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SAURABH

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B.Com., L.L.B.(Advocate)

16/17 - Chitralekha Complex,
Near Prasang Hall,
150 ft. Ring Road,
Rajkot.

To Whom It May Concern

(TITLE CLEARANCE REPORT)

(1) NAME & ADDRESS OF THE OWNER OF THE PROPERTY:

M/s. Grandcoral Multibuild, LLP, with Partners :

- 1) Shri Yogeshkumar Pravinkumar Garala
- 2) Shri Preet Yogeshkumar Garala
- 3) Shri Rameshkumar Manjibhai Kaneriya
- 4) Smt. Dhvani Hardikbhai Kalariya
- 5) Smt. Pallaviben Hareshkumar Gol
- 6) Smt. Kajalben Jayeshbhai Gol
- 7) Shri Rajeshbhai Maganbhai Patel
- 8) Shri Rutvik Dhirajlal Patel
- 9) Shri Hiteshbhai Govindbhai Sakariya
- 10) Smt. Heenaben Sanjaykumar Unjiya
- 11) Shri Pareshbhai Mansukhbhai Changela
- 12) Shri Sunny Pradipkumar Koradiya
- 13) Shri Ankitkumar Jivanbhai Vadaliya
- 14) Shri Ketankumar Laxmidas Vadaliya
- 15) Shri Sagar Rasikbhai Vadaliya
- 16) Shri Rajan Vallabhbhai Vadaliya
- 17) Shri Vasu Hineshkumar Patel
- 18) Smt. Yogitaben Hineshbhai Patel
- 19) Smt. Suketaben Harshadbhai Patel
- 20) Shri Dev Harshadbhai Patel

- 21) Shri Priya Anilbhai Patel
- 22) Shri Jyotsanaben Anilbhai Bhoraniya
- 23) Shri Arjunbhai Anilkumar Bhoraniya

ADDRESS

“Hem”, Block No. 35/A/1, Saurashtra University
Employees Society, Street No. 3, University Road, Rajkot.

(2) DESCRIPTION OF THE PROPERTY:

Land admeasuring 2034.94 Sq. Mtrs. of Single Unit with rights to use of land admeasuring 226.30 Sq. Mtrs. of Common Plot, admeasuring total 2263 Sq. Mtrs. of Revenue Survey No. 11 paiki 1 paiki 3, Final Plot No. 24/10/2, T. P. Scheme No. 10 of Village Mota Mava, Taluka and Dist. : Rajkot with the construction of high rise Commercial building under progress and known as “ **Aqua Coral** ” and situated at 2nd Ring Road, Kalawad Main Road, Rajkot; within the limit of RMC and the entire property is bounded as under :

NORTH	:	18.00 Mtr. T. P. Road
SOUTH	:	NA Land of Survey No. 11 paiki 1 paiki 3
EAST	:	45.00 Mtr. T. P. Road
WEST	:	Land of Final Plot No. 24/3/2

(3) DESCRIPTION OF THE DOCUMENTS:

- 1) Certified true copy of the Entry from Jungle Book, dated 14.02.1956.
- 2) Certified true copy of the Entry from Survey Register with Sketch attached.
- 3) True copy of Village Form No. VI, Entry No. 18, 57, 110.
- 4) True copy of the Sale Deed registered at No. 3321, dated 07.11.1966.
- 5) True copy of Village Form No. VI, Entry No. 153, 203.
- 6) Certified true copy of the Sale Deed registered at No. 30, dated 03.01.1983.
- 7) True copy of Village Form No. VI, Entry No. 320, 667, 727.
- 8) True copy of the Power of Attorney, dated 02.04.2005, executed by Shri Yashumati Jamnadas alias Smt. Yashumati Omkaprasad Mankadiya.
- 9) Certified true copy of the Sale Deed registered at No. 2259, dated 07.04.2005.
- 10) True copy of Village Form No. VI, Entry No. 3255.
- 11) Certified true copy of the Sale Deed registered at No. 2261, dated 04.04.2005.
- 12) True copy of Village Form No. VI, Entry No. 3257.
- 13) Certified true copy of the Sale Deed registered at No. 446, dated 19.01.2006.
- 14) True copy of Village Form No. VI, Entry No. 3620.
- 15) True copy of the Affidavit, dated 11.04.2008, executed by Shri Arunbhai D. Lakhani.

- 16) True copy of the Affidavit, dated 11.04.2008, executed by Shri Arunbhai D. Lakhani and Others.
- 17) Certified true copy of the Entry from Redistribution & Valuation Statement with the Sketch of Final Plot No. 24/10/1 and 24/10/2, T. P. Scheme NO. 10 of Mota Mava.
- 18) True copy of Village Form No. VI, Entry No. 9247 and 52321.
- 19) Certified true copy of the Partition Deed registered at No. 1474, dated 28.03.2018.
- 20) Original (Duplicate) Partition Deed, registered at No. 1475, dated 28.03.2018.
- 21) True copy of Village Form No. VI, Entry No. 9275.
- 22) Original Zone Certificate, dated 20.05.2020, issued by Ruda with the Sketch attached.
- 23) Original Lay out Permission No. Ruda/Tech/Dev/Mota Mava/449/18/2835, dated 25.09.2018, issued by Ruda with the Lay out Plan approved by it.
- 24) Certified true copy of the Order No. CB/NA/Rajkot/Mota Mava/11p1/p3/1004333/2019, dated 12.03.2019, passed by Collector, Rajkot.
- 25) True copy of Village Form No. VI, Entry No. 9363; VIII A, Khata No. 375 with VII & XII.
- 26) True copy of the Entry from Village Form No. II.
- 27) Original Receipts, dated 10.03.2021 towards the payment of Revenue Dues.
- 28) Copy of the Public Notice, dated 30.01.2021, published by Shri Vasant T. Dudani, Advocate.

- 29) Original Certificate, dated 09.08.2021 issued by Shri Vasant T. Dudani, Advocate.
- 30) Certified true copy of the Understanding Agreement, registered at No. 2204, dated 07.05.2021.
- 31) Original Construction Permission No. 82, dated 22.07.2021 with the Commencement Certificate and approved Bldg. Plan issued by RMC.
- 32) True copy of the LLP Agreement, dated 27.05.2021 of M/s. Grandcoral Multibuild, LLP.
- 33) Original Sale Deed registered at No. 3699, dated 09.08.2021.
- 34) True copy of the Entry from Village Form No. II.
- 35) Original Receipts towards the Payment of Search Charge issued by Sub-Registrar, Rajkot.

(4) TRACING OF THE TITLE :-

Shri Satubha Banasang was holding the agricultural land of different fields of Village Mota Mava, Taluka and Dist. : Rajkot and his occupancy rights were promulgated, as disclosed from the Entry No. 18 from the revenue record on the file.

On the death of Satubha Banasang, the names of his legal heirs, Shri Mangalang Satubha, Bhupatsang Satubha, Jikunvarba Hamirsang and Minors, Shri Ranjitsinh, Janakba, and Sumanba, through their legal guardian, Mangalsang Satubha were entered in the revenue record by Entry No. 57 on 01.12.1961 in respect of different holdings of Mota Mava left by deceased, which was certified accordingly.

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On resurvey thereof, Shri Mangalsang Satubha and Others were found in occupation of the agricultural land admeasuring 18 A 10 G of Survey No. 11 with land of other survey numbers of Mota Mava, which was certified on 11.09.1963 by Mamlatdar, Rajkot.

Shri Mangalsinhji Satubha and others had sold agricultural land admeasuring total 16 A 13 G of Survey No. 11 paiki of Mota Mava to Shri Harbhamji Balubha Jadeja by the sale deed registered at No. 3321, dated 07.11.1966 with the Sub-Registrar, Rajkot.

Shri Harbhamji Balubha Jadeja had divided and distributed his agricultural land of Survey No. 11 paiki of Mota Mava between his sons by way of family arrangements. By virtue of the said division/distribution, agricultural land admeasuring 5 A 26 G of Survey No. 11 paiki had fallen to the share of Shri Rajendrasinh Harbhamji and Entry No. 203 on division thereof was made in the revenue record on 15.10.1970, which was certified by Mamlatdar, Rajkot accordingly.

Shri Rajendrasinhji Harbhamji for himself and as Karta of HUF had sold the agricultural land admeasuring 5 A 26 G of Survey No. 11 paiki of Mota Mava, fallen to his share to Kum. Yashumati Jamnadas Patel and Kum. Lataben Jamnadas Patel, being Minors, through their legal guardian and father, Shri Jamnadas N. Patel by the sale deed registered at No. 30, dated 03.01.1983 with the Sub-Registrar, Rajkot.

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On attaining majority by Lataben Jamnadas, Entry No. 667 to that effect was made in the revenue record on 10.04.1989, which was certified on 17.05.1989 by Dy. Mamlatdar, Rajkot.

It transpires that Shri Yashumatiben Jamnadas got married and on marriage, her name was changed as Smt. Yashumatiben Omkarprasad Mankadiya in the revenue record by Entry No. 727 on 18.08.1989, which was certified 21.11.1989 by Mamlatdar, Rajkot.

Shri Yashumatiben Jamandas Patel alias Smt. Yashumatiben Omkarprasad Mankadiya had executed a Power of Attorney, authorizing Shri Omkarprasad Vallabhdas Mankadiya to do acts and things on her behalf in respect of her share in the aforesaid land of Survey No. 11 paiki of Mota Mava on 02.04.2005

Shri Yashumatiben Jamandas Patel alias Smt. Yashumatiben Omkarprasad Mankadiya and Shri Lataben Jmnadas Patel had divided and distributed their agricultural land of Survey No. 11 paiki of Mota Mava between them by the partition deed registered at No. 2259, dated 07.04.2005 with the Sub-Registrar, Rajkot. By virtue of the said partition deed, Land admeasuring 2 A 33 G of Survey No. 11 paiki 1 had fallen to the share of Shri Yashumatiben Jamandas Patel alias Smt. Yashumatiben Omkarprasad Mankadiya, as disclosed from the recital of the said partition deed on the file and Entry No. 3255 to that effect was made in the revenue record on 03.06.2005, which was certified on 18.07.2005 by Mamlatdar, Rajkot.

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Shri Yashumatiben Jamandas Patel alias Smt. Yashumatiben Omkarprasad Mankadiya had sold agricultural land admeasuring 2 A 33 G of Survey No. 11 paiki of Mota Mava to Shri Mukeshbhai Manekchand Sheth (75% sharer) and Shri Arunbhai Damodardas Lakhani (25% sharer) by the sale deed registered at No. 2261, dated 04.04.2005 with the Sub-Registrar, Rajkot.

Shri Mukeshbhai M. Sheth had sold his 8% undivided right, share and interest in respect of aforesaid land of Survey No. 11 paiki of Mota Mava to Shri Arunbhai Damodardasbhai Lakhani by the sale deed registered at No. 446, dated 19.01.2006 with the Sub-Registrar, Rajkot.

Shri Arunbhai Damodardasbhai Lakhani had made an Affidavit to the effect that he has purchased the Land admeasuring 2 A 33 G (25% share) of Survey No. 11 paiki of Mota Mava by the sale deed registered at No. 2261, dated 04.04.2005 and further 8% share in the said land from Shri Mukeshbhai M. Sheth by the sale deed registered at No. 446, dated 19.01.2006. He is having three heirs, viz. Shri Nitaben, Sunilbhai and Sonalben and there is no other heirs.

Subsequently, by another Affidavit, Shri Arunbhai, Nitaben and Sonalben had given their consent to transfer their share in favour of Shri Sunilbhai Arunbhai Lakhani in respect of aforesaid land.

On implementation of T. P. Scheme No. 10 of Mota Mava, Final Plot Nos. 24/10/1 with area admeasuring 4597 Sq. Mtrs., and 24/10/2 with area admeasuring 2263 Sq. Mtrs., were assigned to the land of Survey No. 11 paiki 1 of Mota Mava of the scheme of the ownership of Shri Mukeshbhai Manekchand Sheth and Shri Sunilbhai Arunbhai Lakhani, as disclosed from the Entry from Redisribution & Valuation Statement with the Sketch of Final Plots on the file.

Shri Arunbhai D. Lakhani had transferred his share in the aforesaid land in favour of Shri Sunilbhai Arunbhai Lakhani and Entry No. 5221 to that effect was made and certified in the revenue record accordingly.

It transpires that Shri Mukeshbhai Manekchand Sheth and Shri Sunilbhai Arunbhai Lakhani had divided and distributed their agricultural land of Survey No. 11 paiki 1 of Mota Mava between by the Partition Deed registered at No. 1474, dated 28.03.2018 with the Sub-Registrar, Rajkot. By virtue of the said partition deed, Land admeasuring otal 2263 Sq. Mtrs. of Final Plot No. 24/10/2, T. P. Scheme No. 10, Survey No. 11 paiki 1 paiki 3 had fallen to the share of Shri Sunilbhai Arunbhia Lakhani, as disclosed from the recital of the said partition deed on the file. From the recital of the said partition deed, it transpires that the original title deeds, pertaining to the property will be kept with Shri Mukeshbhai M. Sheth. The said Partition Deed is registered at No. 1475 on 28.03.2018 (Duplicate) with the Sub-Registrar, Rajkot. The Original (Duplicate) Partition Deed is on the file.

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On the strength of the above Partition Deed, Entry No. 9275, transferring the land fallen to the share of each has been made in the revenue record on 19.04.2018, which was certified on 19.06.2018 by Mamlatdar, Rajkot.

Shri Sunilbhai Arunbhai Lakhani had applied to the Collector, Rajkot to grant the permission to convert agricultural land admeasuring total 2263 Sq. Mtrs. of Final Plot No. 24/10/2, T. P. Scheme No. 10, Survey No. 11 paiki 1 paiki 3 of Mota Mava into NA for residential purpose, which in turn was granted by Order, dated 12.03.2019. The lay out plan and plotting was approved. On conversion into NA, Entry to that effect was made and certified in the revenue record accordingly.

A public notice was published in Daily "Akila" on 30.01.2021 by Shri Vasant T. Dudani, Advocate, inviting objections, if any, in respect of aforesaid NA land admeasuring total 2263 Sq. Mtrs. of Survey No. 11 paiki 1 paiki 3 of the ownership of Shri Sunilbhai A. Lakhani, but, no objections were received in response thereof, as disclosed from the Certificate, dated 09.08.2021, issued by said Shri Vasant T. Dudani, Advocate on the file.

It transpires that Shri Mukeshbhai Manekchand Sheth and Shri Sunilbhai Arunbhai Lakhani had executed Consent Agreement/Agreement of Understanding in respect of their land of

Final Plot Nos. 24/10/1 and 24/10/2 of Survey No. 11 paiki of Mota Mava for use of common plots and its share, which was registered at No. 2204, dated 07.05.2021 with the Sub-Registrar, Rajkot.

Shri Sunilbhai Arunbhai Lakhani had submitted a plan for the construction of high rise Commercial building on the aforesaid NA land of Single Unit before RMC, which was approved and the permission was granted on 22.07.2021.

Shri Yogeshkumar Pravinkumar Garala, 2) Shri Preet Yogeshkumar Garala, 3) Shri Rameshkumar Manjibhai Kaneriya, 4) Smt. Dhvani Hardikbhai Kalariya, 5) Smt. Pallaviben Hareshkumar Gol, 6) Smt. Kajalben Jayeshbhai Gol, 7) Shri Rajeshbhai Maganbhai Patel, 8) Shri Rutvik Dhirajlal Patel, 9) Shri Hiteshbhai Govindbhai Sakariya, 10) Smt. Heenaben Sanjaykumar Unjiya, 11) Shri Pareshbhai Mansukhbhai Changela, 12) Shri Sunny Pradipkumar Koradiya, 13) Shri Ankitkumar Jivanbhai Vadaliya, 14) Shri Ketankumar Laxmidas Vadaliya, 15) Shri Sagar Rasikbhai Vadaliya, 16) Shri Rajan Vallabhbhai Vadaliya, 17) Shri Vasu Hineshkumar Patel, 18) Smt. Yogitaben Hineshbhai Patel, 19) Smt. Suketaben Harshadbhai Patel, 20) Shri Dev Harshadbhai Patel, 21) Shri Priya Anilbhai Patel, 22) Shri Jyotsanaben Anilbhai Bhoraniya and 23) Shri Arjunbhai Anilkumar Bhoraniya have constituted a Limited Liability Partnership Firm to do the business in the name and style of M/s. Grandcoral Multibuild, LLP and the LLP Agreement was executed between them on 27.05.2021 at Rajkot. From the recital of the said LLP Agreement, it transpires that

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Shri Yogeshkumar P. Garala (2) Shri Hiteshbhai G. Sakariya (3) Shri Rajeshbhai M. Patel and (4) Shri Rameshbhai M. Kaneriya, partners of the firm have been declared as Designated Partners to do acts and things on behalf of the LLP Firm jointly by any TWO out of above FOUR.

M/s. Grandcoral Multibuild, LLP has purchased the Land admeasuring 2034.94 Sq. Mtrs. of Single Unit with right to use of Land admeasuring 226.3. Sq. Mtrs. of its Common Plot and its FSI etc., admeasuring total 2263 Sq. Mtrs. of Final Plot No. 24/10/2, T. P. Scheme No. 10, Survey No. 11 paiki 1 paiki 3 of Mota Mava with right of construction over it, as described in Para 2 hereinabove from Shri Sunilbhai Arunbhai Lakhani by the sale deed registered at No. 3699, dated 09.08.2021 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.

It transpires that the construction work is under progress and the building under construction is known as "Aqua Coral".

The amount of revenue dues have been paid upto the year 2021, as disclosed from the receipts towards the payment on the file.

It transpires that M/s. Grandcoral Multibuild, LLP with Twenty Three partners is the owner of the property more particularly described in Para 2 hereinabove.

(5) SEARCH:

The search has been taken from the records of Sub-Registrar, Rajkot for the last 30 years and no registered charge or encumbrance has been disclosed. The receipts towards the Search Charges are annexed.

(6) OPINION:

On examination of the entire chain of the documents, I do, hereby certify that the right, title and interest of M/s. Grandcoral Multibuild, LLP in respect of the property described in Para-2 hereinabove are covered with all original respective title deeds. The right, title and interest in respect of the aforesaid property of said M/s. Grandcoral Multibuild, LLP, over the above referred property are clear, marketable, and free from any encumbrance and beyond reasonable doubt. The property can be accepted by way of SECURITY for the advances granted or to be granted.

Date : - 21 / 01 / 2022.

Yours Faithfully,



A handwritten signature in dark ink, appearing to read "Saurabh P. Patel".

SAURABH P. PATEL

ADVOCATE

(Sanad No.G-1994/2005)