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SAURABH

P. PATEL

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

16/17 - Chitralekha 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:

M/s. Laxmi Enterprise, a Partnership Firm with
Partners :

- 1) Shri Motilal Devjibhai Virsodiya
- 2) Shri Bhavnaben Motilal Virsodiya
- 3) Shri Dhiren Jaysukhlal Ukani

ADDRESS:

Arya Complex, Shop No. 6, Ground Floor, Rajnagar
Chowk, Nana Mava Road, Opp. Ramkrupa Dairy,
Rajkot.



(2) DESCRIPTION OF THE PROPERTY:

Land admeasuring total 1193.83 Sq. Mtrs. (As Per
Approved Building Plan Sq. Mtrs.1130.065) of Plot Nos.73,
74,75,76,77,132,133 and 134 of Revenue Survey No.6/1
paiki, Final Plot No. 5/1, T. P. Scheme No.20 of Village Nana
Mava, Dist. : Rajkot with the construction of lowrise
Residential building under progress, known as " **Sneh Deep
Pride** " and situated at Govind Park, NanaMava, Rajkot;
within the limit of RMC and the entire property is bounded
as under :

NORTH : 12.00 Mtr. Wide Road.
SOUTH : Plot No.131 & 78.
EAST : 7.50 Mtr. Wide Road.
WEST : 7.50 Mtr. Wide Road.

(3) DESCRIPTION OF THE DOCUMENTS:

- 1) Certified true copy of the Entry from Jungle Book, dated 21.12.1955.
- 2) True copy of Village Form No. VI, Entry No. 107, 3, 1373.
- 3) Certified true copy of the Order, dated 18.10.1982 passed by Adl. Collector, ULC, Rajkot.
- 4) True copy of the Entry from Redistribution & Valuation Statement in respect of T. P. Scheme No. 20 of Nana Mava with the Sketch attached.
- 5) Certified true copy of the Amalgamation Order, dated 15.10.2004 passed by Mamlatdar, Rajkot.
- 6) True copy of Village Form No. VI, Entry No. 2454.
- 7) True copy of the Lay out Permission No. 124, dated 28.12.2004 issued by RMC with the Lay out Plan approved by it.
- 8) Certified true copy of the Order No. NA/LRCC/65/Case No. 120/04-05, dated 31.01.2005 passed by Collector, Rajkot.
- 9) Original Certificate, dated 29.08.2018 issued by Mamlatdar, Rajkot.
- 10) True copy of the Entry from Village Form No. II.
- 11) True copy of Village Form No. VI, Entry No. 4046, 5889, 9431; VIII A, Khata No. 7 with VII & XII.



- 12) True copy of the Heirship Certificate, dated 14.03.2006 issued in CMA No. 67/06 by the Court of Civil Judge, Sr. Division, Rajkot.
- 13) True copy of Village Form No. VI, Entry No. 4432.
- 14) Certified true copy of the Heirship Certificate, dated 28.02.2018 issued in CMA No. 2/2018 by the Court of Civil Judge, Sr. Division, Rajkot.
- 15) Certified true copy of the Partition Deed, registered at No. 1529, dated 28.03.2018.
- 16) Original Letter, dated 20.08.2018 written by City Survey Sudpt., Rajkot.
- 17) Original Zone Certificate, dated 24.08.2018 issued by Ruda with the Sketch attached.
- 18) True copy of the Receipts, dated 23.05.2018 towards the payment of Revenue Dues.
- 19) True copy of the Partnership cum Retirement Deed, dated 01.08.2016 of M/s. Laxmi Enterprise.
- 20) Copy of the Public Notice, dated 10.08.2018, published by Shri Saurabh P. Patel, Advocate.
- 21) Original Certificate, dated 18.08.2018 issued by Shri Saurabh P. Patel, Advocate.
- 22) Original Sale Deed registered at No 849, dated 22.02.2019.
- 23) True copy of the Entry from Village Form No. II.
- 24) Original Construction Permission No. 133, dated 04.05.2019 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 :-

On resurvey of the land of Village Nana Moya in the

year 1963; Jadeja Govubha was found in occupation of the agricultural land admeasuring 6 A 23 G of Survey No. 6/1 with other land and Entry No. 107 to that effect was made in the revenue record on 20.05.1963; which was certified on 11.09.1963.

Jadeja Govubha Balubha had divided and distributed his agricultural land of different survey numbers including of Survey No. 6/1 of Nana Mava between himself and his family members by way of family arrangements. By virtue of the said division/distribution; agricultural land admeasuring 6 A 23 G of Survey No. 6/1 paiki with other land had fallen to the joint share of Shri Govubha Balubha, Gulabsinh Govubha, Bhojubha Govubha and Karansinh Govubha and Entry No. 3 on division thereof was made in the revenue record on 19.10.1982; which was certified on 25.01.1983 by Circle Officer, Kuvadava.



It transpires on the death of Govubha Balubhai; the names of his legal heirs, Shri Rajkunvarba Govubha and 4 others were entered in the revenue record by Entry No. 1373 on 29.01.2003 in respect of share of deceased in the aforesaid land of Nana Mava; which was certified on 10.03.2003 by Mamlatdar, Rajkot.

Jadeja Gulabsinh Govubha and Others had applied to the Mamlatdar, Rajkot for amalgamation of their agricultural land of Survey No. 6/1 paiki, 6/2 and 6/3 of Nana Mava; which in turn was granted by Order, dated 15.10.2004 and Single Survey No. 6/1 paiki was assigned to the said land with area admeasuring total 7 A 10 G and Entry No. 2454 to that effect was made in the revenue

On implementation of T. P. Scheme No. 20 of Nana Mava, Final Plot No. 5/1 and 5/2 were assigned to the land of Survey No. 6/1 paiki of Nana Mava of the ownership of Shri Bhojubhai G. Jadeja and Others with area admeasuring 20672 Sq. Mtrs., as disclosed from the Entry from Redistribution & Valuation Statement with the Sketch on the file.

Shri Bhojubha Govubha Jadeja and Others had applied to the Collector, Rajkot to grant the permission to convert the agricultural land admeasuring 7 A 10 G = 29340 Sq. Mtrs. of Survey No. 6/1 paiki of Nana Mava into NA for residential purpose; which in turn was granted by Order, dated 31.01.2005. 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.



It transpires that on the death of Gulabsinh G. Jadeja; the legal heirs of deceased, Shri Virbhadrasingh and Shri Pratapsinh Gulabsinh Jadeja had applied to the Court of Civil Judge, Sr. Division, Rajkot by filing CMA No. 67/2006 to issue the Heirship Certificate in respect of the share of deceased in the aforesaid land of Survey No. 6/1 paiki of Nana Mava; which in turn was granted and the Heirship Certificate was issued in their names by the Hon'ble Court on 14.03.2006.

It, further, transpires that on the death of Rajkunvarba Govubha Jadeja, one of the co-owner, the legal heirs of deceased, Shri Bhojubha Govubha and 4 Others had applied to the Court of Civil Judge, Sr. Division, Rajkot by filing CMA

No.2/2018 to issue the Heirship Certificate in respect of 20% undivided share of deceased in respect of aforesaid NA land of Survey No. 6/1 paiki of Nana Mava with other properties, which in turn was granted and the Heirship Certificate was issued in their names by the Hon'ble Court on 28.02.2018.



It transpires that there was a partition of the aforesaid NA land of Survey No. 6/1 paiki of Nana Mava amongst Shri Bhojubha G. Jadeja and 3 Others on the one part and Smt. Kantaba Govubha Jadeja, W/o. Chandrasinhji Gohil on the other side by the Partition Deed, registered at No. 1529, dated 28.03.2018 with the Sub-Registrar, Rajkot. By virtue of the said partition deed, Land of different plots including of Plot Nos. 73 to 77 and 132 to 134 had fallen to the joint share of Shri Bhojubha G. Jadeja and 3 Others, while, Land of Plot No. 2 had fallen to the share of Shri Kantaben G. Jadeja, W/o. Chandrasinhji Gohil, as disclosed from the recital of the said partition deed on the file. From the recital of the said partition deed on Page 34, Para 8, it transpires that original title deeds, pertaining to the property will be kept with Party No. 1, i.e. Shri Bhojubha G. Jadeja and Others.

Shri Motilal Devjibhai Virsodia (2) Smt. Bhavnaben Motilal Virsodia (3) Shri Rajeshbhai Parbatbhai Hirani and (4) Shri Nileshbhai Jamnadas Bhalodiya have constituted a partnership firm to do the business in the name and style of M/s. Laxmi Enterprise and the partnership deed was executed between them on 11.04.2013.

It transpires that there was a change in the constitution of the Firm, as Shri Rajeshbhai Parbatbhai Hirani and Shri Nileshbhai Jamnadas Bhalodiya, two partners out of four had retired from the business of the firm, after taking their respective right, share and interest from the properties of the firm and one Shri Dhirenbbhai Jaysukhlal Ukani had joined the firm as new partner with Shri Motilal D. Virsodia and Smt. Bhavnaben M. Virsodia and Deed of change in constitution to that effect was executed between them on 01.08.2016.

A public notice was published in Daily "Akila" on 10.08.2018 by Shri Saurabh P. Patel, Advocate; inviting objections, if any, in respect of land admeasuring total 1193.83 Sq. Mtrs. of Plot Nos. 73 to 77 and 132 to 134 = total 8 Plots of Survey No. 6/1 paiki of Nana Mava of the ownership of Shri Bhojubha G. Jadeja and Others, but, no objections were received in response thereof, as disclosed from the NOC, dated 18.08.2018 issued by the undersigned to that effect on the file.



M/s. Laxmi Enterprise, a Partnership Firm with Three partners had purchased the Land admeasuring total 1193.83 Sq. Mtrs. of Plot Nos. 73 to 77 and 132 to 134 = total Eight plots of Survey No. 6/1 paiki of Nana Mava, as described in Para 2 hereinabove from Shri Bhojubha Govubha Jadeja and 3 Others by the sale deed registered at No. 849, dated 22.02.2019 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 M/s. Laxmi Enterprise, a Partnership Firm has been transferred in its name in the revenue record, as disclosed from the Entry from Village Form No. II in the name of the Firm on the file.

M/s. Laxmi Enterprise, a Partnership Firm had submitted a plan for the consolidation of its land of Plot No. 73 to 77 and 132 to 134 and then, construction of lowrise residential building over it before RMC, which was approved and the permission was granted on 04.05.2019. The construction work is under progress and the building under construction is known as “ **Sneh Deep Pride** ”.

It transpires that M/s. Laxmi Enterprise, a Partnership Firm with Three partners is the owner 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 30 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 M/s. Laxmi Enterprise, 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

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respect of the aforesaid property of said M/s. Laxmi Enterprise, a Partnership Firm over the above referred property are clear, marketable, and free from any encumbrance and beyond reasonable doubt.

Date :-11 / 05 / 2019.



Yours Faithfully,

SAURABH P. PATEL

ADVOCATE