

B. M. GAMDHA

B.Com., LLB, D.T.L.P., D.L.L.P.
ADVOCATE

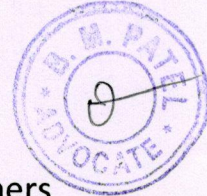


Cell : 94262-01385

Office No. 303/304, Sanskar Complex, 150 ft Ring Road, Near K.K.V. Hall,
Kalawad Road, Rajkot

To Whom It May Concern

Title Clearance Report



(1) **Name and Address of the Owner of the Property:-**

M/s. Akshar Realities a Partnership Firm through its Partners

Shri Maheshbhai Bhikhubhai Parmar

Shri Parasbhai Maheshbhai Parmar

Add : Shop No. 1, Ground Floor,

Akshar Apartment, Sojitrnagar

Limbudivadi Main Road, Rajkot

(2) **DESCRIPTION OF THE PROPERTY:-**

Land admeasuring 713-49-75 Sq. Mts. of Plot No. 2, T.P. Scheme No. 3, F.P. No. 197 paiki of Revenue Survey No. 70 paiki of Village Nanamava, Dist : Rajkot with the construction of residential low rise buildings over it in progress and known as "Akshar Enclave" and entire property is bounded as under :

North	:	Plot No. 6.
South	:	Survey No. 33.
East	:	Road.
West	:	Road.

(3) **DESCRIPTION OF THE DOCUMENTS:-**

1. Copy of Regd. Deposit of Title Deeds vide Sr. No. 5272, dated 12/08/2016 executed by Shri Maheshbhai Bhikhubhai Parmar and others as a Partners of M/s. Akshar Realities, a partnership firm and M/s. Gajanan Corporation, a partnership Firm in favour of Citizens Co. Op. Bank Ltd.
2. Copy of Regd. Deposit of Title Deeds vide Sr. No. 18019, dated 26/10/2010 executed by Shri Maheshbhai Bhikhubhai Parmar and others in favour of Citizens Co. Op. Bank Ltd.
3. Original Regd. Declaration (AOP) vide Sr. No.3263, dated 06/08/2016.

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4. Original Construction permission No. 485, dated 19/10/2015 with Commencement Certificate and approve building Plans issued by RMC.
 5. Copy of Village Form No. 8-A issued by Talati Mantri Nanamava-2 in the name of M/s. Akshar Realities, a partnership firm vide A/c. No.317.
 6. Original Regd. Sale deed Sr. No. 1074 Dt : 13/03/2015 executed by Shri Anilkumar Gulabbhai Mavadiya as a Power of attorney holder of Shri Dineshbhai Gulabbhai Mavadiya and others in favour of M/s. Akshar Realities, a partnership firm.
 7. Original Regd. Power of Attorney deed Sr. No. 617 Dt : 16/02/2015 executed by Shri Dineshbhai Gulabbhai Mavadiya and others in favour of Shri Anilkumar Gulabbhai Mavadiya.
 8. Copy of Search report issued by Shri Lalit M. Kalavadiya, Advocate on dated 02/01/2015.
 9. True Copy of the Entry from Redistribution & Valuation Statement with the Sketch of Final Plot No. 197, T.P. Scheme No. 3 of Nanamava.
 10. True Copy of Zoning Certificate and Part Plan Issued by RUDA on dated 01/01/2014.
 11. Original Letters of Administration of the will issued by 4th Add. Senior Civil Judge Rajkot vide C.M.A. No. 714/2006, dated 01/09/2008 in the name of Shri Dineshbhai Gulabbhai Mavadiya and other (total-3).
 12. True copy of the will executed by Gulabbhai Hansrajbhai Mavadiya and Jiviben Gulabbhai Mavadiya on dated 19/01/1994.
 13. Original Regd. Sale deed Sr. No. 2742 Dt : 17/07/1965 (1 No. book No. 3559, Vol. 464, dated 18/12/1965) executed by Shri Jayantilal Govindji and others in favour of Gulabbhai Hansrajbhai Mavadiya and Jiviben Gulabbhai Mavadiya.
 14. Copy of Deed of Partnership dated 16/10/1967 and dated 17/07/1965 by and between Shri Dinkarraji Maganlal and Shri Jayantilal Govindji.
 15. Copy of Deed of PoA executed by Shri Bhagirathiben Liladhar in favor of Shri Pravinchandra Liladhar on Dt : 12/07/1965.
 16. Copy of Deed of PoA executed by Shri Chotalal Andarji Gantra in favor of Shri Prabhudas Andarji Gantra on Dt : 10/04/1964.
 17. Copy of Deed of PoA executed by Shri Vanmalidas Devkaran in favor of Shri Chandulal Vanmalidas on Dt : 03/08/1960.
 18. Copy of N.A. Sanad No. 24, dated 28/10/1963 in the name of Shri Jayantilal Govindji and Shri Damjibha Ukabhai.
 19. Copy of NA Order vide No. Land/1/15, dated 21/06/1963.
 20. Copy of Approved Lay Out Plan.
 21. Copy of revenue records of promulgation.
 22. Copy of the Entry from Jungle Book, dated 29/12/1955.



(4) **TRACING OF THE TITLE:-**

To trace the history of this property it appears that N.A. land of Plot No. 2, land admeasuring 853-3-0 Sq. Yards of Revenue Survey No. 70 of village Nanamava was owned and occupied by Shri Jayantilal Govindji and others and the said land was transferred in the name of Gulabbhai Hansrajibhai Mavadiya and Jiviben Gulabbhai Mavadiya vide Regd. Sale deed Sr. No. 2742 Dt : 17/07/1965 (1 No. book No. 3559, Vol. 464, dated 18/12/1965) executed by Shri Jayantilal Govindji and others.

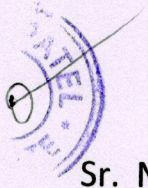
On the death of Gulabbhai Hansrajibhai Mavadiya and Jiviben Gulabbhai Mavadiya; legal heirs of deceased Shri Dineshbhai Gulabbhai Mavadiya and other (total-3) had applied to Hon. 4th Additional Civil Judge (S.D.), Rajkot by filing CMA No. 714/2006 to issue the Letters of Administration of the will in respect of the said land of deceased; which in turn was granted and the Letters of Administration of the will issued in the name of Shri Dineshbhai Gulabbhai Mavadiya and other (total-3) by the 4th Additional Civil Judge (S.D.), Rajkot on dated 01/09/2008.

Thereafter Shri Dineshbhai Gulabbhai Mavadiya and others executed Regd. Power of Attorney before the sub registrar Rajkot Zone-5 vide Sr. No. 617 Dt : 16/02/2015 in favour of Shri Anilkumar Gulabbhai Mavadiya to do, acts and things on their behalf.

Shri Anilkumar Gulabbhai Mavadiya as a Power of attorney holder of Shri Dineshbhai Gulabbhai Mavadiya and others, sold the N.A. land of Plot No. 2, land admeasuring 713.49 Sq. Mts. of T.P. No. 3, F.P.No. 197 paiki of Nanamava Revenue Survey No. 70 paiki to M/s. Akshar Realities, a partnership firm by Registered Sale Deed No. 1074 Dt : 13/03/2015. The same is mutated in village form No. 6 vide entry No. 9130, dated 06/05/2015.

M/s. Akshar Realities, a partnership firm had submitted a plan for the construction of residential building on the aforesaid NA land of Plot No. 2 before RMC; which was approved and the permission was granted vide No. 485, dated 19/10/2015. The construction work is under progress.

Thereafter Shri Maheshbhai Bhikhubhai Parmar and others as a Partner of M/s. Akshar Realities, a partnership firm filed an AoP cum Declaration vide



Sr. No. 3263, dated 06/08/2016 under provision of the section 17 of the Gujarat Ownership Flats Act, 1973.

From the copy of Deed of Deposit of Title Deeds registered at No. 18019, dated 26/10/2010 and Sr. No. 5272, dated 12/08/2016 with the Sub-Registrar, Rajkot; it transpires that the property has been presently mortgaged with Citizens Co. Op. Bank Ltd. Rajkot against the advances availed. The original title deeds, pertaining to the property have been deposited with the said bank by registered deed, as referred to hereinabove.

It transpires that M/s. Akshar Realities, a partnership firm is the owner of the property more particularly described in para 2 hereinabove.

(5) **SEARCH:-**

In the connection with the property, I have taken search in the office of Sub-registrar at Rajkot for the Period of 01/01/1988 to 06/12/2018 to the best of my knowledge and information derived from the same. I have not found anything objectionable (**except the Charges of Citizens Co. Op. Bank Ltd.**) to the above referred property. The said original search receipt No. 2018022034135, 20180250119743 and 2018325010530 Dtd : 06/12/2018 are produced herewith for record

There are prior mortgages / charges of **Citizens Co. Op. Bank Ltd.** Rajkot seen from the record of the sub-registrar office, Rajkot for last 30 years pertaining to the immovable property covered by the above said title deeds.

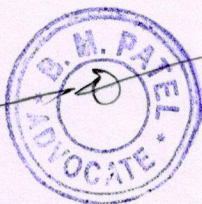
(5) **OPINION:-**

On examination of the entire chain of the documents, I do, hereby certify that the right, title and interest of M/s. Akshar Realities a Partnership Firm 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 M/s. Akshar Realities a Partnership Firm over the above referred property are clear, marketable and beyond reasonable doubt except the Charges of Citizens Co. Op. Bank Ltd.

Date : 06/12/2018

Place: Rajkot

Yours faithfully,



B. M. GAMDHA, ADVOCATE

અરજી પહોંચ

મેલ્કતનું વર્ણન રે.સ.નં. 70 પેકી પ્લોટ નં. 2

Search in : Nana Mava/Nana Mava

પહોંચ નંબર: ૨૦૧૮૩૨૫૦૧૦૫૩૦

અરજી નંબર:

૪૫૪૩

અરજી વર્ષ:

૨૦૧૮

તા: ૬

માહે: ડિસેમ્બર

સને: ૨૦૧૮

રજી કરનારનું નામ બી. એમ. પટેલ (એડ) શોધ

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....

Year :

૨૦૧૨

૨૦૧૮

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

૩. પેસા

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કુલ એકંદરે રૂ.

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અંકે રૂપીયા પીસ્તાલીસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.


(B B Tankariya)

સબ રજીસ્ટ્રાર

રાજકોટ - 5 - મવા

IGR-NIC

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૧૨:૧૯:૩૯ pm

અરજી પહોંચ

મેલકતનું વર્ણન રે.સ.નં. 70 પેકી પ્લોટ નં. 2

Search in : નાનામવા/NANA MAVA

પહોંચ નંબર: ૨૦૧૮૦૨૫૦૧૧૮૭૪૩ અરજી નંબર: ૧૨૦૯૭ અરજી વર્ષ: ૨૦૧૮

તા: ૬ માહે: ડિસેમ્બર સને: ૨૦૧૮

રજુ કરનારનું નામ બી.એમ.પટેલ(એડ) શોધ

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી..... Year : ૧૯૯૮ ૨૦૧૧

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

ઈન્ડેક્સ-૨ ફી

આ સિવાયની બાબતોની ફી



રૂ. પૈસા

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કુલ એકદરે રૂ.

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અંકે રૂપીયા એસી પુરા.

દસ્તાવેજ

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલજો.

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

(જ.એસ.જી.પી)

સબ રજીસ્ટ્રાર

રાજકોટ - 4

IGR-NIC

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અરજી પહોંચ

મેલકતનું વર્ણન નાનામવા 70 પેકી પ્લોટ નં.2

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર: ૨૦૧૮૦૨૨૦૩૪૧૩૫ અરજી નંબર: ૨૪૨૧૦ અરજી વર્ષ: ૨૦૧૮

તા: ૬ માહે: ડિસેમ્બર સને: ૨૦૧૮

રજુ કરનારનું નામ બી.એમ.પટેલ(એડ)શોધ

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી..... Year : ૧૯૮૮ ૧૯૯૭ ૬૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ ચેકદર રૂ.

૬૦

અંકે રૂપીયા સાઠ૬ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(એમ.જી.રાજયગુરુ)

સબ રજીસ્ટ્રાર

રાજકોટ - 1

IGR-NIC

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