



TO WHOM IT MAY CONCERN

Sub.: Investigation of title in respect of property of

Vision Infrastructure - a Partnership Firm

- 1) Sanjaykumar Mansukhlal Makadia
- 2) Shivam Sanjaybhai Makadia
- 3) Ratilal Jivrajbhai Viradiya
- 4) Smt. Manjulaben Ratilal Viradiya
- 5) Nitin Keshavjibhai Virani
- 6) Chandrakant Bhaichand Mehta
- 7) Hasmukhbhai Bhaichand Mehta
- 8) Devansh Satishkumar Mehta
- 9) Aaditya Hasmukhbhai Mehta

The following documents were received by me for pursual and verification.

NAME OF THE OWNER :

Vision Infrastructure - a Partnership Firm

- 1) Sanjaykumar Mansukhlal Makadia
- 2) Shivam Sanjaybhai Makadia
- 3) Ratilal Jivrajbhai Viradiya
- 4) Smt. Manjulaben Ratilal Viradiya
- 5) Nitin Keshavjibhai Virani
- 6) Chandrakant Bhaichand Mehta
- 7) Hasmukhbhai Bhaichand Mehta
- 8) Devansh Satishkumar Mehta
- 9) Aaditya Hasmukhbhai Mehta

ADDRESS :

5-6, Krishna Square, 1st Floor,
80 Ft. Road, Opp. Punitnagar Water Tank,
150 Ft. Ring Road, Rajkot.





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DESCRIPTION OF THE PROPERTY

Land admeasuring 386-62 Sq. Mtrs of Sub-Plot No. 8 to 11/A of N.A. Plot of Revenue Survey No. 27 paiki of village : Mavdi of Taluka : Rajkot Dist. : Rajkot within the new limit of Rajkot with incomplete construction. The property known as Krishna Square-4 "Wing-A". This property is bounded as under :

North : Sub-plot No. 8 to 11/B.
South : 9-00 Mtr. wide road.
East : Plot no. 42 to 48.
West : 9-00 Mtr. wide road.

Land admeasuring 181-17 Sq. Mtrs of Sub-Plot No. 8 to 11/B of N.A. Plot of Revenue Survey No. 27 paiki of village : Mavdi of Taluka : Rajkot Dist. : Rajkot within the new limit of Rajkot with incomplete construction. The property known as Krishna Square-4 "Wing-B". This property is bounded as under :

North : Plot no. 7.
South : Sub-plot No. 8 to 11/A.
East : 9-00 Mtr. wide road.
West : 9-00 Mtr. wide road.

DESCRIPTION OF THE DOCUMENTS :

- 1) True copy of Jungle Book.
- 2) True copy of village form no. VI, entry no. 99, 250 & 37.
- 3) True copy of Hissa Form No. IV with Mapni Sheet.
- 4) True copy of lay-out plan permission no. : 137, Dt. 20-12-2006 with lay-out plan.
- 5) True copy of N.A. Order No. : N.A.LA.RE.COC.-65, Case No. : 189/2005-06, dtd. 8-3-2006 which is issued by Collector-Rajkot.

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- 6) True copy of Correction Order No. : N.A.LA.RE.COC.-65, Case No. : 189/2005-06, revised plan regi. no. 9/2006-07, dtd. 16-7-2007 which is issued by Collector-Rajkot with lay-out plan.
- 7) True copy of letter no. : Record-Certified Copy-Regi. no. 160/09, dated : 14-5-2009.
- 8) True copy of Village form No. VI, entry no. 11381, 8636 with 8-A khata no. 59 & village form no. VII/XII.
- 9) True copy of Partnership deed dtd. 18-11-2018 of M/s. J.K. Developers - a Partnership firm with registrar of firms.
- 10) True copy of sale deed regd. at no. 5301, dtd. 13-5-2009 executed by Devjibhai Hirabhai Sorathiya in favour of M/s. J.K. Developers - a partnership firm.
- 11) True copy of Village form No. VI, entry no. 14406 with 8-A khata no. 7159.
- 12) True copy of letter dated : 23-4-2010 which is issued by City Survey Suprintendent, Rajkot.
- 13) True copy of Power of Attorney which is registered at no. 5476, dtd. 19-5-2009.
- 14) True copy of sale deed regd. at no. 12835, dtd. 10-5-2010 executed by M/s. J.K. Developers - a partnership firm in favour of Mustafa Abbasbhai Bharmal and others.
- 15) True copy of Village form No. VI, entry no. 18141 with 8-A khata no. 8767.
- 16) True copy of Zone Certificate and part plan dtd. 18-11-2011 which is issued by RUDA.
- 17) True copy of sale deed regd. at no. 22571, dtd. 7-12-2011 executed by Mustafa Abbasbhai Bharmal and others in favour of Chandubhai Bhadabhai Bambhania and others.
- 18) True copy of Village form No. VI, entry no. 21030 with 8-A khata no. 8767.

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- 19) True copy of correction deed regd. at no. 5333, dtd. 27-3-2012 executed by Mustafa Abbasbhai Bharmal and others in favour of Chandubhai Bhadabhai Bambhania and others.
- 20) Copy of public notice in evening daily "Akila" dtd. 13-6-2015.
- 21) True copy of No objection Certificate dtd. 13-4-2016 which is issued by Vipul V. Patel.
- 22) True copy of Sale deed regd. at no. 6445, dtd. 5-11-2015 executed by Chandubhai Bhadabhai Bambhania and others in favour of Jayshreeben Harshadbhai Gohel and others.
- 23) True copy of Village form no. II, entry no. 8767 which is issued by Talati-cum-Mantri, Mavdi, Rajkot.
- 24) True copy of sub-plotting permission no. 106, dtd. 27-9-2019 with approved sub-plotting plan.
- 25) True copy of Village form no. II, entry no. 8767 which is issued by Talati-cum-Mantri, Mavdi, Rajkot.
- 26) True copy of letter dated : 23-11-2015 which is issued by City Survey , Superintendent, Rajkot.
- 27) True copy of Partnership deed which is regd. at no. 5323, dtd. 30-7-2019 of Vision Infrastructure - a Partnership firm with registrar of firms.
- 28) True copy of Sale deed regd. at no. 6888, dtd. 1-10-2019 executed by Jayshreeben Harshadbhai Gohel and others in favour of Vision Infrastructure - a Partnership firm.
- 29) True copy of Village form no. II, entry no. 8767 which is issued by Talati-cum-Mantri, Mavdi, Rajkot in the name of Vision Infrastructure - a Partnership firm
- 30) True copy of Construction permission no. 1139, dtd. 3-12-2019 with commencement certificate and approved building plan issued by RMC.
- 31) True copy of Construction permission no. 1098, dtd. 16-12-2019 with commencement certificate and approved building plan issued by RMC.

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- 32) Original receipts for search charges dtd. 24-2-2020 & 25-2-2020 issued by Sub-registrar, Rajkot.

From, The documents referred to hereinabove it appears that Originally different Agri. land of different revenue survey number in the name of Teja Nanji and Hira Nanji which is disclosed from Jungle Book.

It further appears that re-survey was done by the competent authority and for that Kanbi Ravji Hira was owner and occupier of agri land of survey no. 27 A. 11-36 G. of village : Mavdi which is disclosed from village form no. VI, entry no. 250.

It further appears that family arrangement was done by Patel Ravji Hira and for that Patel Devji Hira was owner and occupier of agri. land of revenue survey no. 27 A. 3-16 G. of village : Mavdi which is disclosed from village form no. VI, entry no. 77.

It further appears that Hissa form no. IV and Mapni Sheet are issued in the name of Patel Devji Hira of revenue survey no. 27 A. 3-16 G. of village : Mavdi.

It further appears that Patel Devji Hira had applied to the Collector, Rajkot to grant the permission to convert Agri. land admeasuring 3-16 A.G. of Revenue Survey No. 27 paiki of Village Mavdi into N.A. for residential purpose which in turn was granted by Order No. N.A.LA.RE.COC.-65, Case No. : 189/2005-06, dtd. 8-3-2006 with lay-out plan accordingly and then after revised lay-out plan was done and the Rajkot Collector passed revised order dtd. 16-7-2007 and to that effect, entry has been certified in village form no. VI.

It further appars that 1) Babubhai Naranbhai Sakhiya 2) Smt. Lilaben Babubhai Sakhiya 3) Kishorbhai Babubhai Sakhiya 4) Manishaben Kishorbhai Sakhiya 5) Rameshbhai Gordhanbhai Sidpara 6) Smt. Dayaben Rameshbhai Sidpara have constituted a Partnership Firm to do the business in the name of and style of M/s. J.K. Developers and the Partnership deed executed between them dtd. 22-4-2009 at Rajkot.

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It further appears that Patel Devji Hira Sorathiya sold plot no. 1 to 16, 42 to 78 total land admeasuring 4667-79 Sq. Mtrs. of Revenue Survey no. 27 paiki of village Mavdi in favour of M/s. J. K. Developers- a Partnership firm by way of Sale deed Regd. at No. 5301, dtd. 13-5-2009 and to that effect, entry has been certified in village form no. VI, entry no. 14406.

It further appears that M/s. J. K. Developers- a Partnership firm executed a power of attorney to do act and things behalf of said firm.

It further appears that M/s. J. K. Developers- a Partnership firm through their power of attorney holder 1) Kishor Babubhai Sakhiya and 2) Smt. Manishben Kishorbhai Sakhiya sold plot no. 8 to 11, 42 to 48 total land admeasuring 1135-58 Sq. Mtrs. of Revenue Survey no. 27 paiki of village Mavdi in favour of Mustafa Abbasbhai Bharmal and others by way of Sale deed Regd. at No. 12835, dtd. 10-5-2010 and to that effect, entry has been certified in village form no. VI, entry no. 18141.

It further apparat that RUDA issued a zone certificate dtd : 18-11-2011 with part plan.

It further appears that Mustafa Abbasbhai Bharmal and others sold plot no. 8 to 11 total land admeasuring 567-79 Sq. Mtrs. of Revenue Survey no. 27 paiki of village Mavdi in favour of Chandubhai Bhadabhai Bambhania and others by way of Sale deed Regd. at No. 22571, dtd. 7-12-2011 and to that effect, entry has been certified in village form no. VI, entry no. 21030.

It further appears that some mistake in the measurement of sale deed no. 22571, dtd. 7-12-2011 and for that correction deed is regd. at no. 5333, dtd. 27-3-2012 which is executed by Mustafa Abbasbhai Bharmal and others in favour of Chandubhai Bhadabhai Bambhania and others.

It further appears that the said plots are not measured by City Survey office and for that City Survey Suprintendent issued a letter dtd. 20-12-2011.

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It further appears that Public notice was published in "Akila" Newspaper of Plot no. 8 to 11, dtd. 13-6-2015 regarding the public notice there was no issue for above said plots and for that no objection certificate issued by Vipul V. Patel, Advocate dtd. 13-4-2016.

It further appears that Chandubhai Bhadabhai Bambhania and others sold plot no. 8 to 11 total land admeasuring 567-79 Sq. Mtrs. of Revenue Survey no. 27 paiki of village Mavdi in favour of Smt. Jayshreeben Harshadbhai Gohel and others by way of Sale deed Regd. at No. 6445, dtd. 5-11-2015 and to that effect, entry has been certified in village form no. II, entry no. 8767.

It further appears that Chandubhai Bhadabhai Bambhania and others had submitted a plan for sub-plotting of Plot No. 8 to 11 and then subplotting permission granted by RMC and for that sub-plot no. 8 to 11/A land admeasuring 386-62 Sq. Mtrs. and sub-plot no. 8 to 11/B land admeasuring 181-17 Sq. Mtrs. were approved and to that effect, entry has been certified in village form no. II.

It further appears that 1) Sanjaykumar Mansukhlal Makadia 2) Shivam Sanjaybhai Makadia 3) Ratilal Jivrajbhai Viradiya 4) Smt. Manjulaben Ratilal Viradiya 5) Nitin Keshavjibhai Virani 6) Chandrakant Bhaichand Mehta 7) Hasmukhbhai Bhaichand Mehta 8) Devansh Satishkumar Mehta 8) Aaditya Hasmukhbhai Mehta have constituted a Partnership Firm to do the business in the name of and style of Vision Infrastructure and the Partnership deed executed between them which is regd. at no. 5323, dtd. 30-7-2019 at Rajkot.

It further appears that Smt. Jayshreeben Harshadbhai Gohel and others sold sub-plot no. 8 to 11/A land admeasuring 386-62 Sq. Mtrs. and sub-plot no. 8 to 11/B land admeasuring 181-17 total land admeasuring 567-79 Sq. Mtrs. of Revenue Survey no. 27 paiki of village Mavdi in favour of Vision Infrastructure-a partnership firm by way of Sale deed Regd. at No. 6888, dtd. 1-10-2019 and to that effect, entry has been certified in village form no. II.

It further appears that Vision Infrastructure - a Partnership firm had submitted a plan for construction of Low rise residential building





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over sub-plot No. 8 to 11/A land admeasuring 386-62 Sq. mtrs before RMC which was approved and the permission was granted by RMC, Construction permission no. : 1098, dtd. 3-12-2019 and building known as Krishna Square-4 "Wing-A".

It further appears that Vision Infrastructure - a Partnership firm had submitted a plan for construction of Low rise residential building over sub-plot No. 8 to 11/B land admeasuring 181-17 Sq. mtrs before RMC which was approved and the permission was granted by RMC, Construction permission no. : 1139, dtd. 16-12-2019 and building known as Krishna Square-4 "Wing-B".

It transpires that, Vision Infrastructure-a Partnership firm is the owner of the property more particularly described in para-2 herein above.

SEARCH :

The Search has been taken from the records of sub-registrar, Rajkot for the last 30 years and no charge or encumbrance has been disclosed. The receipts towards the search charges are annexed.

OPINION :

On verification of entire chain I do, hereby certified that the right title and interest of Vision Infrastructure-a Partnership firm in respect of the above said property is clear, marketable and free from all reasonable doubts and the property can be accepted by way of security for the advance granted or to be granted.

Thanking You.

Your Sincerely,



(Naresh G. Dave)
Advocate