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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. Vikas Buildcon, a Partnership Firm with
Partners:

- 1) Pratik Sanjaybhai Pambhar
- 2) Ashwinbhai Meghjibhai Pambhar
- 3) Vishal Rameshbhai Hirani
- 4) Kamleshbhai Damjibhai Bhalara

ADDRESS

Mahadev wadi Main Road, Beside School No.47,
Laxminagar Main Road, Rajkot.



(2) DESCRIPTION OF THE PROPERTY:

Total Land admeasuring 2022.54 Sq. Mtrs. of Sub Plot No. 109 to 125/1 to 17/1 To 109 to 125/1 to 17/19 & Sub Plot No.92 to 108/1 to 19/1 to 17/1,2,3,4 And Sub Plot No.92 to 108/1 to 19/1 to 17/5 to No.92 to 108/1 to 19/1 to 17/17 of Revenue Survey No. 61/1 paiki 1 paiki 1, Final Plot No. 24/1, Original Plot No. 24, T. P. Scheme No. 18 of Rajkot bearing City Survey No.3624 paiki, Ward No. 13 of Rajkot with the construction of different residential buildings over it in progress and the entire project known as " Aavkar Bungalows " and bounded as per approved Bldg. Plan :

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

- 1) True copy of Village Form No. VI, Entry No. 320, 4602.
- 2) True copy Certificate, dated 12.07.2016 issued by Mamlatdar, Rajkot.
- 3) True copy of Village Form No. VI, Entry No. 649, 679; VIII A, Khata No. 145 with VII & XII.
- 4) True copy Receipts, dated 01.06.2012 towards the payment of Revenue Dues.
- 5) True copy of the Entry from Hissa Form No. IV with the Sketch from Measurement Sheet attached.
- 6) True copy Lay out Permission No. 756, dated 05.03.2004 issued by RMC with the Lay out Plan approved by it.
- 7) True copy Lay out Permission No. 28, dated 02.08.2011 issued by RMC with the Lay out Plan approved by it.
- 8) True copy of the Order No.NA/LRCC/ 65/ Case No.231/11-12, dated 06.06.2012 passed by Collector, Rajkot.
- 9) True copy Certificate, dated 08.07.2016 issued by Mamlatdar, Rajkot.
- 10) True copy of Village Form No. VI, Entry No. 1635, 1722, VIII A, Khata No. 508 with VII & XII.
- 11) True copy of the Entry from Redistribution & Valuation Statement with the Sketch of Final Plot No. 24/1 and 24/2, T. P. Scheme No. 18 of Rajkot.
- 12) True copy Rojkam, dated 04.08.2011.
- 13) True copy Zone Certificate, dated 24.08.2016 issued by Ruda with the Sketch attached.
- 14) True copy Partnership Deed, registered at No. 2695, dated 07.07.2016 of M/s. Aavkar Buildcon.
- 15) True copy Sale Deed registered at No. 3361, dated 04.05.2017.



- 16) True copy of the Entry from Property Register with Endorsement, dated 23.05.2017.
- 17) True copy Partnership Deed, registered at No. 4148, dated 29.05.2019 of M/s. Vikas Buildcon.
- 18) Original Construction Permission , dated 22.10.2019 with the Commencement Certificate and approved Bldg. Plans issued by RMC.
- 19) True copy Subplotting Permission No. 161, dated 26.09.2017 issued by RMC with the Subplotting Plan approved by it.
- 20) True copy Subplotting Permission No.47, dated 14.05.2019 issued by RMC with the Subplotting Plan approved by it.
- 21) Original Sale Deed registered at No.11344, dated 20.09.2019.
- 22) Original Sale Deed registered at No.9789, dated 07.08.2019.
- 23) Original Receipts towards the Payment of Search Charge issued by Sub-Registrar, Rajkot.



(4) TRACING OF THE TITLE :-

Shri Khimjibhai Nathubhai was holding the agricultural land admeasuring 8 Acre of Revenue Survey No. 61/1 of Rajkot and he had sold the said land to Shri Ranchhodbhai Kanjibhai, as disclosed from the Entry No. 320, dated 22.11.1955 from the revenue record on the file.

Shri Ranchhodbhai Kanjibhai had requested the revenue authority to enter the names of his sons, Shri Jagjivanbhai, Maheshbhai, Pravinbhai and Girishbhai as the co-sharers in respect of aforesaid land of Survey N. 61/1 of

Rajkot; which in turn was granted and Entry No. 4602 to that effect was made in the revenue record on 26.10.1983, which was certified on 13.02.1984 by City Mamlatdar, Rajkot.

On the death of Ranchhodbhai Kanjibhai, the names of his legal heirs, Shri Paniben, Jagjivanbhai, Maheshbhai, Girishbhai, Pravinbhai and Saviatben Ranchhodbhai were entered in the revenue record by Entry No. 649 in respect of aforesaid land of Survey No. 61/1 of Rajkot, left by deceased on 24.09.2003; which was certified on 13.11.2003 by Adl. Mamlatdar, Rajkot.



It transpires that Shri Paniben and Shri Savitaben Ranchhodbhai, female members and co-sharers had released and relinquished their respective right, share and interest in respect o aforesaid land in favour of remaining 4 others and Entry No. 679 to that effect was made in the revenue record on 01.02.2004, which was certified on 03.03.2004 by Adl. Mamlatdar, Rajkot.

On implementation of T. P. Scheme No. 18 of Rajkot, Final Plot No. 24/1 and 24/2 were assigned to the aforesaid land of Survey No. 61/1 paiki of Rajkot of the ownership of Shri Jagjivanbhai Ranchhodbhai and Others with area admeasuring total 24283 Sq. Mtrs. of the Scheme, as disclosed from the Entry from Redistribution & Valuation Statement with the Sketch of Final Plot No. 24/1 and 24/2 on the file. The possession of Final Plots were handed over to the parties, and the Rojkam to that effect was prepared and signed between the parties on 04.08.2011, which is on the file.

Shri Jagjivanbhai Ranchhodbhai and Others had applied to the Collector, Rajkot to grant the permission to convert agricultural land admeasuring total 22576 Sq. Mtrs. of Revenue Survey No. 61/1 paiki 1, Final Plot No. 24/1 and 24/2, T. P. Scheme No. 18 of Rajkot into NA for residential purpose, which in turn was granted by Order, dated 06.06.2012. The layout plan and plotting was approved. On conversion into NA, Entry No. 1635 to that effect was made in the revenue record on 04.12.2014, which was certified on 23.01.2015 by Mamlatdar, Rajkot. As per the approved Layout Plan, Land of Final Plot No. 24/1 is plotted as Plot nos. 1 to 174 and Land of Final Plot No. 24/2 is plotted as Plot Nos. 197 to 260.



Shri Harsharbhai Popatbhai Malani, 2) Shri Kamlesh bhai Damjibhai Bhalara, 3) Shri Darshanbhai Bachubhai Malani, 4) Shri Jiteshbhai Ratilal Malani, 5) Shri Jigneshbhai Mavjibhai Malani, 6) Shri Jayendrabhai Veljibhai Panchasara, 7) Shri Amitbhai Batukbhai Khunt, 8) Shri Jagdishbhai Ranchhodbhai Sakhiya, 9) Shri Mahesh bhai Ranchhodbhai Sakhiya, 10) Shri Pravinbhai Ranchhod bhai Sakhiya, 11) Shri Girishbhai Ranchhodbhai Sakhiya and 12) Shri Kashyapbhai Natvarlal Lalani have constituted a partnership firm to do the business in the name and style of M/s. Aavkar Buildcon and the partnership deed was executed between them on 20.06.2016 at Rajkot; which was registered at No. 2695 on 07.07.2016 with the Sub-Registrar, Rajkot.

M/s. Aavkar Buildcon, a Partnership Firm with 12 partners had purchased the Land admeasuring 13005.83 Sq. Mtrs. of Plot Nos. 1 to 38, 39 to 44, 45 to 52, 53 to 60, 61

to 66 and 81 to 174 of Revenue Survey No. 61/1 paiki 1 paiki 1, Final Plot No. 24/1, Original Plot No. 24, T. P. Scheme No. 18 of Rajkot with Land admeasuring total 4382.91 Sq. Mtrs. of Plot Nos. 197 to 260 of Final Plot No. 24/2, Original Plot No. 24, T. P. Scheme No. 18, Survey No. 61/1 paiki 1 paiki 1 of Rajkot, admeasuring total 17388.74 Sq. Mtrs., bearing City Survey No. 3623 and 3624 paiki, Ward No. 13 of Rajkot from Shri Jagjivanbhai R. Patel and Others by the sale deed registered at No. 3361, dated 26.04.2017 with the Sub-Registrar, Rajkot.

On the strength of the above sale deed, the land so purchased by M/s. Aavkar Buildcon, a Partnership Firm has been transferred in its name in the Property Register by Endorsement, dated 23.05.2017, as disclosed from the Entry on the file.



1) Shri Pratik Sanjaybhai Pambhar, 2) Shri Ashwinbhai Meghjibhai Pambhar 3) Shri Vishal Rameshbhai Hirani 4) Shri Kamleshbhai Damjibhai Bhalara have constituted a partnership firm to do the business in the name and style of M/s. Vikas Buildcon and the partnership deed was executed between them on 29.05.2019 at Rajkot; which was registered at No.4148 on 29.05.2019 with the Sub-Registrar, Rajkot. The Original Partnership Deed is on the file.

M/s. Aavkar Buildcon, a Partnership Firm had submitted a plan for the amalgamation of land of Sub Plot No. 109 to 125/1 to 17/1 To 109 to 125/1 to 17/20 & Sub Plot No.92 to 108/1 to 19/1 to 17/1 to 92 to 108/1 to 19/1 to 17/20 of Final Plot No. 24/1, and then, subplotting thereof before RMC, which was approved and the permission was granted on 14.05.2019.

M/s. Vikas Buildcon, a Partnership Firm with 4 partners had purchased the Land admeasuring 738.92 Sq. Mtrs. of Sub Plot No. 109 to 125/1 to 17/1 To 109 to 125/1 to 17/19 of Final Plot No. 24/1, Original Plot No. 24, T. P. Scheme No. 18, Survey No. 61/1 paiki 1 paiki 1 of Rajkot, bearing City Survey No.3624 paiki, Ward No. 13 of Rajkot from M/s. Aavkar Buildcon, a Partnership Firm by the sale deed registered at No.9789, dated 07.08.2019 with the Sub-Registrar, Rajkot.

M/s. Vikas Buildcon, a Partnership Firm with 4 partners had purchased the Land admeasuring 738.92 Sq. Mtrs. of Sub Plot No.92 to 108/1 to 19/1 to 17/5 to No.92 to 108/1 to 19/1 to 17/17 of Final Plot No. 24/1, Original Plot No. 24, T. P. Scheme No. 18, Survey No. 61/1 paiki 1 paiki 1 of Rajkot, bearing City Survey No.3624 paiki, Ward No. 13 of Rajkot from M/s. Aavkar Buildcon, a Partnership Firm by the sale deed registered at No.11344, dated 20.09.2019 with the Sub-Registrar, Rajkot.



M/s. Vikas Buildcon, a Partnership Firm had submitted a plan for the construction of different residential buildings on the land of total 36 units of different subplots was submitted before RMC, which was approved and the permission was granted on 22.10.2019. The construction work is under progress and the area under development is known as "**Aavkar Bungalows**".

It transpires that M/s. Vikas Buildcon, a Partnership Firm with Four 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 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 M/s. Vikas Buildcon, 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. Vikas Buildcon, a Partnership Firm over the above referred property are clear, marketable, free from other encumbrance.

Date : -20/11/2019.



Yours Faithfully,

A handwritten signature in dark ink, appearing to read "Saurabh P. Patel".

SAURABH P. PATEL

ADVOCATE

(Sanad No.G-1994/2005)