



Rajkot Office. :

Office No. 208, "SHUBHAM" Com. Complex, Bhupendra Road, Opp. Balaji Mandir, RAJKOT-GUJ-INDIA

Ref.: RERA/03/2020

Date : 17/03/2020

To whom so ever it may concern

Sub. : Title Clearance Report.

Ref. : File of Documents

I submit my Legal Opinion cum Non-encumbrance Certificate and Legal Scrutiny report as under:-

1) Name of the Owner : -

M/s. K K Developers - a partnership firm

Consisting of partners:

- (i) Shri Kanakbhai Khimabhai Khataria
- (ii) Shri Ajaybhai Prabhatbhai Dangar
- (iii) Shri Shashikantbhai Ramjibhai Kacha
- (iv) Shri Jyotiben Vikrambhai Mehta

Add.: Nandbhuvan, Gitanagar Main Road, Opp. Street No.:4/A,
Opp. Swminarayan Gurukul, Dhebar Road, Rajkot.

2) Description of Property :-

10 (Ten) Residential Flat(s) of building "Madhav" apartment to be constructed on N.A. lands admeasuring 182.84 Sq. Mts. of Plot No.:138 situated in area Dholariya Nagar, Rajkot Tal.: & Dist.:Rajkot. It is part & parcel of city survey Ward No.:8/2 city Survey No.:1992/1 paiki. On implementation of T.P. Scheme No.:5, F.P. No.:179.

The whole property is bounded as under :

North : 30.0 Fts. road, it admeasures 31.6 Fts.
South : Others property, it admeasures 31.6 Fts.
East : Others property, it admeasures 62.6 Fts.
West : Others property, it admeasures 62.6 Fts.

3) Tracing of the Title : -

It seems from the documents produced that originally agricultural lands admeasuring Acres 27.37 Gunthas of Rajkot Revenue Survey No.:336 belonged to Jetha Vira who got it converted to N.A. use by vide Order No.:Land-1-1167 dtd.:20.11.1956 alongwith Sanad and approved lay-out plan issued by Competent Authority.

Thereafter a City Survey Property Card in name of Shri Jethabhai Virabhai Dholaria alongwith entry mutuited till present owner(s) issued by City Survey Superintendent, Rajkot

Out of said N.A. lands, lands of Plot No.:138 admeasuring 552.6 Sq. Yards alongwith other lands gifted by Shri Jethabhai Virabhai Dholaria to Shri Nathalal Jethalal Dholaria by registered gift deed Sr. No.:2049 dtd.:09.09.1958 which is registered at No.:1943, Vol.:155 dtd.:10.09.1958.





Thereafter lands admeasuring 182.84 Sq. Mts. of Plot No.:138 paiki is sold out by Shri Nathalal Jethalal Dholaria to Shri Pravinchandra Odhavjibhai Rachha by registered sale deed No.:2891 dtd.:18.11.1977.

Thereafter on death of Pravinchandra Odhavjibhai Rachha a Letters of Administration dtd.:15.03.2019 obtained in vide CMA No.:1813/2018 by Shri Divyaben Pravinchandra Rachha, Shri Pankajbhai Pravinchandra Rachha, Shri Lalitbhai Pravinchandra Rachha and Shri Pareshbhai Pravinchandra Rachha issued by CJSD, Rajkot.

Thereafter a Zoning Certificate No.:2508 dtd.:20.07.2019 alongwith part plan issued by competent authority.

Thereafter a Public notice published in local news paper Akila dtd.:16.07.2019 alongwith No Objection certificate dtd.:26.07.2020 given by me.

Thereafter a partnership firm enacted in name & style of M/s. K K Developers between Shri Kanakbhai Khimabhai Khataria, Shri Ajaybhai Prabhatbhai Dangar, Shri Shashikantbhai Ramjibhai Kacha & Shri Jyotiben Vikrambhai Mehta by vide registered partnership deed No.:7665 dtd.:16.10.2019. Subsequently Form No. G, Firm Reg. No. GUJRJ107411 issued by Register of Firm.

Thereafter said lands admeasuring 182.84 Sq. Mts. of Plot No.:138 paiki is sold out by Shri Divyaben Pravinchandra Rachha, Shri Pankajbhai Pravinchandra Rachha, Shri Lalitbhai Pravinchandra Rachha and Shri Pareshbhai Pravinchandra Rachha to M/s. K K Developers - a partnership firm by registered sale deed No.:7656 dtd.:16.10.2019.

AND thereafter M/s. K K Developers - a partnership firm has obtained dismantled permission of the old building and obtained fresh permission for construction is obtained at vide No.:845 dtd.:07.03.2020 alongwith approved building plan issued by competent authority and said building given name as "Madhav" apartment situated at Dholariya Nagar, Nr. Swaminarayan Gurukul, Dhebar Road, Rajkot.

4) Search :-

The search has been taken from the records of Sub-Registrar Rajkot for last 30 years by vide receipt No. :2020022006190 dtd.:11.03.2020, there is no charge or encumbrance has been disclosed. The receipt towards search charges is annexed.

5) Opinion :-

I have undertaken search in the books of Sub-Registrar as regards contents of title deed referred here in above particularly in respect of registered sale deed(s) in favour of M/s. K K Developers - a partnership firm and I confirm that the transaction covering the title deed is perfect in all respect and suffers no legal impediments. The particulars in title deed





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Ref.: BERA/03/2020

Date : 17/03/2020

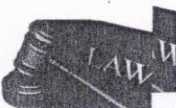
are in conformity with the records of Sub-Registrar and genuineness of title deed is not doubtful.

On examination of the entire chain of documents I do hereby certify that the right, title and interest of the M/s. K K Developers - a partnership firm in respect of the property described in para-2 herein above are Clear, Marketable and Free from encumbrance.

6) **Description of Documents : -**

I have seen the following documents:

1. Original receipt of revenue tax paid.
2. Certified true copy of village Form No.:6, 7/12 & 8-A issued by competent authority.
3. Certified true copy of N.A. Sanad on Specimen - M alongwith lay-out plan issued by competent authority.
4. Certified true copy of City Survey Property Card in name of Shri Jethabhai Virabhai Dholaria alongwith entry mutated till present owner(s) issued by City Survey Superintendent, Rajkot
5. Certified true copy of registered gift deed Sr. No.:2049 dtd.:09.09.1958 executed by Shri Jethabhai Virabhai Dholaria in favour of minor Shri Nathalal Jethalal Dholaria which is registered at No.:1943, Vol.:155 dtd.:10.09.1958.
6. Original registered sale deed No.:2891 dtd.:18.11.1977 executed by Shri Nathalal Jethalal Dholaria in favour of Shri Pravinchandra Odhavjibhai Rachha.
7. Original Letters of Administration dtd.:15.03.2019 obtained in vide CMA No.:1813/2018 by Shri Divyaben Pravinchandra Rachha, Shri Pankajbhai Pravinchandra Rachha, Shri Lalitbhai Pravinchandra Rachha and Shri Pareshbhai Pravinchandra Rachha issued by CJSD, Rajkot.
8. Certified true copy of Zoning Certificate No.:2508 dtd.:20.07.2019 alongwith part plan issued by competent authority.
9. Certified true copy of Sketch of F. P. No. 179 of T.P.S. No. 5.
10. Original Public notice published in local news paper Akila dtd.:16.07.2019 alongwith No Objection certificate dtd.:26.07.2019 given by me.
11. Original registered partnership deed No.:7665 dtd.:16.10.2019 of M/s. K K Developers alongwith original registration receipt & copy of "Form-G", Firm No. GUJRJ107411 issued by Register of Firms.
12. Original registered sale deed No.:7656 dtd.:16.10.2019 executed by Shri Divyaben Pravinchandra Rachha, Shri Pankajbhai Pravinchandra Rachha, Shri Lalitbhai Pravinchandra Rachha and Shri Pareshbhai Pravinchandra Rachha in favour of M/s. K K Developers alongwith original registration receipt.
13. Original Receipt of Property Tax.
14. Original Building Development Permission No. 845 dtd.:07.03.2020, Commencement Certificate & approved Building Plan issued by competent authority.





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15. Original search receipt & E.C. issued by Sub-Registrar-Rajkot Zone 1.

I am returning file of documents herewith.

Thanking you,



Yours faithfully,

Prashant Lathigra
Advocate.

Search Receipt Details:

1. Sr. No. 2020022006190 dtd.:11.03.2020 with EC-Rajkot, Sub-registrar Office Zone-1.

અરજી પહોંચ

મિલકત નું વર્ણન : રે સ નં.336 સી સ નં.1922 પ્લોટ નં.138 વો નં.8/2 ટી પી નં.5 એફ પી નં.179

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૦૦૨૨૦૦૬૧૯૦ અરજી નંબર ૪૩૯૦ અરજી વર્ષ ૨૦૨૦
તારીખ ૧૧ માહે માર્ચ સને ૨૦૨૦

રજુ કરનારનું નામ પી પી લાહીગ્રા (એડ) શોધ+ઇસી

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી..... ૧૦૦.૦૦
ટપાલ ખર્ચ.....
નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 1988 2020 ૩૪૦.૦૦
ઈડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....

કુલ એકદરે રૂ. ૪૪૦.૦૦

અંકે રૂપીયા ચાર સો ચાલીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

એમ.જે.રાજયગુરુ
સબ રજીસ્ટ્રાર
રાજકોટ - 1

1988

સબ-રજીસ્ટ્રાર ઓફ સ્ટેમ્પ્સ અને ઇન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહસુલ વિભાગ - ગુજરાત રાજ્ય)

2020

મિલકત પરના બોજા અંગેનું પત્રક

Search in પી પી લાઈગ્રા (એડ) શોધ+ઇસી

અરજી નંબર : 4390

ગામ નું નામ : RAJKOT-1

મિલકતનું વર્ણન રે સ નં.336 સી સ નં.1922 પ્લોટ નં.138 વો નં.8/2 ટી પી નં.5 એફ પી નં.179

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) RAJKOT-1 મા -32 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા_____ સસુંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે. નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાંયધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
----- NO DATA AVAILABLE -----								
૩૧.								

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) RAJKOT-1



૧૨/૩/૨૦૨૦