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SAURABH

P. PATEL

B.Com., L.L.B.(Advocate)

16/17 - Chitrlekha Complex,
Near Prasang Hall,
150 ft. Ring Road,
Rajkot.

To Whom It May Concern

(TITLE CLEARANCE REPORT)

(1) NAME & ADDRESS OF THE OWNER OF THE PROPERTY:

1) Shri Gordhanbhai Raiyabhai Ladva

ADDRESS

Gandhigram, Street No. 11, "Komal Deep", Rajkot.

2) Shri Mansukhbhai Raiyabhai Ladva

ADDRESS

Govind Nagar 1, Gandhigram, Rajkot.



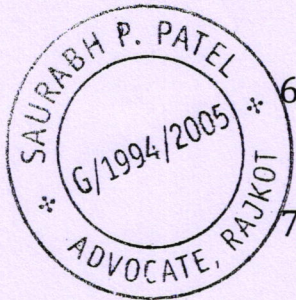
(2) DESCRIPTION OF THE PROPERTY:

Land admeasuring total 208.3 Sq. Yards = 190.50 Sq. Mtrs. of Plot No. 25/A of Revenue Survey No. 194/1 paiki, Final Plot No. 299, T. P. Scheme No. 6 of Village Raiya, Dist. : Rajkot with the construction of lowrise residential building under progress and known as "Shreeji Apartment" and situated at Gandhigram, Street No. 3, Raiya, Rajkot; within the limit of RMC and the entire property is bounded as under :

NORTH : 30.00 Feet Public Road
SOUTH : Property of Plot No. 27/A
EAST : Property of Plot No. 25/B
WEST : Property of Plot No. 16/A-B

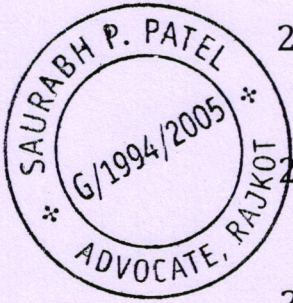
(3) DESCRIPTION OF THE DOCUMENTS:

- 1) Certified true copy of the Entry from Jungle Book, dated 03.01.1955.
- 2) True copy of Village Form No. VI, Entry No. 9, 325, 422, 941.
- 3) True copy of the approved Lay out Plan.
- 4) Certified true copy of the Order No. Rev/NA/Vashi/Reg. 333, dated 14.11.1968 passed by Dist. Panchayat, Rajkot.
- 5) Original Certificate, dated 20.11.2002 issued by TDO, Rajkot.
- 6) True copy of the Partnership Deed, dated 13.07.1965 of M/s. Gandhigram, Prop. M. B. Modi and Company.
- 7) Certified true copy of the Sale Deed registered at No. 7609, dated 30.06.1989.
- 8) Certified true copy of the Entry from Inquiry Register, City Survey, Rajkot.
- 9) Certified true copy of the Sale Deed registered at No. 2549, dated 15.06.1970.
- 10) True copy of the Power of Attorney/Consent Deed, dated 27.07.1971, executed by Shri Rasiklal C. Kamdar and Others.
- 11) Original Heirship Certificate, dated 15.12.1997, issued in CMA No. 582/97 by the Court of Civil Judge, Sr. Division, Rajkot.
- 12) True copy of Village Form No. VI, Entry No. 3213; VIII A, Khata No. 333 with VII & XII.



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- 13) Certified true copy of the Entry from Redistribution & Valuation Statement with the Sketch of Final Plot No. 299, T. P. Scheme No. 6 of Raiya.
- 14) Original Power of Attorney, dated 29.09.1997; executed by Shri Daxaben D. Limbadiya and Others.
- 15) Original ULC Permission, dated 24.04.1998 issued by Adl. Collector, ULC, Rajkot.
- 16) Original Sale Deed registered at No. 7813, dated 01.05.1998.
- 17) True copy of Village Form No. VI, Entry No. 9537; VIII A, Khata No. 46/68.
- 18) Copy of the Application, dated 03.05.2019, submitted to City Survey Supdt., Rajkot.
- 19) Original Power of Attorney, registered at No. 4754, dated 06.07.2019.
- 20) Original Sale Deed registered at No. 4569, dated 09.06.2009.
- 21) True copy of Village Form No. VI, Entry No. 9770; VIII A, Khata No. 46/183.
- 22) Original Zone Certificate, dated 29.04.2019 issued by Ruda with the Sketch attached.
- 23) Original Receipts, dated 18.11.2019 towards the payment of Revenue Dues.
- 24) Original Construction Permission No. 868, dated 13.09.2019 with the Commencement Certificate and approved Bldg. Plan issued by RMC.
- 25) Original Receipts towards the Payment of Search Charge issued by Sub-Registrar, Rajkot.



(4) TRACING OF THE TITLE :-

Shri Thakarshi Jetha was holding the agricultural land of different fields of Village Raiya, Dist. : Rajkot and his occupancy rights were promulgated, as disclosed from the Entry No. 9 from the revenue record on the file.

Shri Thakarshi Jetha had divided and distributed his agricultural land of different fields of Village Raiya, Dist. : Rajkot between his two sons, Shri Chaku Thakarshi and Shri Megha Thakarshi and Entry No. 325 on division thereof was made in the revenue record on 23.06.1962, which was certified on 20.09.1962 by Mamlatdar, Rajkot.

On resurvey thereof, Patel Chaku Thakarshi was found in occupation of the agricultural land admeasuring 9 Acre of Survey No. 194/1 with land of other survey numbers of Raiya and Entry No. 422 to that effect was made in the revenue record on 21.09.1962, which was certified on 03.04.1963 by Mamlatdar, Rajkot.

Shri Chakubhai Thakarshibhai had divided and distributed his agricultural land of different survey numbers including of Survey No. 194/1 of Raiya between his sons. By virtue of the said division/distribution, agricultural land admeasuring 9 Acre of Survey No. 194/1 had fallen to the share of Shri Rajabhai Chakubhai and Entry No. 941 on division thereof was made in the revenue record on 03.02.1966, which was certified on 21.03.1967 by Mamlatdar, Rajkot.



Shri Rajabhai Chakubhai had applied to the Dist. Panchayat, Rajkot to grant the permission to convert agricultural land admeasuring total 6 A 26 G of Survey No. 194/1 paiki of Raiya into NA for residential purpose, which in turn was granted by Order, dated 14.11.1968. 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.

Shri Maheshkumar Bhogilal Modi and 8 Others have constituted a partnership firm to do the business in the name and style of M/s. Gandhigram, Proprietor : M. B. Modi and Company, and the partnership deed was executed between them on 13.07.1965.

Shri Rajabhai Chakubhai Sakariya had sold his aforesaid NA land admeasuring total 22171.5 Sq. Yards of Plot Nos. 1 to 47 of Survey No. 194/1 paiki of Raiya to M/s. Gandhigram, Proprietor : M. B. Modi and Company, a partnership firm by the sale deed registered at No. 7609, dated 30.06.1989 with the Sub-Registrar, Rajkot.

The City Survey Inquiry was held and the occupancy rights of M/s. Gandhigram, Proprietor : M. B. Modi and Company, a partnership firm were accepted, as disclosed from the Entry from Inquiry Register, City Survey, Rajkot on the file.



M/s. Gandhigram, Proprietor : M. B. Modi and Company, a partnership firm had sold the Land admeasuring 208.3 Sq. Yards = 190.50 Sq. Mtrs. of Plot No. 25/A to Shri Mahendra Bhaichand Limbadiya and 2 Others by the sale deed registered at No. 2549, dated 15.06.1970 with the Sub-Registrar, Rajkot.

It transpires that on the death of Bhanumatiben alias Ranjanben D. Limbadiya, the legal heirs of deceased, Shri Dhirajlal Bhaichandbhai Limbadiya had applied to the Court of Civil Judge, Sr. Division, Rajkot by filing CMA No. 582/1997 to issue the Heirship Certificate in respect of 1/3rd share in the aforesaid land of Plot Nos. 1 to 47 of Survey No. 194/1 paiki of Raiya, which in turn was granted

and the Heirship Certificate was issued in his name by the Hon'ble Court on 15.12.1997. The Original Heirship Certificate is on the file.

On implementation of T. P. Scheme No. 6 of Raiya, Final Plot No. 299 was assigned to the land of Plot No. 25 of Survey No. 194/1 paiki of Raiya with area admeasuring total 348 Sq. Mtrs. of the Scheme, as disclosed from the Entry from Redistribution & Valuation Statement with the Sketch of Final Plot on the file.

Shri Daxaben Dhirajlal Limbadiya and Others had executed a Power of Attorney, authorizing Shri Vinaykumar Dhirajlal Limbadiya to do acts and things on their behalf in respect of their aforesaid land of Plot No. 25/A on 29.09.1997. The Original Power of Attorney is on the file.



Shri Dhirajlal Bhaichand Limbadiya and Others had sold their aforesaid land admeasuring total 208.3 Sq. Yards = 190.50 Sq. Mtrs. of Plot No. 25/A, as described in Para 2 hereinabove to Shri Gordhanbhai Raiyabhai Ladva, the present owner by the sale deed registered at No. 7813, dated 01.05.1998 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.

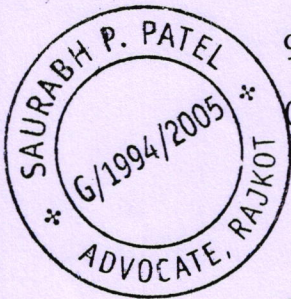
On the strength of the above sale deed, the land so purchased by Shri Gordhanbhai Raiyabhai Ladva has been transferred in his name in the revenue record by Entry No. 9537 on 21.10.2009, which was certified on 07.12.2009 by Circle Officer, Rajkot.

On the strength of the above sale deed, Shri

Gordhanbhai Raiyabhai Ladva has applied to the City Survey Sudpt., Rajkot to transfer the land in his name in the Property Register, as disclosed from the copy of the application on the file.

Shri Gordhanbhai Raiyabhai Ladva had sold the part of the aforesaid land admeasuring 104.15 Sq. Yards = 87.07 Sq. Mtrs. of Plot No. 25/A paiki to Shri Mansukhbhai Raiyabhai Ladva, the present owner by the sale deed registered at No. 4569, dated 09.06.2009 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.

On the strength of the above sale deed, the land so purchased by Shri Mansukhbhai Raiyabhai Ladva has been transferred in his name in the revenue record by Entry No. 9770 on 24.12.2009, which was certified on 02.02.2010 by Circle Officer, Rajkot.



Shri Mansukhbhai Raiyabhai Ladva had executed a Power of Attorney, authorizing Shri Gordhanbhai Raiyabhai Ladva to do acts and things on his behalf in respect of his aforesaid land of Plot No. 25/A paiki, which was registered at No. 4754, dated 06.07.2019 with the Sub-Registrar, Rajkot. The Original Power of Attorney is on the file.

The amount of revenue dues have been paid upto the year 2019, as disclosed from the receipts towards the payment on the file.

Shri Gordhanbhai Raiyabhai Ladva and Shri Mansukhbhai Raiyabhai Ladva have jointly submitted a plan for the amalgamation of their aforesaid land of Plot No.

25/A and then, construction of lowrise residential building over it before RMC, which was approved and the permission was granted on 13.09.2019. The construction work is under progress and the building under construction is known as "Shreeji Apartment".

It transpires that Shri Gordhanbhai Raiyabhai Ladva and Shri Mansukhbhai Raiyabhai Ladva are the owners of the property more particularly described in Para 2 hereinabove.

(5) SEARCH:

The search has been taken from the records of Sub-Registrar, Rajkot for the last 13 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 Shri Gordhanbhai Raiyabhai Ladva and Shri Mansukhbhai Raiyabhai Ladva 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 Shri Gordhanbhai Raiyabhai Ladva and Shri Mansukhbhai Raiyabhai Ladva over the above referred property are clear, marketable, and free from any encumbrance and beyond reasonable doubt.

Date : - 11 / 12 / 2019.



Yours Faithfully,

SAURABH P. PATEL

ADVOCATE

(Sanad No.G-1994/2005)

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.194/1 પૈકી ટી.પી.નં.6 એફ.પી.નં.299 પ્લોટ નં.25/એ

Search in : રૈયા-1 /RAIYA-1

પહોંચ નંબર ૨૦૧૮૦૨૫૦૨૦૮૩૬ અરજી નંબર ૧૨૩૦૬ અરજી વર્ષ ૨૦૧૮
તારીખ ૧૦ માહે ડિસેમ્બર સને ૨૦૧૮

રજુ કરનારનું નામ એસ.પી.પટેલ (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 ચાટીઓ (કલમ ૬૪ થી ૬૭).....

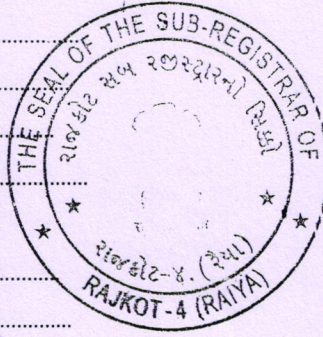
શોધ અગર તપાસણી.....Year: 2007 2019

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૧૪૦.૦૦

કુલ એકંદરે રૂ.	૧૪૦.૦૦
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અંકે રૂપીયા એક સો ચાલીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

જે.એસ.જી.વી
સબ રજીસ્ટ્રાર
રાજકોટ - 4