

Office No.- 4, Vir Bhagatsinh Shopping Centre, Near Dr. Jayman Upadhyay Clinic, Kothariya Road,
Rajkot - 360 002. Cell : 99794 70117 - Cell : 99245 48046

Dt.:- 29/3/2019

-:: TITLE CLEAR REPORT ::-

(I) NAME AND ADDRESS OF THE OWNER :-

Shri Hareshbhai Atmaram Lakhvani

ADDRESS :-

Resi. Avi Villa, 2/4, Paras Society, Nirmala Convent, Road, Rajkot.

NAME AND ADDRESS OF THE DEVELOPERS :-

M/s. Rukmani Lifestyle LLP Designated Partner

1) Shri Dhiren Hareshbhai Lakhvani

2) Shri Aakruti Dhiren Lakhvani

Resi. Avi Villa, 2/4, Paras Society, Nirmala Convent, Road, Rajkot.

(II) DESCRIPTION OF THE PROPERTY :-

Property of Residential Building Called "RUKMANI" (under construction) over the Plot no. 17 paikie Southern side land measured 330-00 Sq. Mts. situated at Raiya Survey No. 90 Paikie, TPS no. 1, FP no. 162 paikie. (Included in Rajkot Municipal Corporation). bounded as under :-

North :- Property over the Plot no. 17 p.

South :- Plot no. 16.

East :- Other's Property.

West :- 25-00 feet. Road.

(III) DESCRIPTION OF THE DOCUMENTS :-

- (01) A copy of Development Agreement vide no.1990 dt. 26/3/2019, executed between Shri Hareshbhai Atmaram Lakhvani (Land owner) and M/s. Rukmani Lifestyle LLP's Designated Partner Shri Dhiren Hareshbhai Lakhvani and other.
- (02) A copy of LLP Agreement of M/s. Rukmani Lifestyle executed between Shri Hareshbhai Atmaram Lakhvani and other on dt. 15-2-2019. Along with Certificate of Incorporation.
- (03) A copy of Permission for Construction issued by RMC by no. 798 dt. 27-12-2018 in the name of Shri Hareshbhai Atmaram Lakhvani.



- (04) A copy of Revenue Record in the name of Shri Hareshbhai Atmaram Lakhvani for Plot no.17 p land measured 330-00 Sq. mts.
- (05) A copy of correction deed vide no. 1708 dt. 13-3-2018, executed by Shri Jitendra Aatmaram Lakhvani in favor of Shri Hareshbhai Atmaram Lakhvani.
- (06) A copy of sell deed vide no. 4396 dt. 30-6-2017, executed by Shri Jitendra Aatmaram Lakhvani in favor of Shri Hareshbhai Atmaram Lakhvani.
- (07) A copy of Receipt dt. 21-6-2017 of Revenue Dues paid.
- (08) A copy Heirship certificate issued by Hon'ble Court by CMA no. 1059/2012 in the name of Shri Jitendra Aatmaram Lakhvani in favor of Shri Hareshbhai Atmaram Lakhvani.
- (09) A copy of sell deed vide no. 5891 dt. 30-9-1980, executed by Shri Ketankumar Jagjivanbhai Desai in favor of Shri Atmaram Tirathdas Lakhvani.
- (10) A copy of sell deed vide no. 3251 dt. 26-5-1980, executed by Shri Nathalal Devchand Maheta as a POA of Shri Chandrakant Chhabildas Patel and other in favor of Shri Ketankumar Jagjivanbhai Desai.
- (11) A copy of Power of Attorney given by Shri Chandrakant Chhabildas Patel and other in favor of Shri Nathalal Devchand Maheta.
- (12) A copy of sell deed vide no. 366 of book no.1 Volume 971 dt. 12-11-1971, executed by Shri Dhanjibhai Vikramchand Parekh as a POA of Shri Rekhaben Shantilal Sanghani in favor of Shri Chandrakant Chhabildas Patel and other.
- (13) A copy of Power of Attorney given by Shri Rekhaben Shantilal Sanghani to Shri Dhanjibhai Vikramchand Parekh on dt. 13-1-1971.
- (14) A copy of sell deed vide no. 1432 of book no.1 Volume 255 dt. 1-6-1961, executed by Shri Jayantilal Govindjibhai Kundaliya and other in favor of Shri Rekhaben Shantilal Sanghani.
- (15) A copy of sell deed vide no. 381 of book no.1 Volume 247 dt. 4-2-1961, executed by Shri Panchabhai Kurjibhai and other in favor of Shri Jayantilal Govindjibhai Kundaliya and other.
- (16) A copy of the Non Agriculture order passed by competent authority in the name of Shri Pancha Kurji by No.: Land / 1 / 163 dt. 13 / 4 /60.
- (17) A receipt issued by sub registrar of Rajkot for the search taken for the period of Last 30 years.



(IV) TRACING OF THE TITILE : -

Looking to the above documents papers it transpires that the agriculture land of Raiya Survey No.: 90 land measured 17 - ACRES & 5 - GUNTHAS was owned and possessed by Shri Patel Pancha Kurji and Others. Who applied before competent authority to convert the said land into non agriculture residential use the same was permitted by the authority and the order

no.: - Land / 1 / 163 Dt.: -13 / 4 /60, for the same was passed and also sanad No.: -117 Dt.: - 1/ 6 / 60, for the same was issued in the name of the occupant. Thereafter Shri Pancha Kurji and others gave away this land to Shri Jayantilal Govindji and others by the registered sell deed vide No.: -3087 Dt.: -21 / 12 / 60.

Thereafter Shri Jayantilal Govindjibhai Kundaliya and other executed a sell deed in favor of Shri Rekhaben Shantilal Sanghani for plot no. 17. Thereafter Shri Rekhaben Shantilal Sanghani entered with oral agreement to sell with Shri Vimlaben Chanpaklal Maniyar for said plot and also gave a Power of Attorney to Shri Dhanjibhai Vikramchand Parekh and through him Shri Dhanjibhai Vikramchand Parekh and Shri Vimlaben Chanpaklal Maniyar executed a reg. sell deed in favor of Shri Chandrakant Chhabildas Patel and other. Thereafter they gave a Power of Attorney to Shri Nathalal Devchand Maheta and through him he executed a reg. sell deed in favor of Shri Ketankumar Jagjivanbhai Desai. Thereafter Shri Ketankumar Jagjivanbhai Desai sold said plot to Shri Atmaram Tirathdas Lakhvani for plot no. 17 land measured 330-00 Sq. mts.

Thereafter Shri Atmaram Tirathdas Lakhvani was died and his legal heirs applied to get heirship certificate before hon'ble court by CMA no. 1059/2012, which was duly ordered and Heirship Certificate issued in the name of Shri Jitendra Aatmaram Lakhvani in favor of Shri Hareshbhai Atmaram Lakhvani. Thereafter Shri Jitendra Aatmaram Lakhvani executed a reg. sell deed in favor of Shri Hareshbhai Atmaram Lakhvani for his 50% share.

Thereafter Shri Hareshbhai Atmaram Lakhvani submitted building plan before RMC to construct Residential building called "RUKMANI" over the said plot, Which was duly approved and Permission for Construction issued in his name. Thereafter Shri Hareshbhai Atmaram Lakhvani executed a Development agreement with M/s. Rukmani Lifestyle LLP who is incorporated under the Limited Liability Partnership Act 2008.

(V) SEARCH :-

The search has been taken from the records of the sub registrar Rajkot for the last 30 years and no charge or encumbrance has been disclosed. The receipt towards the search charges are annexed.

(VI) OPINION :-

On examination of the entire chain of the documents, I do hereby certify that, the right, title and interest of Shri Hareshbhai Atmaram Lakhvani in respect of the property described in para - II hereinabove are covered with all respective title deeds and The right, title and interest of above referred property are clear, marketable beyond all reasonable doubts.

RAJKOT Dt.: 24/3/2019



J. C. Sorthia

(Advocate)

અરજી પહોંચ

મિલકત નું વર્ણન : રૈયા સ.નં.90પૈકી પ્લોટ નં.17પૈકી

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૧૮૦૨૨૦૦૮૨૦૨ અરજી નંબર ૬૬૨૪ અરજી વર્ષ ૨૦૧૮
તારીખ ૨૮ માહે માર્ચ સને ૨૦૧૮

રજુ કરનારનું નામ જે.સી.સોરઠીયા(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: 1989 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૬૦.૦૦

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 મોકલશો.



એમ.જે.રાજયગુરુ

સબ રજીસ્ટ્રાર

રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.90 પૈકી પ્લોટ નં.17

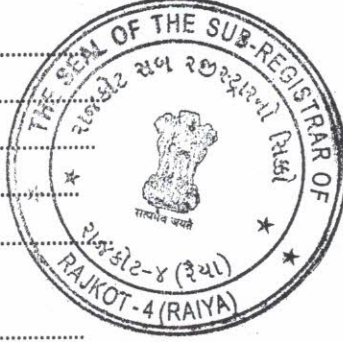
Search in : રૈયા-1 /RAIYA-1

પહોંચ નંબર ૨૦૧૮૦૨૫૦૦૫૧૭૫ અરજી નંબર ૩૦૦૦ અરજી વર્ષ ૨૦૧૮
તારીખ ૨૯ માહે માર્ચ સને ૨૦૧૮

રજુ કરનારનું નામ જી.સી.સોરઠીયા (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: 1999 2019
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૧૧૫.૦૦

કુલ એકંદરે રૂ. ૧૧૫.૦૦

અંકે રૂપીયા એક સો પંદર પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

જી.એસ.જી.પી
સબ રજીસ્ટ્રાર
રાજકોટ - ૪

The Bar Council of Gujarat



The 17th Day of July 2005

This is to Certify that the Name of
Mr. Jagdish Chhaganbhai Sorathiya
is entered as an Advocate on the State Roll
maintained by The Bar Council of
Gujarat under the provisions of Section 17
of the Advocates Act, 1961 (Act No. 25 of
1961).



(R. R. Shukla)

Chairman,
The Bar Council of Gujarat