

SAURABH P. PATEL

B.Com., LL.B.

Advocate Gujarat High Court

"Aadarsh Sukham", 4th Floor, B/h. Sanskar Building, Nr. KKV Chowk,
150 Feet Ring Road, Rajkot-360005

Mobile No. 9824800766

To Whom It May Concern

(TITLE CLEARANCE REPORT)

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

M/s. Dev Realitis, a Partnership Firm with Partners :

- 1) Shri Ashokkumar Bavandas Lashkari
- 2) Shri Yuvraj Devrajbhai Rathod
- 3) Shri Devrajbhai Laxmanbhai Rathod
- 4) Shri Hareshbhai Valjibhai Moridhara
- 5) Shri Nayanbhai Avcharbhai Gangani
- 6) Shri Harshadbhai Nanubhai Agravat
- 7) Smt. Jasminaben Rajeshbhai Vora
- 8) Shri Dharmendrabhai Jayantilal Ghataliya
- 9) Shri Samirbhai Pravinbhai Kamdar

ADDRESS

Shop No. 2, Akash Complex, Nr. Avadh Residency,
Jamangar Road, Rajkot.



(2) DESCRIPTION OF THE PROPERTY:

Land admeasuring 7568.13 Sq. Mtrs. of Plot No. 1 (Single Unit) with the right to use of Land admeasuring 841.32 Sq. Mtrs. of Common Plot with FSI etc. of Revenue Survey No. 56 paiki 1 of Village Madhapar, Dist. : Rajkot with the construction of high rise residential building under progress and known as "Sundaram Gold" and the entire property is bounded as under :

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NORTH : 12.00 Mtr. T. P. Road

SOUTH : Other's Property

EAST : 15.00 Mtr. T. P. Road

WEST : 18.00 Mtr. T. P. Road

(3) DESCRIPTION OF THE DOCUMENTS:

- 1) True copy of the Entry from Jungle Book, dated 12.02.1958.
- 2) True copy of Village Form No. VI, Entry No. 1, 187, 863, 1846.
- 3) Original Sale Deed registered at No. 6892, dated 09.12.2004.
- 4) True copy of Village Form No. VI, Entry No. 2188.
- 5) Original Sale Deed registered at No. 8593, dated 09.10.2006.
- 6) True copy of Village Form No. VI, Entry No. 3539.
- 7) Original Sale Deed registered at No. 1795, dated 08.06.2017.
- 8) True copy of Village Form No. VI, Entry No. 9957; VIII A, Khata No. 271 with VII & XII.
- 9) Certified copy of the Entry from Hissa Form No. IV with the Sketch from measurement sheet.
- 10) Original Zone Certificate, dated 17.04.2018 issued by Ruda with the Sketch attached.
- 11) Original Lay out Permission No. Ruda/Tech/Dev/Madhapar/643/17/2174, dated 07.04.2018 issued by Ruda with the Lay out Plan approved by it.
- 12) Certified true copy of the Order No. NA/LRCC/65/ Case No.38/18-19, dated 28.06.2018 passed by Collector, Rajkot.

- 13) True copy of Village Form³No. VI, Entry No. 10018.
- 14) True copy of the Entry from Village Form No. II.
- 15) Original Receipts, dated 02.11.2018 towards the payment of Revenue Dues.
- 16) True copy of the Partnership Deed, registered at No. 7447, dated 12.10.2018 of M/s. Dev Realities.
- 17) Original Sale Deed registered at No. 8172, dated 05.11.2018.
- 18) True copy of the Entry from Village Form No. II.
- 19) Original Construction Permission No. Ruda/Tech/Dev /Madhapar/1357/18/4011, dated 18.06.2019 issued by Ruda with the Bldg. Plan approved by it.
- 20) True copy of the Partnership Alteration Deed, registered at No.6822 dated 06.09.2019 of M/s. Dev Realities.
- 21) Revised Original Construction Permission No.037 dated 25.07.2023 issued by Rajkot Municipal Corporation with the Bldg. Plan approved by it.
- 22) Original Receipts towards the payment of Search Charges issued by Sub-Registrar, Rajkot.

(4) TRACING OF THE TITLE :-

Originally, Shri Jivraj Vasta was holding the agricultural land of different field of Village Madhapar, Dist. :Rajkot and on his death, the holdings of deceased were transferred in the names of his legal heirs, Shri Gandu Jivraj and Shri Ravji Jivraj, as disclosed from the Entry No. 1 from the revenue record on the file.

On resurvey of the agricultural land of Village Madhapar, Dist. : Rajkot in the year 1967, Shri Gandu Jivraj

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and Shri Ravji Jivraj were found in occupation of the agricultural land admeasuring 6 A 15 G of Survey No.56 with land of other survey numbers of Madhapar and Entry No.187 to that effect was made in the revenue record on 19.06.1967, which was certified on 19.08.1967 by Mamlatdar, Rajkot.

Shri Gandu Jivraj and Shri Ravji Jivraj had divided and distributed their agricultural land of different survey numbers including of Survey No.56 of Madhapar between them. By virtue of the said division/distribution; agricultural land admeasuring 3 A 8 G of Survey No.56 paiki with other land had fallen to the share of Shri Gandubhai Jivrajbhai and Entry No.863 on division thereof was made in the revenue record on 04.04.1994, which was certified on 18.05.1994 by Mamlatdar, Rajkot.

Shri Gandubhai Jivrajbhai had also divided and distributed his agricultural land of Survey No.56 paiki with other land of Madhapar between his sons. By virtue of the said division/distribution; agricultural land admeasuring 3 A 8 G of Survey No.56 paiki had fallen to the joint share of Shri Chhaganbhai Gandubhai and Shri Ashwinbhai Gandubhai and Entry No.1846 on division thereof was made in the revenue record on 11.12.2003, which was certified accordingly.

Shri Chhaganbhai Gandubhai and Shri Ashwinbhai Gandubhai Sankhavera had sold their aforesaid agricultural land admeasuring 3 A 8 G of Survey No.56 paiki of Madhapar, Dist.:Rajkot to Shri Arjanbhai Popatbhai Hapaliya by the sale deed registered at No.6892, dated 09.12.2004 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.

Shri Arjanbhai Popatbhai Hapaliya in turn had sold the said land admeasuring 3 A 8 G of Survey No. 56 paiki 1 of Madhapar to Shri Anantrai Maganlal Anadkat by the sale deed registered at No. 8593, dated 09.10.2006 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.

Shri Anantrai Maganlal Anadkat in turn had sold the said land admeasuring 3 A 8 G of Survey No. 56 paiki 1 of Madhapar to Shri Devrajbhai Laxmanbhai Rathod by the sale deed registered at No. 1795, dated 08.06.2017 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.

Shri Devrajbhai Laxmanbhai Rathod had applied to the Collector, Rajkot to grant the permission to convert agricultural land admeasuring total 8409.45 Sq.Mtrs. of Survey No.56 paiki 1 of Madhapar into NA for residential purpose, which in turn was granted by Order, dated 28.06. 2018. The layout plan and plotting was approved, On conversion into NA, Entry to that effect was made and certified in the revenue record accordingly. As per the Lay out Plan approved, entire land is Plotted as Plot No.1 (Single Unit).

1)Shri Ashokkumar Bavandas Lashkari, 2)Shri Yuvraj Devrajbhai Rathod, 3)Shri Devrajbhai Laxmanbhai Rathod, 4)Shri Hareishbhai Valjibhai Moridhara, 5)Shri Nayanbhai Avcharbhai Gangani, 6)Shri Harshadbhai Nanubhai Agravat, 7)Smt. Jasminaben Rajeshbhai Vora, 8)Shri Dharmendra bhai Jayantilal Ghataliya, 9)Shri Samirbhai Pravinbhai Kamdar, 10)Hemalkumar Dipakbhai Somaiya and 11) Kevin Jitendrabhai Pandya have constituted a partner ship firm to do the business in the name and style of M/s. Dev Realities and the partnership deed was executed between them on

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03.10.2018 at Rajkot, which is registered at No. 7447 on 12.10.2018 with the Sub-Registrar, Rajkot. From the recital of the said Partnership Deed on Page 7, it transpires that Ashokbhai B. Lashkari, Yuvraj D. Rathod and Harshadbhai N. Agravat have been authorized to execute necessary documents by any two jointly out of said three on behalf of the Firm, including of Agreement to Sell/Sale Deeds etc.

M/s. Dev Realities, a Partnership Firm with 11 partners has purchased the Land admeasuring 7568.13 Sq. Mtrs. of Plot No. 1 (Single Unit) with the right to use of Land admeasuring 841.32 Sq. Mtrs. of Common Plot with FSI etc. of Revenue Survey No. 56 paiki 1 of Village Madhapar, Dist. : Rajkot, as described in Para 2 hereinabove from Shri Devrajbhai Laxmanbhai Rathod by the sale deed registered at No. 8172, dated 05.11.2018 with the Sub-Registrar, Rajkot.

On the strength of the above sale deed, the land so purchased by M/s. Dev Realities, a Partnership Firm has been transferred in its name in the revenue record, as disclosed from the Entry from Village Form No. II in its name on the file.

M/s. Dev Realities, a Partnership Firm had submitted a plan for the construction of high rise residential building on the aforesaid land of Plot No.1 (Single Unit) before Ruda, which was approved and the permission was granted on 18.06.2019. The construction work is under progress and the building under construction is known as "Sundaram Gold".

The amount of revenue dues have been paid upto the year 2018, as disclosed from the receipts towards the payment on the file.

1) Shri Hemalkumar Dipakbhai Somaiya and 2) Shri Kevin Jitendrabhai Pandya voluntarily retired as a partners and waived their share in favor of Shri Ashokkumar Bavandasbhai Lashkari and remaining all nine partners continued the business of M/s. Dev Realities and the Partnership Alteration Deed was executed between them which is registered at No.3822 on dated 06.09.2019 with the Sub-Registrar, Rajkot-3.

On the strength of the above Partnership Alteration Deed names of Shri Hemalkumar Dipakbhai Somaiya and Shri Kevin Jitendrabhai Pandya has been deleted in the revenue record, as disclosed from the Entry from Village Form No. II in its name on the file.

M/s. Dev Realities, a Partnership Firm had submitted a revised building plan for the construction of high rise residential building on the aforesaid land of Plot No.1 (Single Unit) before Rajkot Municipal Corporation, which was approved and the permission was granted on 25.07.2023. The construction work is under progress and the building under construction is known as "Sundaram Gold".

It transpires that M/s. Dev Realities, a Partnership firm with Nine 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. Dev 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. Dev Realities**, a Partnership firm over the above referred property are clear, marketable, and free from other encumbrance, except the current registered charge **The Co-Operative Bank of Rajkot Ltd.**, University Road Branch, Rajkot and beyond reasonable doubt.

Date : - 04/08/ 2023.

Yours Faithfully,



SAURABH P. PATEL

ADVOCATE

(Enrl. No.G-1994/2005)

SAURABH P. PATEL

B.Com., LL.B.

Advocate Gujarat High Court

"Aadarsh Sukham", 4th Floor, B/h. Sanskar Building, Nr. KKV Chowk,
150 Feet Ring Road, Rajkot-360005
Mobile No. 9824800766

-: Encumbrance Certificate :-

To,

The Gujarat Real Estate Regularity Authority,
Gandhinagar.

Sub :- Encumbrance Certificate required for application to be made under section 3(1) of Gujarat Real Estate (Regulation and Development) (General) Rules, 2017

This is to Certify that **Dev Realities Partnership Firm** are the sole owner and occupant of the Immovable Property Consisting Residential Flats at **Plot No.1(Single Unit)** Sq.Mtrs **7568.13** (with the right to use of Land of Common Plot admeasuring 841.32) of **Revenue Survey No.56 Paiki 1** of Village **Madhapar**, Dist : Rajkot with the construction of High Rise residential building under progress and known as " **Sundaram Gold** " and the entire property is bounded as under



NORTH : 12.00 Mtr. T. P. Road

SOUTH : Other's Property

EAST : 15.00 Mtr. T. P. Road

WEST : 18.00 Mtr. T. P. Road

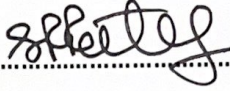
I have thoroughly verified the records of the Property in question and I Hereby certify that the title of **Dev Realities Partnership Firm** On examination of the entire chain of the documents,

...2...

I do, hereby certify that the right, title and interest of **Dev Realities Partnership Firm** in respect of the property described in hereinabove are covered with all respective title deeds. The right, title and interest in respect of the aforesaid property of said **M/s. Dev Realities Partnership Firm** over the above referred property are clear, marketable, free from other encumbrance, except the current registered charge of **Rs. 11,00,00,000-00 (Rupees Eleven Crore Only)** of **The Co-Operative Bank of Rajkot Ltd.**, University Road Branch, Rajkot and beyond reasonable doubt.

Place :- Rajkot.

Date :- 04/08/2023.


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The Bar Council of Gujarat



The 17th Day of July 2005

This is to Certify that the Name of
Mr. Sureabh Pravinbhai Patel
is entered as an Advocate on the State Roll
maintained by The Bar Council of
Gujarat under the provisions of Section 17
of the Advocates Act, 1961 (Act No. 25 of
1961).




(R. R. Shukla)

Chairman,
The Bar Council of Gujarat