



maheshbhaiyadav9400@gmail.com

Mobile : 7878 98 1010, 98244 81153

MAHESHBHAI YADAV

M. Com., LL.B., Advocate

Sanad No. G/606/2007 (Gujarat High Court)



Mobile : 99244 12120, 75678 12120

KESUR M. VAROTARIYA

B. Com., LL.M., Advocate

Sanad No. G/705/2007 (Gujarat High Court)

Office No. 304-305, 3rd Floor, Hem Arcade, Opp. Swami Vivekanand Statue,
Dr. Yagnik Road, Above ABC Colour Lab & Mobile, Rajkot-360001 (Gujarat - India)

Date : 04th February, 2021.

To,

Plus Enterprise, Partnership Firm,

Near Paradise Hall & Rozary School, Chandan Park Main Road,
Raiya Road, Rajkot

Sub.: Investigation of title of **Plus Enterprise, Partnership Firm** of Rajkot over its Immovable property consisting of Commercial Show Room / Business Hall - Show Rooms situated at Raiya Revenue Survey No. 123/1-2 & 124/1-2 paikie T. P. Scheme No. 4, F. P. No. 568 paikie Plot No. 43/A, 50, 62, total land Sq. Mtrs. 1455.42 paikie "**Royal Plus**" Building on Sub-Plot No. 50/A-1, 50/A-2, 50/B-1, 50/B-2, 50/B-3, 50/C-1, 50/C-2, total land Sq. Mtrs. 501.36 situated Village Raiya now a part on Rajkot Municipal Corporation within the sub-district and district Rajkot.

Dear Sir,

With reference to the subject aforesaid, I am giving here under, the Title Report of the property, which the description and boundaries are stated herein below:

A. DESCRIPTION:

Immovable property consisting of Commercial Show Room / Business Hall - Show Rooms situated at Raiya Revenue Survey No. 123/1-2 & 124/1-2 paikie T. P. Scheme No. 4, F. P. No. 568 paikie Plot No. 43/A, 50, 62, total land Sq. Mtrs. 1455.42 paikie "**Royal Plus**" Building on Sub-Plot No. 50/A-1, 50/A-2, 50/B-1, 50/B-2, 50/B-3, 50/C-1, 50/C-2, total land Sq. Mtrs. 501.36 situated Village Raiya now a part on Rajkot Municipal Corporation within the sub-district and district Rajkot.

ON THE NORTH : F. P. No. 569 paikie property

ON THE SOUTH : 9.14 mtrs. wide Road

ON THE EAST : Sub-Plot No. 50/A-3

ON THE WEST : 18.00 mtrs. wide Road

I am submitting following documents for title clearance report:

- 1) Copy of Revenue Tax Receipt issued by Talati-Cum-Mantri
- 2) Copy of Village Form No. 6
- 3) Copy of Village Form No. 7/12





maheshbhaiyadav9400@gmail.com

Mobile : 7878 98 1010, 98244 81153

MAHESHBHAI YADAV

M. Com., LL.B., Advocate

Sanad No. G/606/2007 (Gujarat High Court)



Mobile : 99244 12120, 75678 12120

KESUR M. VAROTARIYA

B. Com., LL.M., Advocate

Sanad No. G/705/2007 (Gujarat High Court)

Office No. 304-305, 3rd Floor, Hem Arcade, Opp. Swami Vivekanand Statue,
Dr. Yagnik Road, Above ABC Colour Lab & Mobile, Rajkot-360001 (Gujarat - India)

- 4) Copy of NA Permission No. 3017 dated 16-12-1966 granted by Jilla Panchayat Office, Rajkot
- 5) Copy of NA Sanad
- 6) Copy of Regd. Partition Deed Sr. No. 1154 dated 06-04-1967 (Regi. No. 7993 dated 28-12-1982) made between Shri Jayantilal Govindji and others
- 7) Copy of Regd. Sale Deed Sr. No. 3978 dated 19-09-1969 (Regi. No. 849 Vol-804 dated 07-03-1970) executed by Shri Jayantilal Govindji in favour of Shri Gopaldas Mohanlal Rajyaguru (Plot No. 62)
- 8) Copy of Regd. Sale Deed Sr. No. 3709 dated 27-10-1967 (Regi. No. 1540 Vol-644 dated 12-08-1968) executed by Shri Damjibhai Ukabhai in favour of Shri Gopaldas Mohanlal Rajyaguru (Plot No. 43/A)
- 9) Copy of Regd. Sale Deed Sr. No. 3715 dated 27-10-1967 (Regi. No. 1546 Vol-648 dated 12-08-1968) executed by Shri Damjibhai Ukabhai in favour of Shri Gopaldas Mohanlal Rajyaguru (Plot No. 50)
- 10) Copy of Power of attorney executed by Shri Gopaldas Mohanlal Rajyaguru in favour of Shri Arvindbhai Gulabchand Shah and Smt. Harshaben H. Domadiya dated 20-09-1997
- 11) Copy of ULC Order No. 472 dated 12-11-1997
- 12) Copy of Regd. Development Agreement Sr. No. 251 dated 06-01-1998 made between M/s. Asha Builder, Partnership Firm & Shri Gopaldas Mohanlal Rajyaguru through his power of attorney holder Smt. Harshaben H. Domadiya
- 13) Copy of Partnership Deed of M/s. Asha Builder, Partnership Firm dated 18-12-1997 with ROF Certificate
- 14) Copy of Power of attorney executed by Shri Chandrakant Vanechand Mehta and others (partners of M/s. Asha Builder, Partnership Firm) in favour of Shri Hematram alias Hiteshbhai M. Gondaliya dated 30-04-1998
- 15) Copy of Part Occupancy Certificate No. 472 dated 21-03-1998
- 16) Copy of Construction Permission issued by Raiya Nagar Palika
- 17) Copy of Sub-Plotting cum Construction Permission and Plan passed by RUDA
- 18) Copy of Occupancy Certificate issued by RUDA
- 19) Copy of T. P. Sketch





maheshbhaiyadav9400@gmail.com

Mobile : 7878 98 1010, 98244 81153

MAHESHBHAI YADAV

M. Com., LL.B., Advocate

Sanad No. G/606/2007 (Gujarat High Court)



Mobile : 99244 12120, 75678 12120

KESUR M. VAROTARIYA

B. Com., LL.M., Advocate

Sanad No. G/705/2007 (Gujarat High Court)

Office No. 304-305, 3rd Floor, Hem Arcade, Opp. Swami Vivekanand Statue,
Dr. Yagnik Road, Above ABC Colour Lab & Mobile, Rajkot-360001 (Gujarat - India)

- 20) Original Regd. Sale Deed Sr. No. 719 dated 11-02-2000 executed by Shri Copaldas Mohanlal Rajyaguru through his power of attorney holder Smt. Harshaben H. Domadiya -as a land owner & M/s. Asha Builder, Partnership Firm through its partner and power of attorney holder Shri Hematram alias Hiteshbhai M. Gondaliya in favour of Shri Anilbhai Ranchhodbhai Bathiya (50/A-1)
- 21) Original Regd. Sale Deed Sr. No. 7691 dated 27-11-2020 executed by Shri Anilbhai Ranchhodbhai Bathiya in favour of **Plus Enterprise**, Partnership Firm (50/A-1)
- 22) Copy of Village Form No. 2 in the name of **Plus Enterprise**, Partnership Firm (50/A-1)
- 23) Original Regd. Sale Deed Sr. No. 2830 dated 10-11-1998 (Regi. dated 11-11-1998) executed by Shri Gopaldas Mohanlal Rajyaguru through his power of attorney holder Smt. Harshaben H. Domadiya -as a land owner & M/s. Asha Builder, Partnership Firm through its partner and power of attorney holder Shri Hematram alias Hiteshbhai M. Gondaliya in favour of Shri Dineshbhai Harilal Chauhan (50/A-2)
- 24) Copy of Village Form No. 6 (Entry No. 16482) in the name of Shri Dineshbhai Harilal Chauhan (50/A-2)
- 25) Original Regd. Sale Deed Sr. No. 8744 dated 20-05-2010 executed by Shri Dineshbhai Harilal Chauhan in favour of Shri Jigneshbhai Jayantibhai Shishangiya (50/A-2)
- 26) Copy of Village Form No. 6 (Entry No. 19290) in the name of Shri Jigneshbhai Jayantibhai Shishangiya (50/A-2)
- 27) Original Regd. Sale Deed Sr. No. 7688 dated 27-11-2020 executed by Shri Jigneshbhai Jayantibhai Shishangiya in favour of **Plus Enterprise**, Partnership Firm (50/A-2)
- 28) Copy of Village Form No. 2 in the name of **Plus Enterprise**, Partnership Firm (50/A-2)
- 29) Original Regd. Sale Deed Sr. No. 1406 dated 10-08-1998 (Regi. dated 05-09-1998) executed by Shri Gopaldas Mohanlal Rajyaguru through his power of attorney holder Smt. Harshaben H. Domadiya -as a land owner & M/s. Asha Builder, Partnership Firm through its partner and power of attorney holder Shri Hematram alias Hiteshbhai M. Gondaliya in favour of Shri Heeraben Dhanjibhai Chauhan (50/B-1)





maheshbhaiyadav9400@gmail.com

Mobile : 7878 98 1010, 98244 81153

MAHESHBHAI YADAV

M. Com., LL.B., Advocate

Sanad No. G/606/2007 (Gujarat High Court)



Mobile : 99244 12120, 75678 12120

KESUR M. VAROTARIYA

B. Com., LL.M., Advocate

Sanad No. G/705/2007 (Gujarat High Court)

Office No. 304-305, 3rd Floor, Hem Arcade, Opp. Swami Vivekanand Statue,
Dr. Yagnik Road, Above ABC Colour Lab & Mobile, Rajkot-360001 (Gujarat - India)

- 30) Copy of Village Form No. 2 in the name of Shri Heeraben Dhanjibhai Chauhan (50/B-1)
- 31) Original Regd. Sale Deed Sr. No. 7690 dated 27-11-2020 executed by Shri Heeraben Dhanjibhai Chauhan in favour of **Plus Enterprise**, Partnership Firm (50/B-1)
- 32) Copy of Village Form No. 2 in the name of **Plus Enterprise**, Partnership Firm (50/B-1)
- 33) Original Regd. Sale Deed Sr. No. 4232 dated 19-04-2006 (Regi. dated 12-05-2006) executed by Shri Gopaldas Mohanlal Rajyaguru through his power of attorney holder Smt. Harshaben H. Domadiya -as a land owner & M/s. Asha Builder, Partnership Firm through its partner and power of attorney holder Shri Hematram alias Hiteshbhai M. Gondaliya in favour of Smt. Almash Firozbhai Devani (50/B-2)
- 34) Copy of Village Form No. 6 (Entry No. 15141) In the name of Smt. Almash Firozbhai Devani (50/B-2)
- 35) Original Regd. Correction Deed Sr. No. 149 dated 05-01-2008 executed by Shri Gopaldas Mohanlal Rajyaguru through his power of attorney holder Smt. Harshaben H. Domadiya -as a land owner & M/s. Asha Builder, Partnership Firm through its partner and power of attorney holder Shri Hematram alias Hiteshbhai M. Gondaliya in favour of Smt. Almash Firozbhai Devani (50/B-2)
- 36) Original Regd. Sale Deed Sr. No. 13388 dated 01-11-2007 executed by Smt. Almash Firozbhai Devani in favour of Shri Geetaben Kalidas Gokani (50/B-2)
- 37) Copy of Village Form No. 6 (Entry No. 15142) In the name of Shri Geetaben Kalidas Gokani (50/B-2)
- 38) Original Regd. Sale Deed Sr. No. 9745 dated 05-08-2008 executed by Shri Geetaben Kalidas Gokani in favour of Shri Sanjaybhai M. Mavadiya (50/B-2)
- 39) Copy of Village Form No. 6 (Entry No. 15359) in the name of Shri Sanjaybhai M. Mavadiya (50/B-2)
- 40) Original Regd. Sale Deed Sr. No. 7681 dated 27-11-2020 executed by Shri Sanjaybhai M. Mavadiya in favour of **Plus Enterprise**, Partnership Firm (50/B-2)





maheshbhaiyadvav9400@gmail.com

Mobile : 7878 98 1010, 98244 81153

MAHESHBHAI YADAV

M. Com., LL.B., Advocate

Sanad No. G/606/2007 (Gujarat High Court)



Mobile : 99244 12120, 75678 12120

KESUR M. VAROTARIYA

B. Com., LL.M., Advocate

Sanad No. G/705/2007 (Gujarat High Court)

Office No. 304-305, 3rd Floor, Hem Arcade, Opp. Swami Vivekanand Statue,
Dr. Yagnik Road, Above ABC Colour Lab & Mobile, Rajkot-360001 (Gujarat - India)

- 41) Copy of Village Form No. 2 in the name of **Plus Enterprise**, Partnership Firm (50/B-2)
- 42) Original Regd. Sale Deed Sr. No. 3139 dated 22-06-1999 executed by Shri Gopaldas Mohanlal Rajyaguru through his power of attorney holder Smt. Harshaben H. Domadiya -as a land owner & M/s. Asha Builder, Partnership Firm through its partner and power of attorney holder Shri Hematram alias Hiteshbhai M. Gondaliya in favour of Shri Dilipbhai Ranchhoddas Bathiya and Shri Bhikhubhai Ranchhoddas Bathiya (50/B-3)
- 43) Original Regd. Release Deed Sr. No. 549 dated 27-01-2017 executed by Shri Bhikhubhai Ranchhoddas Bathiya in favour of Shri Dilipbhai Ranchhoddas Bathiya (50 % share of 50/B-3)
- 44) Copy of Village Form No. 2 in the name of **Plus Enterprise**, Partnership Firm (50/B-3)
- 45) Original Regd. Sale Deed Sr. No. 7693 dated 27-11-2020 executed by Shri Dilipbhai Ranchhoddas Bathiya in favour of **Plus Enterprise**, Partnership Firm (50/B-3)
- 46) Copy of Village Form No. 2 in the name of **Plus Enterprise**, Partnership Firm (50/B-3)
- 47) Original Regd. Sale Deed Sr. No. 3140 dated 22-06-1999 executed by Shri Gopaldas Mohanlal Rajyaguru through his power of attorney holder Smt. Harshaben H. Domadiya -as a land owner & M/s. Asha Builder, Partnership Firm through its partner and power of attorney holder Shri Hematram alias Hiteshbhai M. Gondaliya in favour of Shri Bhikhubhai Ranchhoddas Bathiya and Shri Dilipbhai Ranchhoddas Bathiya (50/C-1)
- 48) Original Regd. Release Deed Sr. No. 547 dated 27-01-2017 executed by Shri Dilipbhai Ranchhoddas Bathiya in favour of Shri Bhikhubhai Ranchhoddas Bathiya (50 % share of 50/C-1)
- 49) Copy of Heirship Certificate issued by the Court of Principal Senior Civil Judge, Rajkot by C. M. A. No. 988 / 2019 dated 13-02-2020 in favour of Shri Vinaben Bhikhubhai Bathiya and others (50/C-1)
- 50) Copy of Village Form No. 2 in the name of Shri Vinaben Bhikhubhai Bathiya and others (50/C-1)
- 51) Original Regd. Sale Deed Sr. No. 7684 dated 27-11-2020 executed by Shri Vinaben Bhikhubhai Bathiya and others in favour of **Plus Enterprise**, Partnership Firm (50/C-1)





maheshbhaiyadav9400@gmail.com

Mobile : 7878 98 1010, 98244 81153

MAHESHBHAI YADAV

M. Com., LL.B., Advocate

Sanad No. G/606/2007 (Gujarat High Court)



Mobile : 99244 12120, 75678 12120

KESUR M. VAROTARIYA

B. Com., LL.M., Advocate

Sanad No. G/705/2007 (Gujarat High Court)

Office No. 304-305, 3rd Floor, Hem Arcade, Opp. Swami Vivekanand Statue,
Dr. Yagnik Road, Above ABC Colour Lab & Mobile, Rajkot-360001 (Gujarat - India)

- 52) Copy of Village Form No. 2 in the name of **Plus Enterprise**, Partnership Firm (50/C-1)
- 53) Original Regd. Sale Deed Sr. No. 3188 dated 01-12-1998 executed by Shri Gopaldas Mohanlal Rajyaguru through his power of attorney holder Smt. Harshaben H. Domadiya -as a land owner & M/s. Asha Builder, Partnership Firm through its partner and power of attorney holder Shri Hematram alias Hiteshbhai M. Gondaliya in favour of Shri Hansaben Mohanbhai Makwana (50/C-2)
- 54) Copy of Village Form No. 2 in the name of Shri Hansaben Mohanbhai Makwana (50/C-2)
- 55) Original Regd. Sale Deed Sr. No. 7686 dated 27-11-2020 executed by Shri Hansaben Mohanbhai Makwana in favour of **Plus Enterprise**, Partnership Firm (50/C-2)
- 56) Copy of Village Form No. 2 in the name of **Plus Enterprise**, Partnership Firm (50/C-2)
- 57) Original Regd. Partnership Deed Sr. No. 6932 dated 05-11-2020 of **Plus Enterprise**, Partnership Firm
- 58) Copy of Paper Notice published in "Akila" News paper dated 14-10-2020 with Certificate regarding paper notice dated 14-11-2020
- 59) Original Construction Permission No. 359 dated 24-02-2021 and Plan passed by RMC
- 60) Original Receipt issued by Sub-Registrar, Rajkot towards search

C. TRACING OF THE TITLE:

- ☐ That originally the agricultural land of Raiya Revenue Survey No. 123/1-2 & 124/1-2 paikie total agri. land A. 17-12 G. belonged to Shri Jayantilal Govindji and others.
- ☐ Thereafter Shri Jayantilal Govindji and others applied to Jilla Panchayat Office, Rajkot for NA Permission. This NA Permission granted by Jilla Panchayat Office, Rajkot by Order No. 3017 dated 16-12-1966. This entry made in Village Form No. 6 by entry No. 1435 and it has certified by Revenue Officer.
- ☐ Thereafter Shri Jayantilal Govindji and others have made a partition by Regd. Partition Deed Sr. No. 1154 dated 06-04-1967 (Regi. No. 7993 dated 28-12-1982), which was registered with Sub-Registrar, Rajkot accordingly.





maheshbhaiyadav9400@gmail.com

Mobile : 7878 98 1010, 98244 81153

MAHESHBHAI YADAV

M. Com., LL.B., Advocate

Sanad No. G/606/2007 (Gujarat High Court)



Mobile : 99244 12120, 75678 12120

KESUR M. VAROTARIYA

B. Com., LL.M., Advocate

Sanad No. G/705/2007 (Gujarat High Court)

Office No. 304-305, 3rd Floor, Hem Arcade, Opp. Swami Vivekanand Statue,
Dr. Yagnik Road, Above ABC Colour Lab & Mobile, Rajkot-360001 (Gujarat - India)

This entry made in Village Form No. 6 by entry No. 1550 and it has certified by Revenue Officer. So, Shri Jayantilal Govindji has got Plot No. 62 and other plots AND Shri Damjibhai Ukabhai has got Plot No. 43, 50 and other plots

- Thereafter Shri Jayantilal Govindji sold Plot No. 62 to Shri Gopaldas Mohanlal Rajyaguru by Regd. Sale Deed Sr. No. 3978 dated 19-09-1969 (Regi. No. 849 Vol-804 dated 07-03-1970), which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 2146 and it has certified by Revenue Officer.
- And thereafter Shri Damjibhai Ukabhai sold Plot No. 43/A & 50 to Shri Gopaldas Mohanlal Rajyaguru by Regd. Sale Deed Sr. No. 3709 dated 27-10-1967 (Regi. No. 1540 Vol-644 dated 12-08-1968) & Regd. Sale Deed Sr. No. 3715 dated 27-10-1967 (Regi. No. 1546 Vol-648 dated 12-08-1968), which were registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 8414 & 1580 and it has certified by Revenue Officer.
- Thereafter Shri Gopaldas Mohanlal Rajyaguru through his power of attorney holder Smt. Harshaben H. Domadiya AND M/s. Asha Builder, Partnership Firm have made Development Agreement by Regd. Development Agreement Sr. No. 251 dated 06-01-1998, which was registered with Sub-Registrar, Rajkot accordingly.
- Thereafter Shri Gopaldas Mohanlal Rajyaguru applied to RUDA for Sub-Plotting cum Construction Permission. This Sub-Plotting cum Construction Permission and Plan passed by RUDA
- Thereafter M/s. Asha Builder, Partnership Firm constructed houses as per plan passed by RUDA and got Occupancy Certificate from RUDA
- Thereafter Shri Gopaldas Mohanlal Rajyaguru through his power of attorney holder Smt. Harshaben H. Domadiya -as a land owner & M/s. Asha Builder, Partnership Firm through its partner and power of attorney holder Shri Hematram alias Hiteshbhai M. Gondaliya sold Property of Sub-Plot No. 50/A-1 to Shri Anilbhai Ranchhodbhai Bathiya by Regd. Sale Deed Sr. No. 719 dated 11-02-2000, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 2 and it has certified by Revenue Officer.
- Thereafter Shri Anilbhai Ranchhodbhai Bathiya sold the above said property to **Plus Enterprise**, Partnership Firm by Regd. Sale Deed Sr. No.





maheshbhaiyadav9400@gmail.com

Mobile : 7878 98 1010, 98244 81153

MAHESHBHAI YADAV

M. Com., LL.B., Advocate

Sanad No. G/606/2007 (Gujarat High Court)



Mobile : 99244 12120, 75678 12120

KESUR M. VAROTARIYA

B. Com., LL.M., Advocate

Sanad No. G/705/2007 (Gujarat High Court)

Office No. 304-305, 3rd Floor, Hem Arcade, Opp. Swami Vivekanand Statue,
Dr. Yagnik Road, Above ABC Colour Lab & Mobile, Rajkot-360001 (Gujarat - India)

7691 dated 27-11-2020, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 2 and it has certified by Revenue Officer.

- ❑ And thereafter Shri Gopaldas Mohanlal Rajyaguru through his power of attorney holder Smt. Harshaben H. Domadiya -as a land owner & M/s. Asha Builder, Partnership Firm through its partner and power of attorney holder Shri Hematram alias Hiteshbhai M. Gondaliya sold Property of Sub-Plot No. 50/A-2 to Shri Dineshbhai Harilal Chauhan by Regd. Sale Deed Sr. No. 2830 dated 10-11-1998 (Regi. dated 11-11-1998), which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 16482 and it has certified by Revenue Officer.
- ❑ Thereafter Shri Dineshbhai Harilal Chauhan sold the above said property to Shri Jigneshbhai Jayantibhai Shishangiya by Regd. Sale Deed Sr. No. 8744 dated 20-05-2010, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 19290 and it has certified by Revenue Officer.
- ❑ Thereafter Shri Jigneshbhai Jayantibhai Shishangiya sold the above said property to **Plus Enterprise**, Partnership Firm by Regd. Sale Deed Sr. No. 7688 dated 27-11-2020, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 2 and it has certified by Revenue Officer.
- ❑ And thereafter Shri Gopaldas Mohanlal Rajyaguru through his power of attorney holder Smt. Harshaben H. Domadiya -as a land owner & M/s. Asha Builder, Partnership Firm through its partner and power of attorney holder Shri Hematram alias Hiteshbhai M. Gondaliya sold Property of Sub-Plot No. 50/B-1 to Shri Heeraben Dhanjibhai Chauhan by Regd. Sale Deed Sr. No. 1406 dated 10-08-1998 (Regi. dated 05-09-1998), which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 2 and it has certified by Revenue Officer.
- ❑ Thereafter Shri Heeraben Dhanjibhai Chauhan sold the above said property to **Plus Enterprise**, Partnership Firm by Regd. Sale Deed Sr. No. 7690 dated 27-11-2020, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 2 and it has certified by Revenue Officer.
- ❑ And thereafter Shri Gopaldas Mohanlal Rajyaguru through his power of attorney holder Smt. Harshaben H. Domadiya -as a land owner & M/s. Asha Builder, Partnership Firm through its partner and power of attorney





maheshbhaiyadav9400@gmail.com

Mobile : 7878 98 1010, 98244 81153

MAHESHBHAI YADAV

M. Com., LL.B., Advocate

Sanad No. G/606/2007 (Gujarat High Court)



Mobile : 99244 12120, 75678 12120

KESUR M. VAROTARIYA

B. Com., LL.M., Advocate

Sanad No. G/705/2007 (Gujarat High Court)

Office No. 304-305, 3rd Floor, Hem Arcade, Opp. Swami Vivekanand Statue,
Dr. Yagnik Road, Above ABC Colour Lab & Mobile, Rajkot-360001 (Gujarat - India)

holder Shri Hematram alias Hiteshbhai M. Gondaliya sold Property of Sub-Plot No. 50/B-2 to Smt. Almash Firozbhai Devani by Regd. Sale Deed Sr. No. 4232 dated 19-04-2006 (Regi. dated 12-05-2006), which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 15141 and it has certified by Revenue Officer.

- Thereafter Smt. Almash Firozbhai Devani sold the above said property to Shri Geetaben Kalidas Gokani by Regd. Sale Deed Sr. No. 13388 dated 01-11-2007, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 15142 and it has certified by Revenue Officer.
- Thereafter Shri Geetaben Kalidas Gokani sold the above said property to Shri Sanjaybhai M. Mavadiya by Regd. Sale Deed Sr. No. 9745 dated 05-08-2008, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 15359 and it has certified by Revenue Officer.
- Thereafter Shri Sanjaybhai M. Mavadiya sold the above said property to **Plus Enterprise**, Partnership Firm by Regd. Sale Deed Sr. No. 7681 dated 27-11-2020, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 2 and it has certified by Revenue Officer.
- And thereafter Shri Gopaldas Mohanlal Rajyaguru through his power of attorney holder Smt. Harshaben H. Domadiya -as a land owner & M/s. Asha Builder, Partnership Firm through its partner and power of attorney holder Shri Hematram alias Hiteshbhai M. Gondaliya sold Property of Sub-Plot No. 50/B-3 to Shri Dilipbhai Ranchhoddas Bathiya and Shri Bhikhubhai Ranchhoddas Bathiya by Regd. Sale Deed Sr. No. 3139 dated 22-06-1999, which was registered with Sub-Registrar, Rajkot accordingly.
- Thereafter Shri Bhikhubhai Ranchhoddas Bathiya released his 50 % share from the above said property to Shri Dilipbhai Ranchhoddas Bathiya by Regd. Release Deed Sr. No. 549 dated 27-01-2017, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 2 and it has certified by Revenue Officer.
- Thereafter Shri Dilipbhai Ranchhoddas Bathiya sold the above said property to **Plus Enterprise**, Partnership Firm by Regd. Sale Deed Sr. No. 7693 dated 27-11-2020, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 2 and it has certified by Revenue Officer.





maheshbhaiyadav9400@gmail.com

Mobile : 7878 98 1010, 98244 81153

MAHESHBHAI YADAV

M. Com., LL.B., Advocate

Sanad No. G/606/2007 (Gujarat High Court)



Mobile : 99244 12120, 75678 12120

KESUR M. VAROTARIYA

B. Com., LL.M., Advocate

Sanad No. G/705/2007 (Gujarat High Court)

Office No. 304-305, 3rd Floor, Hem Arcade, Opp. Swami Vivekanand Statue,
Dr. Yagnik Road, Above ABC Colour Lab & Mobile, Rajkot-360001 (Gujarat - India)

- ❑ And thereafter Shri Gopaldas Mohanlal Rajyaguru through his power of attorney holder Smt. Harshaben H. Domadiya -as a land owner & M/s. Asha Builder, Partnership Firm through its partner and power of attorney holder Shri Hematram alias Hiteshbhai M. Gondaliya sold Property of Sub-Plot No. 50/C-1 to Shri Bhikhubhai Ranchhoddas Bathiya and Shri Dilipbhai Ranchhoddas Bathiya by Regd. Sale Deed Sr. No. 3140 dated 22-06-1999, which was registered with Sub-Registrar, Rajkot accordingly.
- ❑ Thereafter Shri Dilipbhai Ranchhoddas Bathiya released his 50 % share from the above said property to Shri Bhikhubhai Ranchhoddas Bathiya by Regd. Release Deed Sr. No. 547 dated 27-01-2017, which was registered with Sub-Registrar, Rajkot accordingly.
- ❑ Thereafter Shri Bhikhubhai Ranchhoddas Bathiya was died on 28-11-2017. So, his legal heirs Shri Vinaben Bhikhubhai Bathiya and others applied in the Court of Principal Senior Civil Judge, Rajkot for Heirship Certificate. This application granted by the Court of Principal Senior Civil Judge, Rajkot by C. M. A. No. 988 / 2019 dated 13-02-2020. So, Shri Vinaben Bhikhubhai Bathiya and others have got the above said property. This entry made in Village Form No. 2 and it has certified by Revenue Officer.
- ❑ Thereafter Shri Vinaben Bhikhubhai Bathiya and others sold the above said property to **Plus Enterprise**, Partnership Firm by Regd. Sale Deed Sr. No. 7684 dated 27-11-2020, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 2 and it has certified by Revenue Officer.
- ❑ And thereafter Shri Gopaldas Mohanlal Rajyaguru through his power of attorney holder Smt. Harshaben H. Domadiya -as a land owner & M/s. Asha Builder, Partnership Firm through its partner and power of attorney holder Shri Hematram alias Hiteshbhai M. Gondaliya sold Property of Sub-Plot No. 50/C-2 to Shri Hansaben Mohanbhai Makwana by Regd. Sale Deed Sr. No. 3188 dated 01-12-1998, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 2 and it has certified by Revenue Officer.
- ❑ Thereafter Shri Hansaben Mohanbhai Makwana sold the above said property to **Plus Enterprise**, Partnership Firm by Regd. Sale Deed Sr. No. 7686 dated 27-11-2020, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 2 and it has certified by Revenue Officer.





maheshbhaiyadav9400@gmail.com

Mobile : 7878 98 1010, 98244 81153

MAHESHBHAI YADAV

M. Com., LL.B., Advocate

Sanad No. G/606/2007 (Gujarat High Court)



Mobile : 99244 12120, 75678 12120

KESUR M. VAROTARIYA

B. Com., LL.M., Advocate

Sanad No. G/705/2007 (Gujarat High Court)

Office No. 304-305, 3rd Floor, Hem Arcade, Opp. Swami Vivekanand Statue,
Dr. Yagnik Road, Above ABC Colour Lab & Mobile, Rajkot-360001 (Gujarat - India)

- ❑ So, **Plus Enterprise**, Partnership Firm has got Property of Sub-Plot No. 50/A-1, 50/A-2, 50/B-1, 50/B-2, 50/B-3, 50/C-1, 50/C-2
- ❑ Thereafter **Plus Enterprise**, Partnership Firm commences the construction of Commercial Show Room / Business Hall - Show Rooms situated at Raiya Revenue Survey No. 123/1-2 & 124/1-2 paikie T. P. Scheme No. 4, F. P. No. 568 paikie Plot No. 43/A, 50, 62, total land Sq. Mtrs. 1455.42 paikie "Royal Plus" Building on Sub-Plot No. 50/A-1, 50/A-2, 50/B-1, 50/B-2, 50/B-3, 50/C-1, 50/C-2, total land Sq. Mtrs. 501.36 as per Construction Permission No. 359 dated 24-02-2021 and Plan passed by Rajkot Municipal Corporation. Now, these premises are in under construction.
- ❑ So, legal owner of the above referred property is **Plus Enterprise, Partnership Firm**

I have taken search from Index register of sale, mortgage, gift etc. maintained by Sub-Registrar, Rajkot. The search fee Rs. 350/- has been paid by Receipt No. 2021022005575 & 2021025004485 dated 03-03-2021 for search from the year 1990 to 2021 and I have found nothing adverse to the title of the above said owner. There are no other transactions or dealing affecting the title of above said owner. Nothing adverse to this found. The search receipts are produced herewith.

From the persual, scrutiny and verification of the above, I am of the opinion that title of **Plus Enterprise, Partnership Firm** with respect to above described **property is quite clear and marketable and the said property is without any encumbrance.**

I am returning herewith the document send to me for title verification.

Thanking you,

Yours sincerely,

Varotariya K. M. Adv.

Kesur M. Varotariya -Advocate



અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.123/1-2 અને 124/1-2 ટી.પી.નં.4 એફ.પી.નં.568 પૈકી પ્લોટ નં.43/એ,50,62
પૈકી સબ પ્લોટ નં.50/એ-1,50-એ/2,50/બી-1,50/બી2,50/બી-3,50/સી-1,50/સી-2
રોમલ પ્લસ

Search in : રૈયા-1 /RAIYA-1

પહોંચ નંબર ૨૦૨૧૦૨૫૦૦૪૪૮૫ અરજી નંબર ૨૪૧૭ અરજી વર્ષ ૨૦૨૧
તારીખ ૩ માહે માર્ચ સને ૨૦૨૧

રજુ કરનારનું નામ એમ.આર.યાદવ (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 2021

દેડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૨૫૦.૦૦

કુલ એકદરે રૂ

૨૫૦.૦૦

અંકે રૂપિયા બે સો પચાસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

T.N.PARMAR
સબ રજીસ્ટ્રાર
રાજકોટ - 4

અંકે રૂ. : 250.00

20210301450343122

સબ રજીસ્ટ્રાર, રાજકોટ - 4

અરજી પહોંચ

મિલકત નું વર્ણન : રૈયા ના રે.સ.નં.:123/1-2,અને 124/1-2,ટી.પી.4.એફ.પી.568 પૈકી સબ પ્લોટ
નં.50/એ-2 50/બી2,50/બી-3,50/સી-1,50/સી-2

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૧૦૨૨૦૦૫૫૭૫ અરજી નંબર ૪૦૧૭ અરજી વર્ષ ૨૦૨૧
તારીખ ૩ માહે માર્ચ સને ૨૦૨૧

રજુ કરનારનું નામ એમ.આર.ચાવડા 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 તપાસફી.....Year: 1990 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૧૦૦.૦૦

કુલ એકંદરે રૂ. ૧૦૦.૦૦

અંકે રૂપિયા એક સો શૂન્ય પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.


B. K. CHAVADA
સબ રજીસ્ટ્રાર
રાજકોટ - 1

અંકે રૂ. : 100.00

20210301353515776


સબ રજીસ્ટ્રાર, રાજકોટ - 1