



BHAVESH R.HAPALIYA

**B.COM.,L.L.B. (ADVOCATE) Office No.308, 3rd Floor, copper Arcade-2,
(GUJARAT HIGHCOURT) Opp. Govindbag Market, Sant Kabir Road,
Sanad No.G/664/2007 Rajkot.
MO.9979605353**

Title Clearance Report
To,

Sub: Title Opinion Report Certifying for The NA Property :

Present Owner : M/s. Amruta Reality A Partnership Firm

Your Requesting Me From **M/s. Amruta Reality A Partnership Firm** To Furnish And Submit The Title Cum Opinion Report About The Clear And Marketable Title To The NA Property Same Required For **The RERA Certificate**.

Property Details : Residential plots situated at R.S. No. 90/1 paiki plot no. 4+5+10+11/B to 4+5+10+11/F(Total 5-nos. of plots), having total land admeasuring 537-39 Sq. Mts. In Sq. Yards 642-72 Sq. Yrds. At Village :Mavdi, Sub Dist./ Dist. : Rajkot within the Limit of Rajkot Municipal Corporation in the state of Gujarat. Property Bounded By as Under :

Plot no. 4+5+10+11/B, land adm. 117-19 Sq. Mts.

North : 7-62 Mtr. Wide Road.
South : 7-60 Mtr. Wide Road.
East : Plot no. 4+5+10+11/C.
West : Plot no. 4+5+10+11/A.

Plot no. 4+5+10+11/C, land adm. 117-19 Sq. Mts.

North : 7-62 Mtr. Wide Road.
South : 7-60 Mtr. Wide Road.
East : Plot no. 4+5+10+11/D.
West : Plot no. 4+5+10+11/B.

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Plot no. 4+5+10+11/D, land adm. 117-19 Sq. Mts.

North : 7-62 Mtr. Wide Road.
South : 7-60 Mtr. Wide Road.
East : Plot no. 4+5+10+11/E & F.
West : Plot no. 4+5+10+11/C.

Plot no. 4+5+10+11/E, land adm. 92-91 Sq. Mts.

North : 7-62 Mtr. Wide Road.
South : Plot no. 4+5+10+11/F.
East : 9-14 Mtr. Wide Road
West : Plot no. 4+5+10+11/D.

Plot no. 4+5+10+11/F, land adm. 92-91 Sq. Mts.

North : Plot no. 4+5+10+11/E.
South : 7-60 Mtr. Wide Road.
East : 9-14 Mtr. Wide Road
West : Plot no. 4+5+10+11/D.

Schedule : To Above referred property Construction permission
Approved by RMC Vide No. 104, Dtd. : 23-07-2020 with commencement
Certificate and Approved Amalgamation + Low Resi. Building plan for Amruta
Reality A Partnership firm through its Partners for Plot no.
4+5+10+11/B,C,D,E,F, F.P.No.16/2, TPS No. 21 (Draft) For Proposed
Construction in Ground Floor Covered Parking, Stairs & lift, and in 1st floor to
5th floor living, Kitchen / Dining, Bed Room, Study area, Two Toilet, Porch,
Passage for Two Unit and Living, Kitchen / Dining, Two Bed Room, Two Toilet,
Porch, Passage for Two Unit and Construction of Stair, Passage, Lift.

Details Of Documents Examined / Scrutinized by Me (Title Deeds) :

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1. Original Construction Permission approved by RMC vide No. 104, Dtd. : 23-07-2020.
2. Original Approved Amalgamation + Low Rise Building Plan approved by RMC With Commencement Certificate.
3. Original Reg. Deed of Declaration / AOP at executed by M/s. Amrtu Reality a Partnership firm through it's Authorised Partner ShriHardikbhaiBabubhaiShingala.
4. Original Reg. Sale Deed at sr. No. 5903, Dtd. : 20-08-2019 executed by Shri Nileshwari H. Shingala and others in favour of M/s. Amrtu Reality a Partnership firm through it's Partners ShriJiteshbhaiBabubhaiShingala.
5. M/s. Amrtu Reality Partnership Deed and Register of Firms.
6. Original Reg. sale deed at sr. No. 6884, Dtd. : 10-03-2010 executed by M/s. Shital Premises Pvt. Ltd. Through its authorised director ShriSashin V. buch in favour ofShriNileshwari H. Shingala and others.
7. True Copy of Collector Order vide no. Land-Revision,108(6), Case no. 15/04-05 and Case no. 16/04-05, Dtd. : 31-03-2009.
8. True Copy of Incorporation Certificate, MOA and MOE in the name of M/s. Shital Premises Pvt. Ltd.
9. True Copy of Resolution Passed by M/s. Shital Premises Pvt. Ltd. In the name of Shri Shashin V. Buch.
- 10.True Copy of Reg. Sale Deed at sr. no. 238, Dtd. : 20-01-2002 (New No. 9360, Dtd. : 27-05-2008) Executed by Legal heirs of Late Shri Hira Dharamshi paiki Late Shri Lavji Dhanji's Legal heirs Shri Savita Lavji and others in favour of M/s. Shital Premises Pvt. Ltd.
- 11.True Copy of Reg. Sale Deed at sr. no. 239, Dtd. : 20-01-2002 (New No. 9361, Dtd. : 27-05-2008) Executed by Legal heirs of Late Shri Hira Dharamshi paiki Late Shri Lavji Dhanji's Legal heirs Shri Jitendra Lavji in favour of M/s. Shital Premises Pvt. Ltd.
- 12.True Copy of Reg. Sale Deed at sr. no. 240, Dtd. : 20-01-2002 (New No. 9362, Dtd. : 27-05-2008) Executed by Legal heirs of Late Shri Hira Dharamshi paiki Late Shri Lavji Dhanji's Legal heirs Shri Pushpa Lavji in favour of M/s. Shital Premises Pvt. Ltd.

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MO.9979605353**

- 13.True Copy of Reg. Sale Deed at sr. no. 241, Dtd. : 20-01-2002 (New No. 9363, Dtd. : 27-05-2008) Executed by Legal heirs of Late Shri Hira Dharamshi paiki Late Shri Dhanji's Legal heirs Shri Dudhi Dhanjibhai in favour of M/s. Shital Premises Pvt. Ltd.
- 14.True Copy of Reg. Sale Deed at sr. no. 428, Dtd. : 09-02-2001 (New No. 7545, Dtd. : 08-04-2008) Executed by Legal heirs of Late Shri Kurjibhai Hirabhai Sorathiya's Legal heirs Shri Kantaben Kurjibhai and others in favour of M/s. Shital Premises Pvt. Ltd.
- 15.True Copy of Reg. Sale Deed at sr. no. 602, Dtd. : 27-02-2001 (New No. 9364, Dtd. : 27-05-2008) Executed by Legal heirs of Late Shri Hira Dharamshi's Legal heirs Shri Popatbhai H. Sorathiya in favour of M/s. Shital Premises Pvt. Ltd.
- 16.True Copy of Order for Revenue Case No. 77/2000 and 160/2000 ordered by Honourable Rajkot civil Judge CD.
- 17.True Copy of ULC Scheme 536, Dtd. : 21-03-1992 ordered by ULC Add. Collector of Rajkot.
- 18.True Copy of Development Agreement, Dtd. : 12-11-1991.
- 19.True Copy of POA executed by Shri Hirabhai Dharamshibhai in the name of Shri Rajendra R Patel.
- 20.True Copy of N.A. Order No. Mehsul/NA/Vashi/1005, Dtd. : 30-10-1967 granted by DDO of Rajkot with approved Lay-Out Plan.
- 21.True Copy of 7/12, 8/A, Form no. 6 from Promulgation entries .
- 22.True Copy of Other Relevant Documents.

**History for Tracing Of Chain Of Title With Description Of Parties Along
With The Type Of Right It Creates. :-**

Revenue Survey No. 91/1 & 105: -

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Looking to the above documents it appears and transpires that the agriculture lands of R.S. No. 90/1, Land acre Acre 4-17 Gunthas & R.S. No. 105, land acre 6-32 Gunthas of Village :Mavdi, Sub Dist. / Dist. : Rajkot (Now within the limit of RMC), was owned by Shri Kanbi Hira Dharamshi, Same Entry was certified in village form no. 6 vide entry no. 271, dt. : 10-07-1962. After that shri Kanbi Hira Dharamshi executed a POA in the name of Shri Jayantilal G. Kundaliya.

After that Shri Jayantilal G. Kundaliya POA holder of Shri Kanbi Hira Dharamshi was applied for Agriculture land to non agriculture land for above said R.S. No.90/1 Land acre Acre 4-17 Gunthas & R.S. No. 105, land Acre 2-32 Gunthas of Village : Mavdi, Sub Dist. / Dist. : Rajkot (Now within the limit of RMC) to DDO of Rajkot same was approved by DDO of Rajkot vide NA Order no. Mehsul/NA/Vashi/1005, dtd. : 30-10-1967 with approved layout plan too, same entry certified in village form no. 6 vide no. 1696, Dtd. : 12-02-1978.

After that Shri Hira Dharamshi Sorathiya was died on dtd. : 10-05-1992 after that his legal heir Shri Lavjibhai Dhanjibhai Sorathiya and others was applied for heirship Certificate to the Rajkot court same was approved by Court Vide No. 54/1993, Dtd. : 16-07-1993, same entry certified in village form no. 6, entry no. 4330, Dtd. :18-07-1993. After that Shri Lavjibhai Dhanjibhai Sorathiya was also died and his legal heirs shri Pushpaben Lavjibhai and others applied to the authority for transfer said land in them name and account same was approved by authority.

After that shri Pushpaben Lavjibhai and others were sold above said na lands paiki plot no. 1 to 12, 15,18 and 20 to 26, total land 12750-7 Sq. Mts. of R.S. No. 90/1, and Plot no. 1 to 8, total land 5798-00 Sq. Mts. of R.S. No. 105 to M/s. Shital Premises Pvt. Ltd. Through its authorised director Shri Vinodbhai Buch vide Various Reg. Sale Deed no.238, Dtd. : 20-01-2001(New No. 9360/08), 239, dtd. : 20-01-2001(New No.9361/08),



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240, dtd. : 20-01-2001(New No.9362/08), 241, dtd. : 20-01-2001(New No.9363/08), 428, dtd. : 09-02-2001(New No.7545/08) and 602, dtd. : 27-02-2001(New No.9364/08)certified in village form no. 6, no. 6420. Above referred property Shri Hira Dharamshi was executed a development agreement in the name of M/s. Shital Premises Pvt. Ltd. On dtd. : 12-11-1991 after that Shri Hira Dharamshi's legal heir shriLavjiDhanji also executed development agreement in the name of Pooja Development regarding to that pooja developers was applied for appeal to collector of Rajkot to that same was approved in favour of M/s. Shital Premises Pvt. Ltd. vide Case no. Land/Revision/108(6), Case no. 15/04-05 and Case no. 16/04-05 on dtd. : 31-03-2009 same certified in form no. 6, entry no. 14287, dtd. : 06-04-2009, 14294, dtd. : 06-04-2009 and 14618, dtd. : 09-07-2009. After M/s. Shital Premises Pvt. Ltd. Applied for revised plan to rmc than approved by RMC no. 3896, dtd. : 27-12-1999 same same certified in form no. 6, entry no. 14619, dtd. : 09-07-2009. Thus M/s. Shital Premises Pvt. Ltd. Became owner.

After thatM/s. Shital Premises Pvt. Ltd. Was sold above said plot no. 4+5+10+11/B(117-19 Sq. Mts.), 4+5+10+11/C(117-19 Sq. Mts.), 4+5+10+11/D(117-19 Sq. Mts.), 4+5+10+11/E(92-91 Sq. Mts.) and 4+5+10+11/F(92-91 Sq. Mts.), total land 642-72 Sq. Mts. Of R.S. No. 90/1 of Village Mavdi, Sub Dist./Dist. : Rajkot now within the limit of RMC to Shri Nileshwari H. Shingala and others vide Reg. sale Deed no. 6884, dtd. : 10-03-2010. Entry certified no. 16632, dtd. : 17-05-2010.

After that Shri Nileshwari H. Shingala and others was sold said plots to M/s. Amruta Reality a Partnership firm through partners Shri Jitesh B. Shingala and others vide Reg. sale Deed no. 5903, dtd. : 20-08-2019. Same certified in village form no. 2.

After that M/s. Amruta Reality a Partnership firm through partners Shri Jitesh B. Shingala and others was applied for construction permission

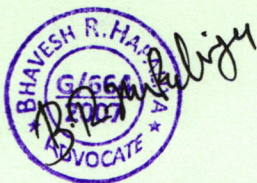
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and building plan to RMC same approved by RMC vide no. 104, dtd. : 23-07-2020 with commencement certificate and approved amalgamation + Low Rise Resi. Building plan. After that M/s. Amruta Reality a Partnership firm through authorised partner Shri Hardikbhai B. Shingala executed Reg. Deed of Declaration /AOP vide Reg. No. 4114, dtd. : 28-07-2020.

Certificate :

I Certified That As Per requirement of RERA, I Had Undertaken The Search In Their Books As Regards The Contents Of The Property Referred To Here-In-Above With The Properties Mentioned Therein. I Further Confirm That The Said property Is Perfect In All Respect And Suffers No Legal Impediments. The Particulars In Revenue Records Are In Conformity With The Records Of The Revenue Office Mavdi And There Is No Deviation. And also carried out search irrelevant sub Reg. office for last 30 years from 1989 to 1997 vide Search receipt no .2020022016772 on dtd. : 23-09-2020. And 1998 to 2012 vide Search receipt no.2020023020098 on dtd. : 23-09-2020.And 2012 to 2020 vide Search receipt no.2020326010874 on dtd. : 23-09-2020



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BHAVESH R.HAPALIYA

(ADVOCATE)

Place: Rajkot

Date : 23.09.2020

અરજી પહોંચ

મિલકત નું વર્ણન : મવડી ના રે.સ.નં-90/1 પ્લોટ નં-4+5+10+11,બી,સી,ડી,ઇ,એફ અમૃતા

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૦૦૨૨૦૧૬૭૭૨ અરજી નંબર ૧૧૪૫૩ અરજી વર્ષ ૨૦૨૦
તારીખ ૨૩ માહે સપ્ટેમ્બર સને ૨૦૨૦

રજુ કરનારનું નામ ભાવેશ હાપલીયા 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 1997

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૧૦૦.૦૦

કુલ એકંદરે રૂ.

૧૦૦.૦૦

અંકે રૂપીયા એક સો શૂન્ય પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

એમ.જે.રાજયગુરુ

સબ રજીસ્ટ્રાર

રાજકોટ - 1

અંકે રૂ. : 100.00

20200923719649424

સબ રજીસ્ટ્રાર, રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં:90/1 પ્લોટ નં:4+5+10+11+ બી,સી,ડી,ઇ.એફ અમુતા

Search in : મવડી /MAVDI

પહોંચ નંબર ૨૦૨૦૦૨૩૦૨૦૦૮૮ અરજી નંબર ૧૧૭૧૪ અરજી વર્ષ ૨૦૨૦
તારીખ ૨૩ માહે સપ્ટેમ્બર સને ૨૦૨૦

રજુ કરનારનું નામ બી.આર.હાપલીયા (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: 1998 2012
ઈંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૧૬૦.૦૦

કુલ એકંદરે રૂ.	૧૬૦.૦૦
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અંકે રૂપીયા એક સો સાઈઠ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

A. N. Dasani
સબ રજીસ્ટ્રાર
રાજકોટ - ૨

અંકે રૂ. : 160.00

20200923893954409

સબ રજીસ્ટ્રાર, રાજકોટ - ૨

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં. 90/1 પ્લોટ નં. 4+5+10+11/બી થી 4+5+10+11/એફ

Search in : Mavdi/Mavdi

પહોંચ નંબર 2020325010298 અરજી નંબર 8833 અરજી વર્ષ 2020
તારીખ 23 માહે સપ્ટેમ્બર સને 2020

રજુ કરનારનું નામ બી.આર. હાપલીયા (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 54 થી 59).....
શોધ અગર તપાસણી.....Year: 2012 2020
દંડ કલમ-24.....
કલમ-34 (કલમ-49).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-2 ફી



100.00

કુલ એકદરે રૂ. 100.00

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 મોકલશો.

G.C.Barvadiya
સબ રજીસ્ટ્રાર
રાજકોટ - 6 - મવડી

અંકે રૂ. : 100.00

20200923582373195

સબ રજીસ્ટ્રાર, રાજકોટ - 6 - મવડી