



HARDEVPARI M. GOSWAMI

Advocate (Gujarat High Court)

Mob. : 93128 11111

Email ID: hardevmgoswami@gmail.com

"Shiv Shakti", Jamna Nagar-4,
Opp. Shantiniketan School,
Sahakar Main Road, Rajkot.

Ref. No.: 01/MAY/2019/TCR/RAJ

Date. 20-05-2019

To,
Satyam Builders. A Partnership Firm.
Rajkot.

Dear Sir,

Sub: Title Opinion Report Certifying Non Encumbrance Of The Property Consisting Of Building Situated A Residential Flats Property of, Revenue survey No.398 Paiki 2, Non Agri Land, Acre 1-39 Guntha, Plots Paiki Plot no.16, Admeasuring area 149-46 Sq. Mtrs, and Plot no.17, Admeasuring area 149-46 Sq. Mtrs, Total Admeasuring area 298-92 Sq. Mtrs, Area known as "Satyam Park", building thereon known as "Satyam Avenue", in Mavdi In the Registration District of Rajkot in Gujarat Division owned by Satyam Builders. A Partnership Firm.

Name of the owner of the property:

Satyam Builders. A Partnership Firm.

Partners of

- 1.Shri Sanjay Gordhanbhai Kamani
- 2.Shri Vijay Gobarbhai Marakana
- 3.Shri Chetanbhai Hansrajbhai Kamani
- 4.Shri Jayeshbhai Gobarbhai Marakana
- 5.Shri Bhadreshbhai Jagabhai Hirpara
- 6.Shri Pravinbhai Maganbhai Meghani
- 7.Shri Dwarkesh Maganbhai Ramani
- 8.Shri Parsotam Narsibhai Hapaliya
- 9.Smt Poojan Rameshbhai Hapaliya

Schedule of Property.

A Residential Flats Property of, Revenue survey No.398 Paiki 2, Non Agri Land, Acre 1-39 Guntha, Plots Paiki Plot no.16, Admeasuring area 149-46 Sq. Mtrs, and Plot no.17, Admeasuring area 149-46 Sq. Mtrs, Total Admeasuring area 298-92 Sq. Mtrs, Area known as "Satyam Park", building thereon known as "Satyam Avenue", in Mavdi In the Registration District of Rajkot in Gujarat Division owned by Satyam Builders. A Partnership Firm.

That the Plot No.16 property is boundaries as under:

By North	:-	Road.
By South	:-	Common Plot.
By East	:-	Plot No.17.
By West	:-	Plot No.15.

That the Plot No.17 property is boundaries as under:

By North	:-	Road.
By South	:-	Common Plot.
By East	:-	Plot No.18.
By West	:-	Plot No.16.





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I Am Submitting Following Documents For The Clearance Report:

1. Original Building Development Permission with Approved Building Plan and Commencement Certificate No.1205 dt. 27/03/2019.
2. Copy of Notarized Copy of Partnership Deed dt. 04/10/2018 of Satyam Builders. A Partnership Firm.
3. Original R.O.F of Satyam Builders. A Partnership Firm.
4. Original Regd. sale deed No. 7191 dt. 26/10/2018 With Registration fees Receipt in favour of Satyam Builders. A Partnership Firm.
5. Certified Copy of City Survey Letter dt. 30/10/2018.
6. Certified Copy of Revenue records i.e. village form No. 2. Of Plot No.17, In the name of Satyam Builders. A Partnership Firm.
7. Original Revenue Tax Receipt dt. 04/10/2018.
8. Certified Copy of Revenue records i.e. village form No. 2. Of Plot No.16, In the name of Satyam Builders. A Partnership Firm.
9. Original Regd. sale deed No. 3881 dt. 21/06/2016 With Registration fees Receipt in favour of Jayaben Mansukhlal Gajera.
10. Original Revenue Tax Receipt dt. 24/05/2016.
11. Certified Copy of Revenue records i.e. village form No. 6, 8/A in the name of Manjulaben Ashwinbhai Bhaliya.
12. Original Regd. sale deed No. 24736 dt. 01/10/2010 With Registration fees Receipt in favour of Manjulaben Ashwinbhai Bhaliya.
13. Certified Copy of N.A Order No.249/09-10 dt. 09/09/2010.
14. Certified Copy of City Survey Letter dt. 26/05/2016.
15. Certified Copy of Revenue records i.e. village form No. 6, 8/A & 7/12. in the name of Dhanjibhai Govindbhai Patel and Jagdishbhai Dhanjibhai Meghani.
16. Original Zone Certificate No.782 dt. 02/06/2016 with Part Plan.
17. Certified Copy of Certificate of Non Availability Sanad dt. 03/11/2012.
18. True Copy of lay-out permission No. 62 dt. 15/03/2010 with lay-out plan.
19. True Copy of Certificate dt. 12/03/2010 Issued by RUDA.
20. Certified Copy of Measurement Sheet.
21. Certified Copy of Right Establishment Form No.4
22. Certified Copy of Jungle Book.
23. Original Regd. sale deed No. 7193 dt. 26/10/2018 With Registration fees Receipt in favour of Satyam Builders. A Partnership Firm.
24. Original Regd. sale deed No. 3883 dt. 21/06/2016 With Registration fees Receipt in favour of Ravinaben Rajeshbhai Dobariya.
25. Certified Copy of Revenue records i.e. village form No. 6, 8/A in the name of Parulben Dipeshbhai Viradiya and Heenaben Nileshbhai Viradiya.
26. Original Regd. sale deed No. 24738 dt. 01/10/2010 With Registration fees Receipt in favour of Parulben Dipeshbhai Viradiya and Heenaben Nileshbhai Viradiya.
27. Original Zone Certificate No.781 dt. 02/06/2016 with Part Plan.
28. Certified Copy of Revenue records i.e. village form No. 6, 8/A & 7/12.
29. Original Search receipt No.2019022014141, 2019023015381, 2019326006198 dt. 20-05-2019.





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Flow/History Of Title Of The Property.

From the documents referred to herein above it appears that Patel Vasta was owner & occupier of Land of Revenue Survey No. 59, 398, Acre 17-11 Guntha, It further appears that Patel Vasta Was expired and his legal heirs namely Govind name entered, It further appears that Govind Was expired and his legal heirs namely Dhirubhai, Dhanji, babubhai, vajiben, liliben, kantaben, gordhan, mukesh, amratbai govind name entered of village Mavdi as per entry No.20 in village form No. VI.

It further appears that vajiben, liliben, kantaben, amratbai govind withdrawn their right in favor of Dhirubhai, Dhanji, babubhai, gordhan, mukesh, of village Mavdi as per entry No.94 dt. 11/03/1987 in village form No. VI.

It further appears that Dhanjibhai Govindbhai Patel made family distribution and his legal heirs Jagdishbhai Dhanjibhai Meghani name entered of village Mavdi as per entry No.2013 dt. 04/02/2010 in village form No. VI.

It further appears that Dhanjibhai Govindbhai Patel and Jagdishbhai Dhanjibhai Meghani had applied to the Collector, Rajkot. to convert the said Land into NA for residential purpose and for that Collector, Rajkot. has passed N.A Order No.249/09-10 dt. 09/09/2010. and also Approved lay-out permission No. 62 dt. 15/03/2010 with lay-out plan.

It further appears that Dhanjibhai Govindbhai Patel and Jagdishbhai Dhanjibhai Meghani sold Plot No.17, to Parulben Dipeshbhai Viradiya and Heenaben Nileshbhai Viradiya Vide Regd. sale deed No. 24738 dt. 01/10/2010.

It further appears that Parulben Dipeshbhai Viradiya and Heenaben Nileshbhai Viradiya sold Plot No.17, to Ravinaben Rajeshbhai Dobariya Vide Regd. sale deed No. 3883 dt. 21/06/2016.

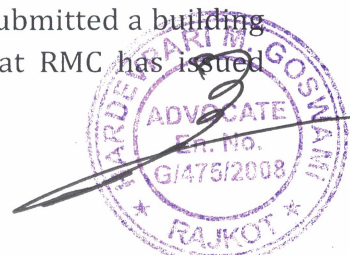
It further appears that Ravinaben Rajeshbhai Dobariya sold Plot No.17, to Satyam Builders. A Partnership Firm Vide Regd. sale deed No. 7191 dt. 26/10/2018.

It further appears that Dhanjibhai Govindbhai Patel and Jagdishbhai Dhanjibhai Meghani sold Plot No.16, to Manjulaben Ashwinbhai Bhaliya Vide Regd. sale deed No. 24736 dt. 01/10/2010.

It further appears that Manjulaben Ashwinbhai Bhaliya sold Plot No.16, to Jayaben Mansukhlal Gajera Vide Regd. sale deed No. 3881 dt. 21/06/2016.

It further appears that Jayaben Mansukhlal Gajera sold Plot No.16, to Satyam Builders. A Partnership Firm Vide Regd. sale deed No. 7193 dt. 26/10/2018.

It further appears that Satyam Builders. A Partnership Firm has submitted a building plan before RMC to construct a residential building and for that RMC has issued





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Building Development Permission with Approved Building Plan and Commencement Certificate No.1205 dt. 27/03/2019.

The Key findings herein shall also inter-alia include:

1. issues relating to Devolution of Title, Revenue Record, Revenue Assessments, Demand Notices, Title Documents or others; - No.
2. Whether entire consideration as mentioned in title deeds has been passed to the seller/land owner - Yes.
3. Whether the said Property is freehold/leasehold; **Freehold.**
4. Pending litigation on the Property; - No.
5. Present Possession of the Property - whether vacant, occupied or encroached etc.; - Occupied.
6. Notification/reservations/approvals, if any, In respect of the said Property; - No.
7. Use of land, whether its agricultural/non- agricultural/ forest/ residential/industrial/ commercial Or reserved for any other use; - **residential**
8. Whether the property is owned by Scheduled Tribe/ Scheduled cast; - Irrelevant.
9. Permission under Urban Land Ceiling Act, 1976, if required; - No.
10. Whether property to be given as a security is subject to any minor's claim/ share - No.
11. Whether construction related. Permissions has been received (pl mention the details) - **Building Development Permission with Approved Building Plan and Commencement Certificate No.1205 dt. 27/03/2019.**
12. whether the property is affected by any revenue and tenancy Regulations - No
13. Whether up to date tax/land revenue has been paid on the property - **Receipt is have to be obtain.**
14. Or any other matter adversely affecting the title of the said Property; - No.

Searches and Certificate:

In connection with the property we have carried out search in the office of the Sub-Registrar Rajkot for last 13 years from 1989 to 2019 No. 2019022014141, 2019023015381, 2019326006198 dt. 20-05-2019 and to the best of our knowledge and information derived from the same I have not found any thing objectionable to the above referred property .The Original search receipt is attached herewith. There are no charge or mortgage on the said property of Satyam Builders. A Partnership Firm. is there. The title to the property is clear marketable and free from encumbrance. Subject to Original Building Use Permission. And RERA Certificate. I am returning herewith the document send to me for the title verification.



Hardevpari M. Goswami
B.A., LL.B.

Advocate
(Gujarat High Court)

Hardevpari M. Goswami
Advocate

અરજી પહોંચ

મિલકત નું વર્ણન : મવડી રે.સ.નં.૩૭૮ પૈકી પ્લોટ નં.૧૬,૧૭

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૧૮૦૨૨૦૧૪૧૪૧ અરજી નંબર ૧૦૨૦૨ અરજી વર્ષ ૨૦૧૮
તારીખ ૨૦ માહે મે સને ૨૦૧૮

રજુ કરનારનું નામ એચ.એમ.ગોસ્વામી(એડ)શોધ
નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1989 1998

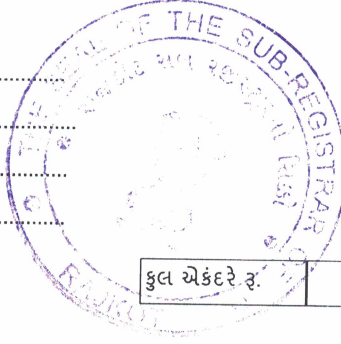
૬૦.૦૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



કુલ એકંદરે રૂ.

૬૦.૦૦

અંકે રૂપીયા સાઈઠ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

એમ.જે.રાજયગુરુ

સબ રજીસ્ટ્રાર

રાજકોટ - ૧

અરજી પહોંચ

મિલકત નું વર્ણન : રે સ નં.398 પૈકી પ્લોટ નં.16-17

Search in : મવડી /MAVDI

પહોંચ નંબર	૨૦૧૮૦૨૩૦૧૫૩૮૧	અરજી નંબર	૯૨૩૬	અરજી વર્ષ	૨૦૧૮
તારીખ	૨૦	માહે	મે	સને	૨૦૧૮

રજુ કરનારનું નામ એચ એમ ગોસ્વામી (એડ) શોધ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1998 2012

૮૫.૦૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી

કુલ એકંદરે રૂ.

૮૫.૦૦

અંકે રૂપીયા પંચાશી પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

A. N. Dasani
સબ રજીસ્ટ્રાર
રાજકોટ - 2

પહોંચ નંબર: ૨૦૧૯૩૨૬૦૦૬૧૯૮

અરજી નંબર: ૨૯૦૭

અરજી વર્ષ: ૨૦૧૯

તા: ૨૦

માહે: મે

સને: ૨૦૧૯

રજુ કરનારનું નામ હરદેવપરી એમ.ગોસ્વામી (એડ) શોધ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો..... ૦

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)..... ૦

શોધ અગર તપાસણી..... Year : ૨૦૧૨ ૨૦૧૯ ૫૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો..... ૦

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૫૦

અંકે રૂપીયા પચાસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(S T Kordiya)

સબ રજીસ્ટ્રાર

રાજકોટ - 6 - મવડી