

**S.M.KOTHARI & CO.
ADVOCATES**

Doctor Plaza, Kasturba Road,
Near Jubilee Baug, RAJKOT - 360 001.
Ph.: +91 281 2240750, +91 281 2229110
E-mail : smklawyers@gmail.com

MR. PANKAJ S. KOTHARI
MR. TARUN S. KOTHARI
MRS. TEJAL H. KOTHARI
MR. KUNAL P. KOTHARI
MR. BHAVIN P. KOTHARI
ADVOCATES

To Whom It May Concern

(TITLE CLEARANCE REPORT)

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

M/s. GULMAHOR INFRA, a Partnership Firm with
Partners :

- 1) Shri Sadik Ramjanbhai Halani
- 2) Shri Hardik Kirtikumar Shah
- 3) Shri Devendrasinh Ranjitsinh Jadeja
- 4) Shri Chandrikaben Mansukhkumar Vekariya
- 5) Shri Harit Mukundbhai Palan
- 6) Shri Maunish Ashokbhai Pithadiya
- 7) Shri Virabhai Rajabhai Humbal
- 8) Shri Dipakbhai Chunilal Pithadiya

ADDRESS

Gulmahor Bungalows, Nr. Maruti Service Station,
Opp. Dwarika Village, Sadhu Vaswani Kunj Road,
Madhapar Circle, Morbi Bypass Road, Rajkot.

(2) DESCRIPTION OF THE PROPERTY :

Land admeasuring 5184.31 Sq. Mtrs. of Plot No. 1
to 56 of Revenue Survey No. 653 paiki 1 paiki 1, Final
Plot No. 28/2 paiki, T. P. Scheme No. 23 (Draft) of
Rajkot, bearing City Survey Nos. 25/2/1 to 25/2/56,
City Survey Ward No. 18 of Rajkot.

Boundary of Plot Nos. 1 to 56 are described
hereunder in Schedule as per registered sale deeds of
the said Plots.

[2]

- 2) Certified true copy of the Sale Deed registered at No. 1305, dated 01.04.2003.
- 3) Certified true copy of the Correction Deed registered at No. 884, dated 06.03.2003.
- 4) True copy of Village Form No. VI, Entry No. 822, 911; VIII A, Khata No. 116 with VII & XII.
- 5) True copy of Plaint of Regular Civil Suit No. 448/2007, dated 19.05.2007 filed before the Court of Civil Judge, Sr. Division, Rajkot with Withdrawl Pursis, dated 04.10.2007 attached thereto.
- 6) True copy of the Affidavit, dated 21.09.2007; executed by Shri Sureshbhai J. Babariya.
- 7) True copy of the Affidavit, dated 21.09.2007; executed by Shri Jituben C. Aghera and Others.
- 8) True copy of the Entry from Hissa Form No. IV with the Sketch from measurement sheet attached.
- 9) Original Power of Attorney, dated 09.05.2007; executed by Shri Rameshbhai M. Koli and Others.
- 10) Original Sale Deed registered at No. 11125, dated 15.10.2007.
- 11) True copy of Village Form No. VI, Entry No. 955; VIII A, Khata No. 234 with VII & XII.
- 12) Original Receipts, dated 14.05.2008 towards the payment of Revenue Dues.
- 13) Original Affidavit, dated 20.05.2008; executed by Shri Laljibhai J. Bhanderi and Others.
- 14) Original Sale Deed registered at No. 5812, dated 20.05.2008.
- 15) Original Correction Deed registered at No. 8415, dated 07.08.2008.
- 16) True copy of Village Form No. VI, Entry No. 985; VIII A, Khata No. 234 with VII & XII.
- 17) Original Receipts, dated 01.01.2014 towards the payment of Revenue Dues.
- 18) Copy of the Power of Attorney, dated 15.01.2014; executed by Shri Maulik R. Mokariya.
- 19) Original Special Power of Attorney, dated 25.04.2019, executed by Shri Khimjibhai H. Mokariya and Shri Bhanjibhai H. Mokariya.
- 20) Original Confirmation Deed, registered at No. 1997, dated 29.04.2010.

- 23) Original Zone Certificate, dated 19.06.2010 issued by Ruda with the Sketch attached.
- 24) True copy of the Entry from Redistribution & Valuation Statement with the Sketch of Final Plot No. 28/1 and 28/2, T. P. Scheme No. 23 of Rajkot.
- 25) True copy of Lay out Permission No. 51, dated 21.11.2011 issued by RMC with the Layout Plan approved by it.
- 26) Original Order No. NA/LRCC/65/Case No. 231/10-11, dated 19.04.2011 passed by Collector, Rajkot.
- 27) True copy of the Entries from Property Register with Endorsement, dated 21.05.2011 with the Sketch attached for City Suvey No. 25/5/1 to 25/2/56 of City Survey Ward No. 18 of Rajkot.
- 28) Original Sale Deed registered at No. 7148, dated 20.06.2011.
- 29) Original Supplimentary/Correction Deed, registered at No. 407, dated 16.01.2015.
- 30) Original Sale Deed registered at No. 7152, dated 20.06.2011.
- 31) Original Supplimentary/Correction Deed, registered at No. 408, dated 16.01.2015.
- 32) Original Sale Deed registered at No. 7153, dated 20.06.2011.
- 33) Original Supplimentary/Correction Deed, registered at No. 409, dated 16.01.2015.
- 34) True copy of Village Form No. VI, Entry No. 955; VIII A, Khata No. 234 with VII & XII.
- 35) Original Sale Deed registered at No. 7154, dated 20.06.2011.
- 36) Original Supplimentary/Correction Deed, registered at No. 400, dated 16.01.2015.
- 37) Original Sale Deed registered at No. 7155, dated 20.06.2011.
- 38) Original Sale Deed registered at No. 7157, dated 20.06.2011.
- 39) Original Supplimentary/Correction Deed, registered at No. 401, dated 16.01.2015.
- 40) Original Sale Deed registered at No. 7158, dated 20.06.2011.
- 41) Original Supplimentary/Correction Deed, registered at No. 403, dated 16.01.2015.

[4]

- 45) Original Sale Deed registered at No. 7161, dated 20.06.2011.
- 46) Original Supplimentary/Correction Deed, registered at No. 404, dated 16.01.2015.
- 47) Original Sale Deed registered at No. 9824, dated 12.08.2011.
- 48) Original Supplimentary/Correction Deed, registered at No. 405, dated 16.01.2015.
- 49) True copy of the Entries from Property Register with Sketch attached.
- 50) Certified true copy of the Partnership Deed, registered at No. 3752, dated 22.05.2019 of M/s. GULMAHOR INFRA.
- 51) Original Sale Deed registered at No. 8601, dated 11.07.2019.
- 52) Original Sale Deed registered at No. 8602, dated 11.07.2019.
- 53) Original Sale Deed registered at No. 8606, dated 11.07.2019.
- 54) Copy of the Applications, dated 12.07.2019 submitted to City Survey Supdt., Rajkot.
- 55) Original Declaration, dated 11.07.2019; executed by Shri Bhagwatsinh P. Vala, HUF and Others.
- 56) Original Declaration, dated 11.07.2019; executed by Shri Babubhai Devabhai Mori.
- 57) Original Zone Certificate, dated 15.07.2019 issued by Ruda with the Sketch attached.
- 58) Original Affidavit, executed by Shri Dipakbhai C. Pithadiya.
- 59) Original Receipts towards the Payment of Search Charge issued by Sub-Registrar, Rajkot.

(4) TRACING OF THE TITLE :-

Koli Popat Manji was holding the agricultural land of different survey numbers including of Survey No. 653 with area admeasuring 4 A 36 G and 34 Gunthas of Rajkot and his occupancy rights were promulgated, as disclosed from the promulgation Entry No. 139 from the revenue record.

Koli Popat Manji had divided and distributed his agricultural land of different survey numbers.

10.06.1963, which was certified on 03.11.1963 by Adl. Mamlatdar, Rajkot.

On the death of Kalubhai Popatbhai, the names of his legal heirs, Shri Bhalabhai, Benaben and Manguben Kalubhai were entered in the revenue record by Entry No. 170 on 07.01.1995 in respect of aforesaid land of Survey No. 653 of Rajkot, which was certified on 24.03.1995 by Adl. Mamlatdar, Rajkot.

It transpires that Shri Benaben and Manguben Kalubhai had released and relinquished their respective right, share and interest in respect of aforesaid land admeasuring total 5 A 30 G of Survey No. 653 of Rajkot in favour of Shri Bhalabhai and Entry No. 171 to that effect was made in the revenue record on 07.01.1995, which was certified on 24.03.1995 by Adl. Mamlatdar, Rajkot.

Shri Bhalabhai Kalubhai Koli had sold agricultural land admeasuring 2 A 18 G of Survey No. 653 paiki of Rajkot to Shri Nathabhai Mohanbhai Koli and 3 Others by the sale deed registered at No. 1305, dated 01.04.2003 with the Sub-Registrar, Rajkot.

It transpires that, there were some mistakes in the name of one of the purchaser, which was written as Jagdishbhai Mohanbhai Koli, instead of his correct name Shri Rameshbhai Mohanbhai Koli, and therefore, the Correction Deed, rectifying the name as Shri Jagdishbhai alias Rameshbhai Mohanbhai Koli was executed between the parties, which was registered at No. 884, dated 06.03.2003 with the Sub-Registrar, Rajkot and to that effect Entry No. 822, dated 26.07.2004 was mutated in Village Form No. VI, .

Then, on the death of Nathabhai Mohanbhai, the succession Entry No. 911, dated 15.01.2007 was mutated in the name of deceased's legal heirs, Shri Vajiben Nathabhai and Others.

declaration of their share in the aforesaid land before the Court of Civil Judge, Sr. Division, Rajkot.

It transpires that the parties to the suit were arrived at compromise and the Plaintiffs of the suit, Shri Jituben Mohanbhai Koli and Others had no objection for land admeasuring 2 A 18 G, which was purchased by Shri Laljibhai Jagabhai Bhanderi and Others from Shri Rameshbhai Mohanbhai Koli and Others and the Plaintiffs have waived their claim and their respective right, share and interest in respect of land admeasuring 2 A 18 G of Survey No. 653 paiki in favour of the defendants of the suit, Shri Rameshbhai Mohanbhai Koli and Others and compromise pursis were filed before the Hon'ble Court on 04.10.2007 accordingly.

That, Jitubhai Mohanbhai, Manjuben Mohanbhai and Hasanben Mohanbhai Koli, plaintiffs of the suit through their POA, Shri Sureshbhai Jadavbhai have made Affidavit on 21.09.2007 for confirming the transaction of Shri Laljibhai Jerambhai.

Shri Rameshbhai Mohanbhai Koli and Others had executed a Power of Attorney authorizing Shri Chanabhai Harjibhai Moliya to do acts and things on their behalf in respect of aforesaid land of Survey No. 653 paiki of Rajkot on 09.05.2007.

Shri Rameshbhai Mohanbhai Koli and Others had sold the aforesaid land admeasuring 2 A 18 G of Survey No. 653 paiki of Rajkot to Shri Laljibhai Jagabhai Bhanderi and 2 Others by the sale deed registered at NO. 11125, dated 15.10.2007 with the Sub-Registrar, Rajkot.

Shri Laljibhai Jagabhai Bhanderi and 2 Others have made an Affidavit to the effect that they have purchased the aforesaid land from Shri Rameshbhai M. Koli and Others by the registered sale deed. At the time of purchase, Original Sale Deed registered at

the same are also not pending for stamp duty adjudication authority and on receipt thereof, the same will be handed over it by them to the concerned purchasers.

Shri Laljibhai Jagabhai Bhanderi and two Others had sold the aforesaid land admeasuring 2 A 18 G of Survey No. 653 paiki 1 paiki 1 of Rajkot to Shri Harjibhai Jivabhai Mokariya, HUF (2) Shri Rambhai Harjibhai Mokariya, HUF and (3) Shri Maulikbhai Rambhai Mokariya by the sale deed registered at No. 5812, dated 20.05.2008 with the Sub-Registrar, Rajkot.

It transpires that due to mistake, the name of Shri Harjibhai Jivabhai Mokariya, HUF, Karta : Shri Rambhai Harjibhai Mokariya was written in the above sale deed, instead of Shri Rambhai Harjibhai Mokariya in his individual capacity and therefore, the Correction Deed, rectifying and confirming the same was executed between the parties, which was registered at No. 8415, dated 07.08.2008 with the Sub-Registrar, Rajkot and for that said sale transaction, Entry No. 985 was mutated in the Village Form No. VI.

Shri Maulik Rambhai Mokariya had executed a Power of Attorney, on dated 15.01.2014. authorizing Shri Rambhai Harjibhai Mokariya to do acts and things on his behalf.

Shri Khimjibhai Harjibhai Mokariya and Shri Bhanjibhai Harjibhai Mokariya, members of HUF of Shri Harjibhai Jivabhai Mokariya had executed a Power of Attorney authorizing Shri Rambhai Harjibhai Mokariya to do acts and things on their behalf in respect of aforesaid land on 25.04.2019 and also ratified the above transaction and confirming the correctness of the Correction Deed and also for execution of registered confirmation deed.

Subsequently, Shri Khimjibhai Harjibhai Mokariya and Shri Bhanjibhai Harjibhai Mokariya

On implementation of T. P. Scheme No. 23 of Rajkot, Final Plot No. 28/1 and 28/2 were assigned to the aforesaid land of Survey No. 653 paiki of Rajkot with area admeasuring total 13529 Sq. Mtrs. of the Scheme, as disclosed from the Entry from Redistribution & Valuation Statement with the Sketch of Final Plot.

Shri Rambhai Harjibhai Mokariya and Others had applied to the Collector, Rajkot to grant the permission to convert agricultural land admeasuring total 6742 Sq. Mtrs. of Final Plot No. 28/2, T. P. Scheme No. 23, Survey No. 653 paiki 1 paiki 1 of Rajkot into NA for residential purpose, which in turn was granted by Order, dated 19.04.2011. The layout plan and plotting was approved. As per the approved Lay out Plan, entire land is plotted as Plot Nos. 1 to 56.

The City Survey Inquiry was held and the occupancy rights of Shri Rambhai Harjibhai Mokariya and Others were accepted, assigning City Survey No. 25/2/1 to 25/2/56 in Sheet NO. 530, City Survey Ward No. 18 of Rajkot and Entries to that effect were made in the Property Register by Endorsement, dated 21.05.2011, which are on the file.

Shri Rambhai Harjibhai Mokariya, HUF and Shri Maulikbhai Rambhai Mokariya had sold the Land admeasuring total 1524.44 Sq. Mtrs. of Plot Nos. 31 to 35, 46 to 50, 14 to 17, 55 and 56 of Survey No. 653 paiki 1 paiki 1 of Rajkot to Shri Kashyapbhai Savjibhai Bambharoliya and 3 Others by the sale deed registered at No. 7148, dated 20.06.2011 with the Sub-Registrar, Rajkot.

It transpires that in the above sale deed, the names of the seller were written as Shri Rambhai Harjibhai Mokariya, HUF and Shri Maulikbhai Rambhai Mokariya, instead of Shri Rambhai Harjibhai Mokariya, Shri Rambhai Harjibhai Mokariya, HUF and Shri Maulikbhai Rambhai Mokariya.

admeasuring total 1569.49 Sq. Mtrs. of Plot Nos. 1 to 9 and 22 to 25, 51 and 52 of Survey No. 653 paiki 1 paiki 1 of Rajkot to Shri Bhagwatsinh Pratapsinh Vala, HUF and Shri Keshubhai R. Mori, HUF by the sale deed registered at No. 7152, dated 20.06.2011 with the Sub-Registrar, Rajkot.

It transpires that in the above sale deed, the names of the seller were written as Shri Rambhai Harjibhai Mokariya, HUF and Shri Maulikbhai Rambhai Mokariya, instead of Shri Rambhai Harjibhai Mokariya, Shri Rambhai Harjibhai Mokariya, HUF and Shri Maulikbhai Rambhai Mokariya and therefore the Correction Deed, rectifying and confirming the above facts, which was registered at No. 408, dated 16.01.2015 with the Sub-Registrar, Rajkot.

Shri Rambhai Harjibhai Mokariya, HUF and Shri Maulikbhai Rambhai Mokariya had sold the Land admeasuring total 335.00 Sq. Mtrs. of Plot Nos. 10, 11, 21, 20 and 36 of Survey No. 653 paiki 1 paiki 1 of Rajkot to Shri Dhamendra Vinodrai Joshi and 3 Others by the sale deed registered at No. 7153, dated 20.06.2011 with the Sub-Registrar, Rajkot.

It transpires that in the above sale deed, the names of the seller were written as Shri Rambhai Harjibhai Mokariya, HUF and Shri Maulikbhai Rambhai Mokariya, instead of Shri Rambhai Harjibhai Mokariya, Shri Rambhai Harjibhai Mokariya, HUF and Shri Maulikbhai Rambhai Mokariya and therefore the Correction Deed, rectifying and confirming the above facts, which was registered at No. 409, dated 16.01.2015 with the Sub-Registrar, Rajkot.

Shri Rambhai Harjibhai Mokariya, HUF and Shri Maulikbhai Rambhai Mokariya had sold the Land admeasuring total 127.45 Sq. Mtrs. of Plot Nos. 53 and 54 of Survey No. 653 paiki 1 paiki 1 of Rajkot to Shri Nileshbhai M. Patel by the sale deed registered at No. 7154, dated 20.06.2011 with the Sub-Registrar, Rajkot.

Maulikbhai Rambhai Mokariya and therefore the Correction Deed, rectifying and confirming the above facts, which was registered at No. 400, dated 16.01.2015 with the Sub-Registrar, Rajkot.

Shri Rambhai Harjibhai Mokariya, HUF and Shri Maulikbhai Rambhai Mokariya had sold the Land admeasuring total 335.00 Sq. Mtrs. of Plot Nos. 12, 13, 18, 19 and 37 of Survey No. 653 paiki 1 paiki 1 of Rajkot to Shri Janakbhai Jayantilal Trivedi by the sale deed registered at No. 7155, dated 20.06.2011 with the Sub-Registrar, Rajkot.

It transpires that in the above sale deed, the names of the seller were written as Shri Rambhai Harjibhai Mokariya, HUF and Shri Maulikbhai Rambhai Mokariya, instead of Shri Rambhai Harjibhai Mokariya, Shri Rambhai Harjibhai Mokariya, HUF and Shri Maulikbhai Rambhai Mokariya and therefore the Correction Deed, rectifying and confirming the above facts, which was registered at No. 398, dated 16.01.2015 with the Sub-Registrar, Rajkot.

Shri Rambhai Harjibhai Mokariya, HUF and Shri Maulikbhai Rambhai Mokariya had sold the Land admeasuring total 66.94 Sq. Mtrs. of Plot No. 45 of Survey No. 653 paiki 1 paiki 1 of Rajkot to Shri Satarbhai Abdulbhai Godhaviya by the sale deed registered at No. 7157, dated 20.06.2011 with the Sub-Registrar, Rajkot.

It transpires that in the above sale deed, the names of the seller were written as Shri Rambhai Harjibhai Mokariya, HUF and Shri Maulikbhai Rambhai Mokariya, instead of Shri Rambhai Harjibhai Mokariya, Shri Rambhai Harjibhai Mokariya, HUF and Shri Maulikbhai Rambhai Mokariya and therefore the Correction Deed, rectifying and confirming the above facts, which was registered at No. 401, dated 16.01.2005 with the Sub-Registrar, Rajkot.

No. 7158, dated 20.06.2011 with the Sub-Registrar, Rajkot.

It transpires that in the above sale deed, the names of the seller were written as Shri Rambhai Harjibhai Mokariya, HUF and Shri Maulikbhai Rambhai Mokariya, instead of Shri Rambhai Harjibhai Mokariya, Shri Rambhai Harjibhai Mokariya, HUF and Shri Maulikbhai Rambhai Mokariya and therefore the Correction Deed, rectifying and confirming the above facts, which was registered at No. 403, dated 16.01.2005 with the Sub-Registrar, Rajkot.

Shri Rambhai Harjibhai Mokariya, HUF and Shri Maulikbhai Rambhai Mokariya had sold the Land admeasuring 66.94 Sq. Mtrs. of Plot No. 44 of Survey No. 653 paiki 1 paiki 1 of Rajkot to Shri Gitaben Keshavlal Patel and Shri Satarbhai Abdulbhai Godhaviya by the sale deed registered at No. 7159, dated 20.06.2011 with the Sub-Registrar, Rajkot.

It transpires that in the above sale deed, the names of the seller were written as Shri Rambhai Harjibhai Mokariya, HUF and Shri Maulikbhai Rambhai Mokariya, instead of Shri Rambhai Harjibhai Mokariya, Shri Rambhai Harjibhai Mokariya, HUF and Shri Maulikbhai Rambhai Mokariya and therefore the Correction Deed, rectifying and confirming the above facts, which was registered at No. 402, dated 16.01.2015 with the Sub-Registrar, Rajkot.

Shri Rambhai Harjibhai Mokariya, HUF and Shri Maulikbhai Rambhai Mokariya had sold the Land admeasuring total 419.20 Sq. Mtrs. of Plot Nos. 38 to 41 of Survey No. 653 paiki 1 paiki 1 of Rajkot to Shri Ashwinbhai Pratapsinh Vala, HUF by the sale deed registered at No. 7161, dated 20.06.2011 with the Sub-Registrar, Rajkot.

It transpires that in the above sale deed, the names of the seller were written as

facts, which was registered at No. 404, dated 16.01.2005 with the Sub-Registrar, Rajkot.

Shri Rambhai Harjibhai Mokariya, HUF and Shri Maulikbhai Rambhai Mokariya had sold the Land admeasuring total 605.97 Sq. Mtrs. of Plot Nos. 26 to 30 of Survey No. 653 paiki 1 paiki 1 of Rajkot to Shri Babubhai Devabhai Mori by the sale deed registered at No. 9824, dated 12.08.2011 with the Sub-Registrar, Rajkot.

It transpires that in the above sale deed, the names of the seller were written as Shri Rambhai Harjibhai Mokariya, HUF and Shri Maulikbhai Rambhai Mokariya, instead of Shri Rambhai Harjibhai Mokariya, Shri Rambhai Harjibhai Mokariya, HUF and Shri Maulikbhai Rambhai Mokariya and therefore the Correction Deed, rectifying and confirming the above facts, which was registered at No. 405, dated 16.01.2015 with the Sub-Registrar, Rajkot.

On the strength of the above sale deeds, the land so purchased by respective purchasers have been transferred in their respective names in the Property Register by Endorsement, as disclosed from the Entries on the file.

Shri Sadik Ramjanbhai Halani, 2) Shri Hardik Kirtikumar Shah, 3) Shri Devendrasinh Ranjitsinh Jadeja, 4) Shri Chandrikaben Mansukhkumar Vekariya, 5) Shri Harit Mukundbhai Palan, 6) Shri Maunish Ashokbhai Pithadiya, 7) Shri Virabhai Rajabhai Humbal and 8) Shri Dipakbhai Chunilal Pithadiya have constituted a partnership firm to do the business in the name and style of M/s. GULMAHOR INFRA and the partnership deed was executed between them on 22.05.2019, which is registered at No. 3752, dated 22.05.2019 with the Sub-Registrar, Rajkot. From the recital of the said partnership deed on Page 5 and 6, it transpires that all any one of the the partners of the Firm to execute necessary documents.

25/2/30 in City Survey Ward No. 18 of Rajkot from Shri Bhagwatsinh Pratapsinh Vala, HUF, owner of Plot Nos. 1, 2, 22, 23, 24, and 25; Shri Keshubhai R. Mori, HUF, owner of Plot Nos. 3 to 9; Shri Dharmendra Vinodrai Joshi and Shri Alpesh Vinodrai Joshi, owners of Plot Nos. 10 and 11; Shri Heenaben Dharmendrabhai Joshi and Shri Kosambiben Alpeshbhai Joshi, owners of Plot Nos. 20 and 21; Shri Janakbhai Jayantilal Trivedi, owner of Plot Nos. 12, 13, 18 and 19; Shri Saraswatiben Jagdishbhai Dudhat, owner of Plot Nos. 14 to 17 and Shri Babubhai Devabhai Mori, owner of Plot Nos. 26 to 30 by the sale deed registered at No. 8606, dated 11.07.2019 with the Sub-Registrar, Rajkot.

M/s. GULMAHOR INFRA, a Partnership Firm has also purchased the Land admeasuring total 1905.87 Sq. Mtrs. of Plot Nos. 31 to 50 of Survey No. 653 paiki 1 paiki 1 of Rajkot, bearing City Survey No. 25/2/31 to 25/2/50 in City Survey Ward No. 18 of Rajkot from Shri Sonalben Dhirajlal Dudnat, owner of Plot Nos. 31 to 33; Shri Kashyapbhai Savjibhai Bambharoliya, owner of Plot Nos. 34, 35 and 50; Shri Pratikbhai Savjibhai Bambharoliya, owner of Plot Nos. 46 to 49; Shri Heenaben Dharmendrabhai Joshi and Shri Kosambiben Alpeshbhai Joshi, owners of Plot Nos. 36; Shri Janakbhai Jayantilal Trivedi, owner of Plot No. 37; Shri Ashwinbhai Pratapsinh Vala, HUF, owner of Plot Nos. 38 to 41; Shri Gitaben Keshavlal Patel, owner of Plot Nos. 42, 43 and 44; Shri Satarbhai Abdulbhai Godhaviya, owner of Plot No. 45 by the sale deed registered at No. 8602, dated 11.07.2019 with the Sub-Registrar, Rajkot.

M/s. GULMAHOR INFRA, a Partnership Firm has also purchased the Land admeasuring total 663.29 Sq. Mtrs. of Plot Nos. 51 to 56 of Survey No. 653 paiki 1 paiki 1 of Rajkot, bearing City Survey No. 25/2/51 to 25/2/56 in City Survey Ward No. 18 of Rajkot from Shri Keshubhai R. Mori, HUF, owner of Plot Nos. 51 and 52; Shri Nileshbhai M. Patel, owner of Plot Nos. 53 to 56 by the sale deed registered at No. 8603, dated 11.07.2019 with the Sub-Registrar, Rajkot.

On the strength of the above sale deeds, M/s. GULMAHOR INFRA, a Partnership Firm has applied to the City Survey Supdt., Rajkot to transfer the land of Plot No. 1 to 56 in its name in the Property Register, as disclosed from the copies of the application, dated 12.07.2019 submitted to City Survey Supdt., Rajkot.

Shri Bhagwatsinh P. Vala, HUF and Other plots holders of Plot Nos. 1 to 56 have also made a Declaration to the effect that they have purchased the land of different plots from different owners by different registered sale deeds. By mistake, the nature of documents in their above sale deeds has been written as "Original", instead of copies. Actually, the original title deeds have been handed over to Shri Babubhai Devabhai Mori at the time of purchase.

Shri Babubhai Devabhai Mori has also made a Declaration to that effect that the Original Sale Deed, registered at No. 3786, dated 19.08.2002 with its Original Registration Receipt (2) Original Correction Deed, registered at No. 884, dated 06.03.2003 with its Original Registration Receipt have been lost and not traceable and that the same has not been misused anywhere.

Shri Dipakbhai Chunilal Pithadiya, authorized partners of M/s. GULMAHOR INFRA, a Partnership Firm has made an Affidavit to the effect that the property in question is in the use and occupation of the Firm and the same is without any encumbrance. He has, further, declared on oath that the original title deeds, pertaining to the property are in the custody of the Firm and no charge or encumbrance has been created over it by the Firm. He has also declared on oath that at present, there are Eight partners in the Firm, as per the registered Partnership Deed No. 3752, dated 22.05.2019 and no change in the constitution of the Firm has taken place thereafter. He has been authorized by the partners of the Firm to execute necessary documents on behalf of the Firm.

the property more particularly described in Para 2 hereianbove.

(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. GULMAHOR INFRA, a Partnership Firm in respect of the property described in Para-2 hereinabove are covered with all respective title deeds. The right, title and interest in respect of the aforesaid property of said M/s. GULMAHOR INFRA, a Partnership Firm over the above referred property are clear, marketable, and free from any encumbrance and beyond reasonable doubt.

Thanking You.

Yours Faithfully,



P. S. Kothari
(P. S. KOTHARI)
ADVOCATE

24/07/2019

SCHEDULE

Land admeasuring 400.52 Sq. Mtrs. of Plot No. 1 is bounded as under :

NORTH : 12.00 Mtr. Wide T. P. Road
SOUTH : Plot No. 2
EAST : Plot No. 30
WEST : 12.00 Mtr. Wide T. P. Road

Land admeasuring 67.09 Sq. Mtrs. of Plot No. 2 is bounded as under :

NORTH : Plot No. 1
SOUTH : Plot No. 3
EAST : Plot No. 29
WEST : 12.00 Mtr. Wide T. P. Road

Land admeasuring 67.09 Sq. Mtrs. of Plot No. 3 is bounded as under :

NORTH : Plot No. 2
SOUTH : Plot No. 4
EAST : Plot No. 28
WEST : 12.00 Mtr. Wide T. P. Road

Land admeasuring 67.09 Sq. Mtrs. of Plot No. 4 is bounded as under :

NORTH : Plot No. 3
SOUTH : Plot No. 5
EAST : Plot No. 27
WEST : 12.00 Mtr. Wide T. P. Road

Land admeasuring 67.09 Sq. Mtrs. of Plot No. 5 is bounded as under :

NORTH : Plot No. 4
SOUTH : Plot No. 6
EAST : Plot No. 26
WEST : 12.00 Mtr. Wide T. P. Road

Land admeasuring 67.09 Sq. Mtrs. of Plot No. 6 is bounded as under :

NORTH : Plot No. 5
SOUTH : Plot No. 7

[2]

Land admeasuring 67.09 Sq. Mtrs. of Plot No. 7 is bounded as under :

NORTH : Plot No. 6
SOUTH : Plot No. 8
EAST : Plot No. 24
WEST : 12.00 Mtr. Wide T. P. Road

Land admeasuring 67.09 Sq. Mtrs. of Plot No. 8 is bounded as under :

NORTH : Plot No. 7
SOUTH : Plot No. 9
EAST : Plot No. 23
WEST : 12.00 Mtr. Wide T. P. Road

Land admeasuring 67.09 Sq. Mtrs. of Plot No. 9 is bounded as under :

NORTH : Plot No. 8
SOUTH : Plot No. 10
EAST : Plot No. 22
WEST : 12.00 Mtr. Wide T. P. Road

Land admeasuring 67.09 Sq. Mtrs. of Plot No. 10 is bounded as under :

NORTH : Plot No. 9
SOUTH : Plot No. 11
EAST : Plot No. 21
WEST : 12.00 Mtr. Wide T. P. Road

Land admeasuring 67.09 Sq. Mtrs. of Plot No. 11 is bounded as under :

NORTH : Plot No. 10
SOUTH : Plot No. 12
EAST : Plot No. 20
WEST : 12.00 Mtr. Wide T. P. Road

Land admeasuring 67.09 Sq. Mtrs. of Plot No. 12 is bounded as under :

NORTH : Plot No. 11

[3]

NORTH : Plot No. 12
SOUTH : Plot No. 14
EAST : Plot No. 18
WEST : 12.00 Mtr. Wide T. P. Road

Land admeasuring 67.09 Sq. Mtrs. of Plot No. 14 is bounded as under :

NORTH : Plot No. 13
SOUTH : Plot No. 15
EAST : Plot No. 17
WEST : 12.00 Mtr. Wide T. P. Road

Land admeasuring 67.09 Sq. Mtrs. of Plot No. 15 is bounded as under :

NORTH : Plot No. 14
SOUTH : Adjoining F. P. No. 26/3
EAST : Plot No. 16
WEST : 12.00 Mtr. Wide T. P. Road

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 16 is bounded as under :

NORTH : Plot No. 17
SOUTH : Adjoining F. P. No. 26/3
EAST : 7.50 Mtr. Wide T. P. Road
WEST : Plot No. 15

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 17 is bounded as under :

NORTH : Plot No. 18
SOUTH : Plot No. 16
EAST : 7.50 Mtr. Wide T. P. Road
WEST : Plot No. 14

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 18 is bounded as under :

NORTH : Plot No. 19
SOUTH : Plot No. 17
EAST : 7.50 Mtr. Wide T. P. Road
WEST : Plot No. 13

[4]

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 20 is bounded as under :

NORTH : Plot No. 21
SOUTH : Plot No. 19
EAST : 7.50 Mtr. Wide T. P. Road
WEST : Plot No. 11

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 21 is bounded as under :

NORTH : Plot No. 22
SOUTH : Plot No. 20
EAST : 7.50 Mtr. Wide T. P. Road
WEST : Plot No. 10

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 22 is bounded as under :

NORTH : Plot No. 23
SOUTH : Plot No. 21
EAST : 7.50 Mtr. Wide T. P. Road
WEST : Plot No. 9

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 23 is bounded as under :

NORTH : Plot No. 24
SOUTH : Plot No. 22
EAST : 7.50 Mtr. Wide T. P. Road
WEST : Plot No. 8

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 24 is bounded as under :

NORTH : Plot No. 25
SOUTH : Plot No. 23
EAST : 7.50 Mtr. Wide T. P. Road
WEST : Plot No. 7

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 25 is bounded as under :

NORTH : Plot No. 26

[5]

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 26 is bounded as under :

NORTH : Plot No. 27
SOUTH : Plot No. 25
EAST : 7.50 Mtr. Wide T. P. Road
WEST : Plot No. 5

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 27 is bounded as under :

NORTH : Plot No. 28
SOUTH : Plot No. 26
EAST : 7.50 Mtr. Wide T. P. Road
WEST : Plot No. 4

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 28 is bounded as under :

NORTH : Plot No. 29
SOUTH : Plot No. 27
EAST : 7.50 Mtr. Wide T. P. Road
WEST : Plot No. 3

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 29 is bounded as under :

NORTH : Plot No. 30
SOUTH : Plot No. 28
EAST : 7.50 Mtr. Wide T. P. Road
WEST : Plot No. 2

Land admeasuring 338.21 Sq. Mtrs. of Plot No. 30 is bounded as under :

NORTH : 12.00 Mtr. Wide T. P. Road
SOUTH : Plot No. 29
EAST : 7.50 Mtr. Wide T. P. Road
WEST : Plot No. 1

Land admeasuring 312.43 Sq. Mtrs. of Plot No. 31 is bounded as under :

[6]

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 32 is bounded as under :

NORTH : Plot No. 31
SOUTH : Plot No. 33
EAST : Plot No. 49
WEST : 7.50 Mtr. Wide Road

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 33 is bounded as under :

NORTH : Plot No. 32
SOUTH : Plot No. 34
EAST : Plot No. 48
WEST : 7.50 Mtr. Wide Road

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 34 is bounded as under :

NORTH : Plot No. 33
SOUTH : Plot No. 35
EAST : Plot No. 47
WEST : 7.50 Mtr. Wide Road

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 35 is bounded as under :

NORTH : Plot No. 34
SOUTH : Plot No. 34
EAST : Plot No. 46
WEST : 7.50 Mtr. Wide Road

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 36 is bounded as under :

NORTH : Plot No. 35
SOUTH : Plot No. 37
EAST : Plot No. 45
WEST : 7.50 Mtr. Wide Road

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 37 is bounded as under :

NORTH : Plot No. 36

[7]

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 38 is bounded as under :

NORTH : Plot No. 37
SOUTH : Plot No. 39
EAST : Plot No. 43
WEST : 7.50 Mtr. Wide Road

Land admeasuring 142.66 Sq. Mtrs. of Plot No. 40 is bounded as under :

NORTH : Plot No. 39
SOUTH : Common Plot
EAST : Plot No. 41
WEST : 7.50 Mtr. Wide Road

Land admeasuring 142.66 Sq. Mtrs. of Plot No. 41 is bounded as under :

NORTH : Plot No. 42
SOUTH : Common Plot
EAST : 7.50 Mtr. Wide Road
WEST : Plot No. 40

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 42 is bounded as under :

NORTH : Plot No. 43
SOUTH : Plot No. 41
EAST : 7.50 Mtr. Wide Road
WEST : Plot No. 39

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 43 is bounded as under :

NORTH : Plot No. 44
SOUTH : Plot No. 42
EAST : 7.50 Mtr. Wide Road
WEST : Plot No. 38

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 44 is bounded as under :

NORTH : Plot No. 45

[8]

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 45 is bounded as under :

NORTH : Plot No. 46
SOUTH : Plot No. 44
EAST : 7.50 Mtr. Wide Road
WEST : Plot No. 36

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 46 is bounded as under :

NORTH : Plot No. 47
SOUTH : Plot No. 45
EAST : 7.50 Mtr. Wide Road
WEST : Plot No. 35

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 47 is bounded as under :

NORTH : Plot No. 48
SOUTH : Plot No. 46
EAST : 7.50 Mtr. Wide Road
WEST : Plot No. 34

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 48 is bounded as under :

NORTH : Plot No. 49
SOUTH : Plot No. 47
EAST : 7.50 Mtr. Wide Road
WEST : Plot No. 33

Land admeasuring 66.94 Sq. Mtrs. of Plot No. 49 is bounded as under :

NORTH : Plot No. 50
SOUTH : Plot No. 47
EAST : 7.50 Mtr. Wide Road
WEST : Plot No. 32

Land admeasuring 237.08 Sq. Mtrs. of Plot No. 50 is bounded as under :

NORTH : 12.00 Mtr. Wide T. P. Road

[9]

Land admeasuring 297.66 Sq. Mtrs. of Plot No. 51 is bounded as under :

NORTH : 12.00 Mtr. Wide T. P. Road
SOUTH : Plot No. 52
EAST : Adjoining T. P. Boundary
WEST : 7.50 Mtr. Wide Road

Land admeasuring 66.83 Sq. Mtrs. of Plot No. 52 is bounded as under :

NORTH : Plot No. 51
SOUTH : Plot No. 53
EAST : Adjoining T. P. Boundary
WEST : 7.50 Mtr. Wide Road

Land admeasuring 64.76 Sq. Mtrs. of Plot No. 53 is bounded as under :

NORTH : Plot No. 52
SOUTH : Plot No. 54
EAST : Adjoining T. P. Boundary
WEST : 7.50 Mtr. Wide Road

Land admeasuring 62.69 Sq. Mtrs. of Plot No. 54 is bounded as under :

NORTH : Plot No. 53
SOUTH : Plot No. 55
EAST : Adjoining T. P. Boundary
WEST : 7.50 Mtr. Wide Road

Land admeasuring 60.63 Sq. Mtrs. of Plot No. 55 is bounded as under :

NORTH : Plot No. 54
SOUTH : Plot No. 56
EAST : Adjoining T. P. Boundary
WEST : 7.50 Mtr. Wide Road

Land admeasuring 110.72 Sq. Mtrs. of Plot No. 56 is bounded as under :

NORTH : Plot No. 55
SOUTH : Common Plot

અરજી પહોંચ

મિલકત નું વર્ણન : વો નં.18 સી.સ.નં.25/2/1 થી 25/2/56 પ્લોટ નં.1 થી 56 ટી.પી.સ્કીમ.23
એફ.પી.28/2 રે.સ.નં.653 પૈકી1 પૈકી1

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર 2016022021023 અરજી નંબર
તારીખ 23 માહે

94346 અરજી વર્ષ
જુલાઈ સને

2016
2016

રજુ કરનારનું નામ પંકજભાઈ એસ.કોઠારી(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: 1989 1998
દંડ કલમ-24.....
કલમ-34 (કલમ-49).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-2 ફી.....

50.00

કુલ એકદરે રૂ.

50.00

અંકે રૂપિયા સાઈઠ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં

RAHUL KANTIBHAI JANI

સબ રજીસ્ટ્રાર

રાજકોટ - 1

અરજી પહોંચ

મેલકતનું વર્ણન રે.સ.નં. 643 પેકી 1 પેકી 1, પ્લોટ નં. 1 થી 56, સી.સ.નં.
25/2/1 થી 25/2/56, વોર્ડ નં. 18
Search in : રાજકોટ-1/RAJKOT-1

પહોંચ નંબર: 2016028014896

અરજી નંબર:

૯૬૫૮

અરજી વર્ષ:

૨૦૧૯

તા: ૨૪

માહે: જુલાઈ

સને: ૨૦૧૯

રજુ કરનારનું નામ પંકજભાઈ એસ.કોઠારી (એડ) શોધ

નીચે પ્રમાણે ફી પહોંચી

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.....

Year :

૧૯૯૮

૨૦૧૨

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૮૫

અંકે રૂપિયાપંચયાંસી પુરા.

દસ્તાવેજ

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

(Praful Kanani Modi)

સબ રજીસ્ટ્રાર

રાજકોટ - 3

IGR-NIC

23175819771026491

૨૪/૭/૨૦૧૯

૧૧:૪૦:૨૪ am

અરજી પહોંચ

મિલકત નું વર્ણન : સી સ નં:25/2/1 થી 25/2/56 ટી.પી.નં:23 એફ.પી.નં.28/2 રે સ નં.643 પૈકી 1 પૈકી
1 પ્લોટ નં:1 થી 56

Search in : CITY SURVEY WARD No. 18/CITY SURVEY WARD No. 18

પહોંચ નંબર ૨૦૧૮૦૨૩૦૨૨૮૧૬ અરજી નંબર ૧૩૬૬૪ અરજી વર્ષ ૨૦૧૮
તારીખ ૨૪ માહે જુલાઈ સને ૨૦૧૮

રજુ કરનારનું નામ પી.એસ.કોઠારી (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: 2012 2019
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૫૦.૦૦

અંકે રૂપીયા પચાંસ પુરા

કુલ એકંદરે રૂ. ૫૦.૦૦

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