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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 : 16th April, 2021.

To,

GOLDEN HEIGHTS ENTERPRISE, PARTNERSHIP FIRM,

Near Akshar Heights & The Spire, B/h. R K City,

150 Feet Ring Road, Rajkot

Sub.: Investigation of title of **GOLDEN HEIGHTS ENTERPRISE, PARTNERSHIP FIRM** of Rajkot over its Immovable property consisting of Commercial Shops and Residential Flats situated at Rajkot Revenue Survey No. 517/2 p 1/ p1, T. P. Scheme No. 9 - F. P. No. 33/2 paikiee "GOLDEN HEIGHTS" building on NA land Sq. Mtrs. 638 situated Rajkot City Survey Ward No. 16 paikiee.

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 Shops and Residential Flats situated at Rajkot Revenue Survey No. 517/2 p 1/ p1, T. P. Scheme No. 9 - F. P. No. 33/2 paikiee "GOLDEN HEIGHTS" building on NA land Sq. Mtrs. 638 situated Rajkot City Survey Ward No. 16 paikiee.

ON THE NORTH : 15.00 mtrs. wide Road

ON THE SOUTH : F. P. No. 35/7/2

ON THE EAST : 12.00 mtrs. wide Road

ON THE WEST : F. P. No. 33/6

I am submitting following documents for title clearance report:

- 1) Copy of Village Form No. 6
- 2) Copy of Village Form No. 7/12
- 3) Copy of Village Form No. 8-A
- 4) Copy of Regd. Sale Deed Sr. No. 942 dated 22-03-1960 (Regi. No. 1595 Vol-219 dated 25-08-1960) executed by Shri Patel Jetha Vala Sagpariya in favour of Shri Patel Valji Mohan Tanti and others.
- 5) Copy of Regd. Correction Deed Sr. No. 2279 dated 05-07-1967 (Regi. No. 259 Vol-624 dated 24-01-1968) executed by Shri Patel Jetha Vala Sagpariya in favour of Shri Patel Valji Mohan Tanti and others.





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- 6) Original Regd. Sale Deed Sr. No. 1591 dated 26-07-2013 executed by Shri Girishbhai Valjibhai Tanti and others in favour of Shri Ketankumar Natwarlal Koyani -HUF and others.
- 7) Copy of Hissa Form No. 4 and its Measurement Sheet
- 8) Copy of Order dated 08-04-2015 passed by Deputy Collector, Rajkot
- 9) Copy of T. P. Form and T. P. Sketch
- 10) Copy of Rojkam 18-09-2017
- 11) Original Regd. Sale Deed Sr. No. 235 dated 16-01-2018 executed by Shri Ketankumar Natwarlal Koyani -HUF and others in favour of Shri Bhavik Madhusudan Vaishnav
- 12) Original Lay-out Permission No. 38 dated 10-02-2021 and Lay-out Plan passed by RMC
- 13) Copy of NA Permission No. 246 / 09 / 17 / 108 / 2021 dated 17-03-2021 granted by Collector Office, Rajkot
- 14) Copy of Paper Notice published in "Akila" News paper dated 02-01-2021 with Certificate regarding paper notice dated 02-02-2021
- 15) Original Regd. Sale Deed Sr. No. 3277 dated 12-04-2021 executed by Shri Bhavik Madhusudan Vaishnav in favour of **GOLDEN HEIGHTS ENTERPRISE, PARTNERSHIP FIRM**
- 16) Original Regd. Partnership Deed Sr. No. 1740 dated 25-02-2021 of **GOLDEN HEIGHTS ENTERPRISE, PARTNERSHIP FIRM**
- 17) Copy of Commencement Certificate No. 05 dated 09-04-2021 and Plan passed by RMC
- 18) Original Receipt issued by Sub-Registrar, Rajkot towards search

C. TRACING OF THE TITLE:

- ☐ That originally the agricultural land of Raiya Revenue Survey No. 517/2 paikie A. 10-06 G. belonged to Shri Bhura Kesha and others. This entry made in Village Form No. 6 by entry No. 28 and it has certified by Revenue Officer.
- ☐ Thereafter Shri Bhura Kesha and others have made an oral partition. This oral partition has granted by Revenue Officer. This entry made in Village Form No. 6 by entry No. 350 and it has certified by Revenue Officer. So,





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Shri Patel Jetha Vala Sagpariya has got the above said Survey No. 517/2 paikee A. 10-06G.

- Thereafter Shri Patel Jetha Vala Sagpariya sold the above said agri. land to Shri Patel Valji Mohan Tanti and others by Regd. Sale Deed Sr. No. 942 dated 22-03-1960 (Regi. No. 1595 Vol-219 dated 25-08-1960) & Regd. Correction Deed Sr. No. 2279 dated 05-07-1967 (Regi. No. 259 Vol-624 dated 24-01-1968), which were registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 4656 and it has certified by Revenue Officer.
- Thereafter Shri Patel Valji Mohan Tanti was died. So, his legal heirs have applied to entry of this land to their own name. This application has granted by Revenue Officer. This entry made in Village Form No. 6 by entry No. 608 and it has certified by Revenue Officer. So, Shri Girishbhai Valjibhai Tanti and others has got the above said Survey No. 517/2 paikee agri. land Sq. Mtrs. 911
- Thereafter Shri Girishbhai Valjibhai Tanti and others sold the above said agri. land to Shri Ketankumar Natwarlal Koyani -HUF and others by Regd. Sale Deed Sr. No. 1591 dated 26-07-2013, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 633 and it has certified by Revenue Officer.
- Thereafter Shri Ketankumar Natwarlal Koyani -HUF and others sold the above said agri. land Sq. Mtrs. 911 (as per T. P. Scheme No. 9 - F. P. No. 33/2 land Sq. Mtrs. 638) to Shri Bhavik Madhusudan Vaishnav by Regd. Sale Deed Sr. No. 235 dated 16-01-2018, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 706 and it has certified by Revenue Officer.
- Thereafter Shri Bhavik Madhusudan Vaishnav applied to Collector Office, Rajkot for NA Permission. This Permission granted by Collector Office, Rajkot by Permission No. 246 / 09 / 17 / 108 / 2021 dated 17-03-2021. This entry made in Village Form No. 6 by entry No. 767
- Thereafter Shri Bhavik Madhusudan Vaishnav sold the above said NA land Sq. Mtrs. 638 to **GOLDEN HEIGHTS ENTERPRISE, PARTNERSHIP FIRM** by Regd. Sale Deed Sr. No. 3277 dated 12-04-2021, which was registered with Sub-Registrar, Rajkot accordingly.
- Thereafter **GOLDEN HEIGHTS ENTERPRISE, PARTNERSHIP FIRM** commences the construction of Commercial Shops and Residential Flats situated at





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Rajkot Revenue Survey No. 517/2 p 1/ p1, T. P. Scheme No. 9 - F. P. No. 33/2 paikie "GOLDEN HEIGHTS" building on NA land Sq. Mtrs. 638 as per Construction Permission and Plan passed by RMC. Now, these premises are in under construction.

- ☐ So, legal owner of the above referred property is **GOLDEN HEIGHTS 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. 2021022009212 dated 16-04-2021 & 2021024008013 dated 15-04-2021 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 **GOLDEN HEIGHTS 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 lile verification.

Thanking you,

Yours sincerely,

Varotariya K.M.



Kesur M. Varotariya -Advocate

અરજી પહોંચ

મિલકત નું વર્ણન : રાજકોટ રે.સ.પ૧૭/૨ પૈકી ૧ પૈકી ૧ વોર્ડ નં- ૧૬, ટી.પી.૯, એફ.પી. ૩૩/૨, ચો.મી.આ
૬૩૮ ઉપર આવેલ "ગોલ્ડન હાઇટસ"

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૧૦૨૨૦૦૮૨૧૨ અરજી નંબર ૬૩૧૪ અરજી વર્ષ ૨૦૨૧
તારીખ ૧૬ માહે એપ્રિલ સને ૨૦૨૧

રજુ કરનારનું નામ કેસુર એમ. વારોતરીયા(એડ) શોધ
નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ગી ફી સાઈડ / ફોલીઓ.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 1990 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીઓ.....
ઈન્ડેક્સ-૨ ફી



૧૦૦.૦૦

કુલ એકંદરે રૂ. ૧૦૦.૦૦

અંકે રૂપિયા એક સો શૂન્ય પુરા

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 - ૧

અંકે રૂ. : 100.00

20210414957097825

સબ રજીસ્ટ્રાર, રાજકોટ - ૧

