 8(A).
- 19.Certified Copy of Village Form No. 6 since promulgation.
- 20.Certified Copy of Measurement Sheet & Hissa Form No.4.
- 22.Certified Copy of Jungel Book.

CERTIFICATE

I have taken search of 33 years record from the Sub-Registrar office, Rajkot for above said land with Receipt No.202202200012222 dated 10/05/2022, Receipt No.202202400009447 dated 09/05/2022 & Receipt No. 202202500008887 dated 09/02/2022 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 Building under construction on land admeasuring 458-36 Sq.Mts. of plot no. 18 to 20 known as “Nilkanth Apartment” of Village Munjka bearing Survey No. 11 paiki, D.T.P.S. No. 19(Munjka), O.P.No. 30, Final Plot No. 30/4which

is already covered/included in the R.M.C. boundry belonging to Krihna Developers Partnership firm, is quite clear and marketable and is free from any charge or encumbrance what so ever.

Place :Rajkot

Date : 17/05/2022

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a vertical line and a series of horizontal strokes.

Alpesh N. Davda
B.Sc.,LL.M.,Advocate

અરજી પહોંચ

મિલકત નું વર્ણન : મુંજકા.સ.ન.11 પૈકી ટી.પી.ન.19 એફ.પી.ન.30/4 પ્લોટ.ન.18 થી 20

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૨૦૨૨૦૦૦૧૨૨૨૨ અરજી નંબર ૮૮૧૫ અરજી વર્ષ ૨૦૨૨
તારીખ ૧૦ માહે મે સને ૨૦૨૨

રજુ કરનારનું નામ અલ્પેશ.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: 1990 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૧૦૦.૦૦

કુલ એકદરે રૂ. ૧૦૦.૦૦

અંકે રૂપિયા એક સો શૂન્ય પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

NAVDIP VALKUBHAI KHACHAR
સબ રજીસ્ટ્રાર
રાજકોટ - 1

અંકે રૂ. : 100.00

20220509120090523

સબ રજીસ્ટ્રાર, રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.11 પૈકી, પ્લોટ નં.18 થી 20, ટી.પી.19, એફ.પી.30/4

Search in : મુંજકા /MUNJKA

પહોંચ નંબર ૨૦૨૨૦૨૪૦૦૦૦૮૪૪૭ અરજી નંબર ૫૩૭૧ અરજી વર્ષ ૨૦૨૨
તારીખ ૮ માહે મે 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).....

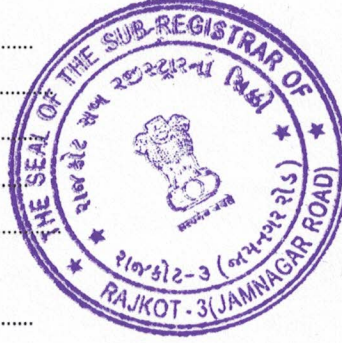
શોધ અગર તપાસણી.....Year: 1999 2012

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૧૫૦.૦૦

કુલ એકંદરે રૂ.

૧૫૦.૦૦

અંકે રૂપીયા એક સો પચાસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.


Undhad Hirenkumar Bhikhalal
સબ રજીસ્ટ્રાર
રાજકોટ - ૩

અંકે રૂ. : 150.00

20220509595145628

સબ રજીસ્ટ્રાર, રાજકોટ - ૩

અરજી પહોંચ

મિલકત નું વર્ણન : સ.નં.11 પૈકી ટી.પી.નં.19 એફ.પી.નં.30/4 પ્લોટ નં.18 થી 20

Search in : Munjka/Munjka

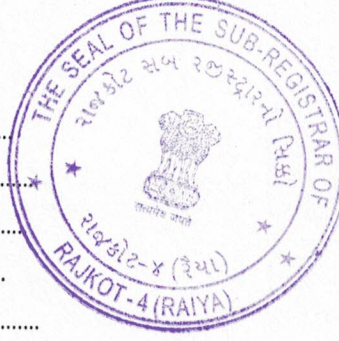
પહોંચ નંબર ૨૦૨૨૦૨૫૦૦૦૦૮૮૮૭ અરજી નંબર ૪૪૩૫ અરજી વર્ષ ૨૦૨૨
તારીખ ૯ માહે મે સને ૨૦૨૨

રજુ કરનારનું નામ એ.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: 2012 2022
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૧૨૦.૦૦

કુલ એકંદરે રૂ.	૧૨૦.૦૦
----------------	--------

અંકે રૂપીયા એક સો વીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.


R. R. JANI
સબ રજીસ્ટ્રાર
રાજકોટ - 4

અંકે રૂ. : 120.00

20220509307590718

સબ રજીસ્ટ્રાર, રાજકોટ - 4