

258

Title Report

Title Report In Respect Of The Property Situated At Off Sadhu
Vashwani Road, Rajkot

K. C. Bhojani
ADVOCATE

Chandresh N. Popat
ADVOCATE

Office No. 104, Madhav Complex, Opp. Hotel Imperial Palace, Dr.
Yagnik Rod, Rajkot-360001.

TO WHOM SO EVER IT MAY CONCERN

Subject :- Title Report In Respect Of The Property Situated At Off
Sadhu Vashwani Road, Rajkot, Belonging To M/s.
RAJSHRUNGAR REALITIES Registered Partnership Firm
Of Rajkot.

Sir,

I Am Contacted By Shri Chirag Navinchandra Solanki - Partner
Of M/s. RAJSHRUNGAR REALITIES Registered Partnership Firm of
Rajkot For The Scrutiny Of The Title To The Property Referred Herein
Below And For The Opinion As To The Marketability Of The Property
Or Otherwise Of The Same.

A. PROPERTY :-

The Property Is Situated At Off Sadhu Vashwani Road Oppo.
Sun City Residency, Rajkot. Land Adm. 542.524 Sq. Mts. Of Sub Plot
No. 1/3 To 1/6, Land Adm. 392.04 Sq. Mts. Of Plot No. 4, Land Adm.
724.68 Sq. Mts. Of Plot No. 5 And Land Adm. 138.89 Sq. Mts. Of Plot
No. 6 Paiki. Total Land Adm. 1798.13 Sq. Mts. Of Revenue Survey No.
103/1-2, F.P. No. 467 Paiki, 466 Paiki, 469 Paiki and 470 Paiki, T.P.S.No.
4 Of Raiya Village, Now Included In Rajkot Municipal Corporation.

This Property Is Bounded By :-

North :- Public Road
South :- Public Road
East :- Other's Property
West :- Other's Property

**B. I Have Examined The Documents Discussed Hereinbelow
And Verified. It Transpires From The Chain Of Documents
That :-**

260

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-2-

1. Originally Many Agriculture Land (Farms) Of Village Raiya Have Belonged To Shri Khoda Jiva And His Occupancy Right Was Promulgated; As Disclosed From The Certified Entry No. 10 Of Village Form No. 6 From The Revenue Record On The File.
2. It Appears From The Revenue Record That In The Year 1962 New Assessment Of Land Revenue Came Into Force, After Admeasurements Bearing Revenue Survey No. 103 Paiki Agriculture Land Of Village Raiya Have Belonged To Shri khoda Jiva's Name As Disclosed From The Certified Entry No. 425 Of Village Form No. 6 And Entry Is On The File.
3. Then, Shri Patel Khoda Jiva Sold Land Of Revenue Survey No. 103/1 & 103/3 Total Land Adm. Acer 8-09 Guntha Of Raiya Village To Shri Dinkarra Maganlal Kotak By Sale Deed Bearing Serial No. 188 Dated 21-01-1963 And Registered At No.1482 Of Book No.1, Page No. 352 to 360, Volume No. 309, Dated 22-05-1963 And The Certified Copy Of Sale Deed Is On The File And An Entry To The Effect Of Sale Deed Was Made And Certified By Entry No. 584 In Village Form No. 6 And Entry Is On The File.
4. Thenafter Shri Dinkarra Maganlal Kotak And Shri Jayntilal Govindji Kundaliya Entered Into Parnership Known As Kundaliya Partnership Firm And Copy Of Partnership Deed Is On The File.
5. Thenafter Shri Jayantilal Govindji, Shri Jashvanti Jayantilal And Others Had Divided And Distributed Their Properties As Per Registered Deed Bearing Serial No. 1157 Dated 03-04-1965 And Registered At No. 510 Of Book No. 1, Page No. 296 to 363, Volume no. 482 Dated 04-02-1966 And The Copy Of Deed Is On File.



-3-

261

K. C. Bhojani ADVOCATE	Chandresh N. Popat ADVOCATE
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-3-

6. Shri Dinkarraji Maganlal Kotak Had Obtained Permission No. 1176 Dated 05-02-1968 To Convert The Said Land Bearing Revenue Survey No. 103/1-2 (Acer 4, Guntha 09) Into N.A. Purpose From Dist. Panchayat Rajkot; As Disclosed From The Certified Entry No. 2300 Of Village Form No. 6 And Entry Is on the File. The Lay Out Plan Of Plotting Was Approved. The Sanad In Respect Of The Said Land Was Issued In Their Name By Competent Authority And Certified Copies Are On The File.
7. Thereafter Shri Jayantilal Govindji And Shri Dinkarraji Maganlal Kotak Had Divided And Distributed Their N.A. Plots No. 1 To 22 Of Village Raiya, As Per Registered Deed Bearing Serial No. 3577 Dated 17-08-1970 And Registered At No. 2014 Of Book No. 1, Page No. 313 to 325, Volume no. 1032 Dated 18-07-1972 And The Certified Copy Of Deed Is On File And An Entry To The Effect Of Deed Was Made And Certified By Vide No. 2301 In Village Form No. 6 And Entry Is On The File.
8. On Implementation Of T.P. Scheme No. 4 Of Raiya; Final Plot No.467 Was Assigned To The Land Of N.A. Plot No. 1 Of Survey No. 103/1-2 Paiki Of Raiya To Shri Jayantilal Govindji; As Disclosed From The Form Of Redistribution Valuation Statement And Copy Is On The File. An Entry To The Effect Of This Implementation Was Made And Certified By Entry No. 13636 In Village Form No. 6 And Entry Is On The File.
- 8.1 Shri Jayantilal Govindji Sold Land Of Plot No. 1 To Shri Atulbhai Mansukhbhai Chauhan & Other By Sale Deed Bearing Serial No. 9104 Dated 6-12-2004 And Registered At No. 14502 Of Book No.1, Dated 22-12-2006. Certified Copy Of Sale Deed Is On The File And An Entry To The Effect Of This Sale Deed Was Made And Certified By Entry No. 13705 In Village Form No. 6 And Entry Is On The File.

-4-



262

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-4-

- 8.2 Shri Atulbhai Mansukhbhai Chauhan & Other Sold Land Of Plot No. 1 To Shri Kirankumar Kantilal Patel & Other By Registered Sale Deed Bearing Serial No. 14358 Dated 20-12-2006. Certified Copy Of Sale Deed Is On The File And An Entry To The Effect Of This Sale Deed Was Made And Certified By Entry No. 13706 In Village Form No. 6 And Entry Is On The File.
- 8.3 Then After Shri Kirankumar Kantilal Patel & Other Applied For Sub-Plotting Of Plot NO. 1 At Rajkot Municipal Corporation And R.M.C. Approved Sub-Plotting Plan By Development Permission No. WZ/12/6668 Dated 10-04-2007 And Copies Of Sub-Plotting Plan And Development Permission Are On The File.
- 8.4 Shri Kirankumar Kantilal Patel & Other Sold Total Land Of Sub Plot No. 1/3 To 1/6 Of Plot No. 1 To Shri Dhanjibhai Rajabhai Rathod & Others By Registered Sale Deed Bearing Serial No. 4768 Dated 20-04-2007. Original Sale Deed With Registration Receipt Is On The File And An Entry To The Effect Of This Sale Deed Was Made And Certified By Entry No. 14093 In Village Form No. 6 And Entry Is On The File.
- 8.5 Shri Dhanjibhai Rajabhai Rathod & Others Sold Total Land Of Sub Plot No. 1/3 To 1/6 Of Plot No. 1 To Shri Pravinbhai Govindbhai Sakhiya By Registered Sale Deed Bearing Serial No. 19938 Dated 2-12-2010. Original Sale Deed With Registration Receipt Is On The File And An Entry To The Effect Of This Sale Deed Was Made And Certified By Entry No. 17640 In Village Form No. 6 And Entry Is On The File.
- 8.6 Shri Pravinbhai Govindbhai Sakhiya Sold Total Land Of Sub Plot No. 1/3 To 1/6 Of Plot No. 1 To M/s. Madhusudan Developers Partnership Firm By Registered Sale Deed Bearing Serial No. 8627 Dated 23-10-2012. Original Sale Deed With Registration Receipt Is On The File And An Entry To The Effect Of This Sale Deed Was Made And Certified By Entry No. 19287 In Village Form No. 6 And Entry Is On The File.



-5-

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Office No. 104, Madhav Complex, Opp. Hotel Imperial Palace, Dr.
Yagnik Rod, Rajkot-360001.

-5-

9. On Implementation Of T.P. Scheme No. 4 Of Raiya; Final Plot No.466 & 469 Was Assigned To The Land Of N.A. Plot No. 4 & 5 Of Survey No. 103/1-2 Paiki Of Raiya To Shri Hanshaben Arvindbhai ; As Disclosed From The Form Of Redistribution Valuation Statement Is On The File.
- 9.1 Shri Dinakrrai Manganlal Kotak Sold Land Of Plot No. 4 To Shri Hanshikaben Arvindbhai Maniyar By Sale Deed Bearing Serial No. 4541 Dated 28-10-1970 And Registered At No. 6156 Of Book No.1, Page No. 61 To 66, Volume No. 890 Dated 2-12-1970. Certified Copy Of Sale Deed Is On The File And An Entry To The Effect Of This Sale Deed Was Made And Certified By Entry No. 2322 In Village Form No. 6 And Entry Is On The File.
- 9.2 Shri Dinakrrai Manganlal Kotak Sold Land Of Plot No. 5 To Shri Hanshikaben Arvindbhai Maniyar By Sale Deed Bearing Serial No.4542 Dated 28-10-1970 And Registered At No. 6157 Of Book No.1, Page No. 193 To 199, Volume No. 889 Dated 2-12-1970. Certified Copy Of Sale Deed Is On The File And An Entry To The Effect Of This Sale Deed Was Made And Certified By Entry No. 2321 In Village Form No. 6 And Entry Is On The File.
- 9.3 Reg. Letter No. 537/2012 Dated 23-07-2012 In Favour Of Shri Hanshikaben Arvindbhai Maniyar Given By Police Inspector, Pradhuman Nagar Police Station, Rajkot For Missing Documents. Original Affidavit Dated 20-07-2012 For Missing Documents Made By Shri Hanshikaben Arvindbhai Maniyar And Notrised By Notary Shri Rajesh. D. Dave.
- 9.4 Shri Hanshikaben Arvindbhai Maniyar Sold Land Of Plot No. 4 To M/s. Madhusudan Developers Registered Partnership Firm By Registerd Sale Deed Bearing Serial No. 8624 Dated 23-10-2012. Original Sale Deed With Registration Receipt Is On The File And An Entry To The Effect Of This Sale Deed Was Made And Certified By Entry No. 19289 In Village Form No. 6 And Entry Is On The File.

-6-



262

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Office No. 104, Madhav Complex, Opp. Hotel Imperial Palace, Dr.
Yagnik Rod, Rajkot-360001.

-6-

- 9.5 Shri Hanshikaben Arvindbhai Maniyar Sold Land Of Plot No. 5 To M/s. Madhusudan Developers Partnership Firm By Registered Sale Deed Bearing Serial No. 8623 Dated 23-10-2012. Original Sale Deed With Registration Receipt Is On The File And An Entry To The Effect Of This Sale Deed Was Made And Certified By Entry No. 19288 In Village Form No. 6 And Entry Is On The File.
10. On Implementation Of T.P. Scheme No. 4 Of Raiya; Final Plot No. 470 Was Assigned To The Land Of N.A. Plot No. 6 Of Survey No. 103/1-2 Paiki Of Raiya To Shri Jayantilal Govindji ; As Disclosed From The Form Of Redistribution Valuation Statement Is On The File.
- 10.1 Shri Jayantilal Govindji Sold Plot No. 6 Paiki Land To Shri Chhelabhai Vibhabhai Ganoliya By Sale Deed Bearing Serial No. 6961 Dated 30-10-2002 And Registered At No. 3453 Of Book No.1, Dated 11-07-2013. Original Sale Deed With Registration Receipt Is On The File And An Entry To The Effect Of This Sale Deed Was Made And Certified By Entry No. 19741 In Village Form No. 6 And Entry Is On The File.
- 10.2 Shri Chhelabhai Alias Selabhai Vibhabhai Ganoliya Executed Power Of Attorney In Favour Of Kanabhai Vibhabhai Ganoliya Before Notary At Rajkot Dated 09-06-2018 And Original Power Of Attorney Is On The File.
- 10.3 Shri Kanabhai Vibhabhai Ganoliya Power Of Attorney Holder Of Shri Chhelabhai Alias Selabhai Vibhabhai Ganoliya And M/s. Madhusudan Developers Partnership Firm Executed Exchange Deed Serial No. 4172 Bearing Registered Serial No. 4171 Of Book No.1 Dated 11-06-2018 And The Original Deed With Registration Receipt Is On The File. And An Entry To The Effect Of This Exchange Deed Was Made And Certified By Serial No. 8727 In Village Form No. 2 And Entry Is On The File.

-7-



265

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-7-

11. M/s. Madhusudan Developers Is Registered Partnership Firm and Registered Vide Sr. No. Of Appl. :- 1477/12 Firm No. GUJ - RJT-72247 In REGISTRAR OF FIRMS " FORM-G ". Copies Of REGISTRAR OF FIRMS " FORM-G " And Partnership Deed Are On The File.
12. M/s. Madhusudan Developers Partnership Firm Sold Total Land Of Sub Plot No. 1/3 To 1/6 Of Plot No. 1 To Ms. RAJSHRUNGAR REALITIES Partnership Firm By Registered Sale Deed Bearing Serial No. 4240 Dated 14-06-2018. Original Sale Deed With Registration Receipt Is On The File And An Entry To The Effect Of This Sale Deed Was Made And Certified By Serial No. 8686 In Village Form No. 2 And Entry Is On The File.
13. M/s. Madhusudan Developers Partnership Firm Sold Land Of Plot No. 4 To M/s. RAJSHRUNGAR REALITIES Partnership Firm By Registered Sale Deed Bearing Serial No. 4241 Dated 14-06-2018. Original Sale Deed With Registration Receipt Is On The File And An Entry To The Effect Of This Sale Deed Was Made And Certified By Serial No. 8967 In Village Form No. 2 And Entry Is On The File.
14. M/s. Madhusudan Developers Partnership Firm Sold Land Of Plot No. 5 To M/s. RAJSHRUNGAR REALITIES Partnership Firm By Registered Sale Deed Bearing Serial No. 4242 Dated 14-06-2018. Original Sale Deed With Registration Receipt Is On The File And An Entry To The Effect Of This Sale Deed Was Made And Certified By Serial No. 8968 In Village Form No. 2 And Entry Is On The File.
15. M/s. Madhusudan Developers Partnership Firm Sold Land Of Plot No. 6 Paiki To M/s. RAJSHRUNGAR REALITIES Partnership Firm By Registered Sale Deed Bearing Serial No. 4243 Dated 14-06-2018. Original Sale Deed With Registration Receipt Is On The File And An Entry To The Effect Of This Sale Deed Was Made And Certified By Serial No. 8727 In Village Form No. 2 And Entry Is On The File.

-8-



266

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-8-

16. M/s. RAJSHRUNGAR REALITIES Is Registered Partnership Firm and Registered Vide Sr. No. Of Appl. :- 2498/12 Firm No. GUJ - RJT :- 72836 In REGISTRAR OF FIRMS " FORM-G ". Copies Of REGISTRAR OF FIRMS " FORM-G " And Partnership Deeds Are On The File. Ms. RAJSHRUNGAR REALITIES Partnership Firm Having Three Partners.

1. Shri Rajnikant Chunilal Lodhia
2. Shri Chirag Navinchandra Solanki
3. Shri Vihaan Rajnikant Lodhia

C. It Transperies That M/s. RAJSHRUNGAR REALITIES Partnership Firm Is The Owner & Occupier And Also They Are Competent To Transfer The Property Situated At Off Sadhu Vashwani Road Oppo. Sun City Residency, Rajkot. Land Adm. 542.524 Sq. Mts. Of Sub Plot No. 1/3 to 1/6, Land Adm. 392.04 Sq. Mts. Of Plot No. 4, Land Adm. 724.68 Sq. Mts. Of Plot No. 5 And Land Adm. 138.89 Sq. Mts. Of Plot No. 6 Paiki. Total Land Adm. 1798.13 Sq. Mts. Of Revenue Survey No. 103/1-2, F.P. No. 467 Paiki, 466 Paiki, 469 Paiki and 470 Paiki, T.P.S.No. 4 Of Raiya Village, Now Included In Rajkot Municipal Corporation.

D. The Search Has Been Taken From The Sub-Registrar, Rajkot Office, From 1988 to 1998 And 1998 To 2018 For 30 Years By Vide Receipt No: 2018022034186 & 20180250119790 Dated 06-12-2018 And No Charge Or Encumbrances Has Been Disclosed. The Original Reciepts Towards Search Charge Is Enclosed Herewith.

-9-



207

K. C. Bhojani
ADVOCATE

Chandresh N. Popat
ADVOCATE

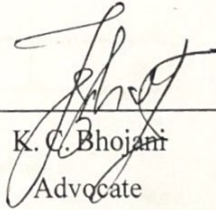
Office No. 104, Madhav Complex, Opp. Hotel Imperial Palace, Dr.
Yagnik Rod, Rajkot-360001.

-9-

E. From The Examination Of Documents Referred Above And On Investigation. It Transpires That The Property Referred Above Belongs To M/S. RAJSHRUNGAR REALITIES Partnership Firm Of Rajkot And Chain Of Documents Are Clear And Flawless And I Am Of The Frank And Candid Opinion That The Title To Said Property Is Clear, Marketable And Free From Any Encumbrances Whatsoever.

Rajkot.

Date :- 12-12-2018


K. C. Bhojani
Advocate

(Enrolment NO. G /45/ 2004)

ENCL.

Search fees receipts

1. Receipt No. :- 2018022034186.
2. Receipt No. :- 20180250119790.



અરજી પહોંચ

મેલકતનું વર્ણન રેયા રે.સ.નં.103/1-2
Search in : એફ.પી.નં.466 પૈકી, 467 પૈકી, 469 પૈકી, 470 પૈકી
RAJKOT-1/RAJKOT-1
ટી.પી.સ્કીમ નં.4

268

પહોંચ નંબર: ૨૦૧૮૦૨૨૦૩૪૧૮૬ અરજી નંબર: ૨૪૨૪૭ અરજી વર્ષ: ૨૦૧૮

તા: ૬ માસ: ડિસેમ્બર સને: ૨૦૧૮

રજુ કરનારનું નામ કે.સી.ભોજાણી(એડ)શોધ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / કોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)
શોધ અગર તપાસણી.....
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી કોલીયો.....
ઈન્ડેક્સ-૨ ફી.....
આ સિવાયની બાબતોની ફી



કુલ એકદરે રૂ.

૬૫

અંકે રૂપીયાપાસઠ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

(એમ.જી.રાજયગુરુ)

સબ રજીસ્ટ્રાર

રાજકોટ - 1

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ADVOCATE

અરજી પહોંચ

મેલકતનું વર્ણન રેયા રે.સ.નં.103/1-2 એફ.પી.નં.466 પેકી,467 પેકી,469
Search in: પેકી, 470 પેકી, ટી.પી.સ્કીમ નં.4
રેયા-1/RAIYA-1

269

પહોંચ નંબર: 20160240116960 અરજી નંબર: 12116 અરજી વર્ષ: 2016

તા: 5 માહે: ડિસેમ્બર સને: 2016

રજી કરનારનું નામ કે.સી.ભોજાણી (એડ.) શોધ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોવીયો..... 0

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)..... 0

શોધ અગર તપાસણી..... Year: 1666 2016 114

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોવીયો..... 0

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકદર રૂ. 114

અંકે રૂપીયા એકસો પંદર પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(જે.એમ.જોષી)

સબ રજીસ્ટ્રાર

રાજકોટ - 4

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5/12/2016

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