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Office No. 304-305, 3rd Floor, Hem Arcade, Opp. Swami Vivekanand Statue, Dr. Yagnik Road & Gymkhana Road
(Dr. Radhakrishnan Marg) Corner, Above ABC Colour Lab & Mobile, Rajkot-360001 (Gujarat - India)

Date : 06th June, 2019.

To,

M/S. NAGESHWAR PRIDE ENTERPRISE, PARTNERSHIP FIRM,

Opp. Ganga Jamuna Building,
Jamnagar Road, Ghanteshwar, **RAJKOT.**

Sub.: Investigation of title of **M/S. NAGESHWAR PRIDE ENTERPRISE, PARTNERSHIP FIRM** of Rajkot over its Immovable property consisting Residential Flats situated at Ghanteshwar Revenue Survey No. 28 paikee residential purpose binkheti land sq. mtrs. 145587 paikee "**NAGESHWAR PRIDE**" Buildings on Binkheti Plot No. 82, admeasuring land Sq. Mtrs. 288 situated within the village limit of Ghanteshwar, sub-district and district Rajkot.

Dear Sir,

With reference to the subject aforesaid, I am giving here under, the Title Report of the property, which the description and boundaries are stated herein below:

A. DESCRIPTION:

Immovable property consisting Residential Flats situated at Ghanteshwar Revenue Survey No. 28 paikee residential purpose binkheti land sq. mtrs. 145587 paikee "**NAGESHWAR PRIDE**" Buildings on Binkheti Plot No. 82, admeasuring land Sq. Mtrs. 288 situated within the village limit of Ghanteshwar, sub-district and district Rajkot.

ON THE NORTH : Survey No. 28 paikee property

ON THE SOUTH : Plot No. 81

ON THE EAST : 9.00 mtrs. wide Road

ON THE WEST : Plot No. 83

I am submitting following documents for title clearance report:

- 1) Original Revenue Tax Receipt issued by Talati-Cum-Mantri
- 2) Copy of Village Form No. 6 with entry No. 80, 804, 805, 806, 863, 868, 883, 1263, 1269, 1270, 1433, 1463, 1469, 1476, 1497, 1512, 1513, 1670, 1979, 6536 in favour of Shri Hansaben Jayeshbhai Limbasiya and others
- 3) Copy of Village Form No. 7/12 in favour of in favour of Shri Danubha Gumansinh Jadeja and others





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- 4) Copy of Village Form No. 8-A in favour of Shri Hansaben Jayeshbhai Limbasiya and others
- 5) Copy of Jungle Book (Tippan) dated 22-03-1956
- 6) Copy of Order of Celling Case No. 248 / 76 dated 04-06-1981 Government of Gujarat V/s. Shri Gopalsinh Temubha Jadeja and others
- 7) Copy of Order of Case No. 178 / 83, Shri Gopalsinh Temubha Jadeja and others V/s. Government of Gujarat.
- 8) Copy of Power of Attorney executed by Shri Hansaben Temubha Jadeja in favour of Shri Mithubha alias Gopalsinh Temubha Jadeja dated 07-07-2000
- 9) Copy of Power of Attorney executed by Shri Gyanba Temubha Jadeja in favour of Shri Mithubha alias Gopalsinh Temubha Jadeja dated 10-08-2000
- 10) Copy of Power of Attorney executed by Shri Gunvantsinh Bhikhubha Gohil and others in favour of Shri Mithubha alias Gopalsinh Temubha Jadeja dated 17-07-1999
- 11) Copy of Power of Attorney executed by Shri Kishorsinh Mahendrasinh Rana and others in favour of Shri Mithubha alias Gopalsinh Temubha Jadeja dated 18-08-2000
- 12) Copy of Order of Celling Remand Case No. A.L.T. 248 / 76 dated 31-03-2001 Government of Gujarat V/s. Shri Gopalsinh Temubha Jadeja and others
- 13) Copy of Order of Case No. 2 / 2001 dated 09-12-2003 Shri Gopalsinh Temubha Jadeja V/s. Krushi Panch and Mamlatdar and others
- 14) Copy of Order No. 29 / 2004 dated 19-08-2004 passed by Collector Office, Rajkot
- 15) Copy of Order No. 29 / 2004 dated 09-11-2004 passed by Collector Office, Rajkot dated
- 16) Copy of Order No. 3359 / 2004 dated 09-11-2004 passed by Collector Office, Rajkot
- 17) Copy of Regd. Sale Deed Sr. No. 6357 dated 10-11-2004 (Regi. dated 23-11-2004) executed by Shri Gopalsinh Temubha Jadeja self and as power





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- of attorney holder of Shri Hansaben Temubha Jadeja and others in favour of Shri Danubha Gumansinh Jadeja and others
- 18) Copy of Hissa Form No. 4 & its measurement sheet.
 - 19) Copy of Order No. 29 / 2004 dated 16-04-2005 passed by Collector Office, Rajkot
 - 20) Copy of Lay-out Permission No. 18 / 05 / 1246 dated 06-05-2005 and Lay-out Plan passed by Rajkot Urban Development Authority in favour of Shri Danubha Gumansinh Jadeja and others
 - 21) Copy of N. A. Permission No. 158 / 04-05 / Vashi / 2128 / 35 dated 05-08-2005 granted by Jilla Panchayat Office, Rajkot in favour of Shri Danubha Gumansinh Jadeja and others
 - 22) Copy of Certificate regarding Sanad
 - 23) Copy of Power of Attorney executed by Shri Danubha Gumansinh Jadeja and others in favour of Shri Bharatkumar Chimanlal Mehta and / or Shri Milanbhai Harishbhai Mehta dated 05-02-2005
 - 24) Original Regd. Sale Deed Sr. No. 834 dated 03-02-2006 executed by Shri Danubha Gumansinh Jadeja and others through their Power of Attorney holder Shri Milanbhai Harishbhai Mehta in favour of Shri Smitaben Kantilal Kubavat
 - 25) Original Regd. Sale Deed Sr. No. 13337 dated 11-11-2011 executed by Shri Smitaben Kantilal Kubavat in favour of Shri Hansaben Jayeshbhai Limbasiya and others
 - 26) Copy of Paper Notice published in "Akila" News paper dated 20-07-2018 with Certificate regarding paper notice dated 20-08-2018
 - 27) Original Regd. Sale Deed Sr. No. 6285 dated 24-08-2018 executed by Shri Hansaben Jayeshbhai Limbasiya and others in favour of **M/S. NAGESHWAR PRIDE ENTERPRISE, PARTNERSHIP FIRM**
 - 28) Original Regd. Partnership Deed Sr. No. 2663 dated 04-04-2018 of **M/S. NAGESHWAR PRIDE ENTERPRISE, PARTNERSHIP FIRM.**
 - 29) Original Regd. Amendment Partnership Deed Sr. No. 4559 dated 20-06-2018 of **M/S. NAGESHWAR PRIDE ENTERPRISE, PARTNERSHIP FIRM.**
 - 30) Original Regd. Amendment Partnership Deed Sr. No. 5292 dated 18-07-2018 of **M/S. NAGESHWAR PRIDE ENTERPRISE, PARTNERSHIP FIRM.**





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- 31) Certified Copy of Village Form No. 2 in favour of **M/S. NAGESHWAR PRIDE ENTERPRISE, PARTNERSHIP FIRM**
- 32) Certified Copy of Zone Certificate with Part Plan
- 33) Original Construction Permission and Plan passed by RUDA
- 34) Copy of Receipt issued by Sub-Registrar, Rajkot towards search dated 06-06-2019

C. TRACING OF THE TITLE:

- ☐ That originally the agricultural land of Ghanteshwar Revenue Survey No. 28 paikie A. 71-37 G. & Ghanteshwar Revenue Survey No. 35 paikie A. 29-36 G. belonged to Shri Puriba Mohansinh Jadeja and others. This entry made in Village Form No. 6 by entry No. 80, 804, 805, 806, 863, 868, 883, 1263 and it has certified by Revenue Officer.
- ☐ Thereafter Shri Puriba Mohansinh Jadeja and others have made an oral partition / release. This oral partition / release has granted by Revenue Officer. This entry made in Village Form No. 6 by entry No. 1269, 1270, 1433, 1463, 1469 and it has certified by Revenue Officer. So, Shri Gopalsinh Temubha Jadeja and others have got Ghanteshwar Revenue Survey No. 28 paikie A. 40-18 G.
- ☐ Thereafter Shri Gopalsinh Temubha Jadeja and others applied to Collector Office, Rajkot for Permission of Vidi land to Agri. land. This application granted by Collector Office, Rajkot by Order No. 29 / 2004 dated 19-08-2004. This entry made in Village Form No. 6 by entry No. 1476 and it has certified by Revenue Officer.
- ☐ Thereafter the above said owner paikie Shri Manharba was died. So, her legal heirs have applied to entry of this land to their own name AND Shri Mayaba was died. So, her legal heirs have applied to entry of this land to their own name. This application has granied by Revenue Officer. This entry made in Village Form No. 6 by entry No. 1497 and it has certified by Revenue Officer.
- ☐ Thereafter Shri Gopalsinh Temubha Jadeja and others applied to Collector Office, Rajkot for Sale Permission for Survey No. 28 paikie A. 35-39 G. This application granted by Collector Office, Rajkot by Order No. 3359 / 04 dated 09-11-2004. This entry made in Village Form No. 6 by entry No. 1512 and it has certified by Revenue Officer.





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- ☐ Thereafter Shri Gopalsinh Temubha Jadeja self and as power of attorney holder of Shri Hansaben Temubha Jadeja and others sold the above said agri. land A. 35-39 G. to Shri Danubha Gumansinh Jadeja and others by Regd. Sale Deed Sr. No. 6357 dated 10-11-2004 (Regi. dated 23-11-2004) which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 1513 and it has certified by Revenue Officer.
- ☐ Thereafter Shri Danubha Gumansinh Jadeja and others applied to Jilla Panchayat Office, Rajkot for N. A. Permission. This N. A. Permission granted by Jilla Panchayat Office, Rajkot by Order No. 158 / 04-05 / Vashi / 2128 / 35 dated 05-08-2005. This entry made in Village Form No. 6 by entry No. 1670 and it has certified by Revenue Officer.
- ☐ Thereafter Shri Danubha Gumansinh Jadeja and others through their Power of Attorney holder Shri Milanbhai Harishbhai Mehta sold Plot No. 82 to Shri Smitaben Kantilal Kubavat by Regd. Sale Deed Sr. No. 834 dated 03-02-2006 which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 1979 and it has certified by Revenue Officer.
- ☐ Thereafter Shri Smitaben Kantilal Kubavat sold the above said Plot No. 82 to Shri Hansaben Jayeshbhai Limbasiya and others by Regd. Sale Deed Sr. No. 13337 dated 11-11-2011 which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 6536 and it has certified by Revenue Officer.
- ☐ Thereafter Shri Hansaben Jayeshbhai Limbasiya and others sold the above said Plot No. 82 to **M/S. NAGESHWAR PRIDE ENTERPRISE, PARTNERSHIP FIRM** by Regd. Sale Deed Sr. No. 6285 dated 24-08-2018 which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 2 and it has certified by Revenue Officer.
- ☐ Thereafter **M/S. NAGESHWAR PRIDE ENTERPRISE, PARTNERSHIP FIRM** commences the construction of Residential Flats situated at Ghanteshwar Revenue Survey No. 28 paikar residential purpose binkheti land sq. mtrs. 145587 paikar "**NAGESHWAR PRIDE**" Buildings on Binkheti Plot No. 82, admeasuring land Sq. Mtrs. 288 as per Construction Permission and Plan passed by RUDA. Now, this premise is in under construction.
- ☐ So, legal owner of the above referred property is **M/S. NAGESHWAR PRIDE ENTERPRISE, PARTNERSHIP FIRM**





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I have taken search from Index register of sale, mortgage, gift etc. maintained by Sub-Registrar, Rajkot. The search fee Rs. 180/- has been paid by Receipt No. 2019022015895 & 2019024011356 dated 06-06-2019 for search from the year 1988 to 2019 and I have found nothing adverse to the title of the above said owner. There are no other transactions or dealing affecting the title of above said owner. Nothing adverse to this found. The search receipts are produced herewith.

From the persual, scrutiny and verification of the above, I am of the opinion that title of **M/S. NAGESHWAR PRIDE ENTERPRISE, PARTNERSHIP FIRM** with respect to above described **property is quite clear and marketable and the said property is without any encumbrance.**

I am returning herewith the document send to me for title verification.

Thanking you,

Yours sincerely,

Mahesh Yadav

Maheshbhai Yadav - Advocate



અરજી પહોંચ

મિલકત નું વર્ણન : ધંટેશ્વર ના રે.સ.નં. 28 પૈકી પ્લોટ નં. 82

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૧૮૦૨૨૦૧૫૮૮૫ અરજી નંબર ૧૧૪૮૨ અરજી વર્ષ ૨૦૧૮
તારીખ ૬ માહે જુન સને ૨૦૧૮

રજુ કરનારનું નામ કેસુર એમ. વારોતરીયા (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 ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1988 1998

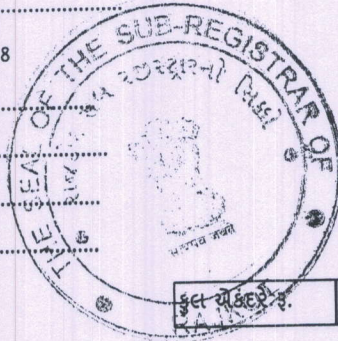
૬૫.૦૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



અંકે રૂપીયા પાસાં 6 પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

એમ.જે.રાજયગુરુ

સબ રજીસ્ટ્રાર

રાજકોટ - 1

અરજી પહોંચ

મેલકતનું વર્ણન રે.સ.નં.28 પેકી પ્લોટ નં.82

Search in : ધંટેશ્વર/GHANTESHWAR

પહોંચ નંબર: ૨૦૧૯૦૨૪૦૧૧૩૫૬

અરજી નંબર:

૭૦૭૧

અરજી વર્ષ:

૨૦૧૯

તા: ૬

માહે: જુન

સને: ૨૦૧૯

રજુ કરનારનું નામ કેસુર એમ.વારોતરીયા(એડ) શોધ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

૦

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

૦

શોધ અગર તપાસાળી.....

Year: ૧૯૯૯ ૨૦૧૯

૧૧૫

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

૦

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૧૧૫

અંકે રૂપીયા એકસો પંદર પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

ફરેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.


(H A Karia)
સબ રજીસ્ટ્રાર
રાજકોટ - ૩

IGR-NIC

2371251019916709814

૬/૬/૨૦૧૯

૨:૪૨:૪૦ pm