

Advocate Gaurang K. Dhruv (B.com, L.L.B., M.B.A.)

Add :- 214, RK Prime, Nr.Nanamava Circle, 150 Feet Ring Road,
Rajkot.

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To whom It May Concern

Title Clarence Report

(1) Name and Address of the Owner of the Property:-

M/s. Real Enterprise - a partnership firm through its partners :-

1. Mansukhbhai Ukabhai Sorathiya.

2. Vishal Mansukhbhai Sorathiya.

**At: " Real Prime ", Mavdi Survey No.80, Plot No.5/2, Bapasitaram
Chowk, Mavdi, Bypass, Village Mavdi, Rajkot- 60004.**

(2) DESCRIPTION OF THE PROPERTY :-

All the piece and parcel of open land area adm.942.00 sq. mtrs.of
Final Plot No. 5/2, Original Plot No.5 of T.P.S. No.21, bearing
R.s.No.80 within the limits of village Mavdi which is now included in
RMC limits, Registration District Rajkot and state of Gujrat. with the
on going construction of commercial High rise building over it in
progress and known as " Real Point " and entire property is
bounded as under :-

Boundaries of Property is as under:

North :- D.P. Road is there. Curve is there that side.
South :- T.P. Reservation is there.
East :- 12-00 Mts. Road is there.
West :- 24-00 Mts. Road is there.



(3) DESCRIPTION OF THE DOCUMENTS ::-

1. True Copy of the Construction permission No.306, dated 31/03/2023 with Commencement Certificate and approve building Plans issued by RMC.
2. True copy of Village Form No.2 issued in the name of M/s. Real Enterprise, a partnership firm.
3. True copy of registered change in partnership deed No.:11392 dtd.:17/03/2022 executed within the partners of M/s. Real Enterprise, a partnership firm.
4. True copy of registered sale deed No.:6004 dtd.:26/09/2016 executed by Shri Parshotambhai Ghushabhai Sorathiya and others in favour of M/s. Real Enterprise, a partnership firm.
5. True copy of partnership deed dtd.: 21/10/2016, 07/09/2016 and 01/08/2015 of M/s. Real Enterprise, a partnership firm.
6. True copy of N.A. Order obtained at vide No.: N.A./Revised Plan/ Case Reg. No. 1/16-17, dated 03/09/2016.
7. True copy of permission for lay out sanctioned at vide 2, Dtd.:11/04/2016 issued by competent authority.
8. True copy of Heirship Certificate issued by Civil Judge (C.D.) Rajkot vide C.M.A. No. 938/2015, dated 30/10/2015 in the name of Shri Parshotambhai Ghushabhai and others.
9. True copy of Index-2 Issued by Sub Registrar, Rajkot-2.
10. True Copy of Order passed in the matter of Sp. Civil Case No.173/2015 on dated 09/09/2015 in the court of Principal Senior Civil judge, Rajkot.
11. True copy of Order passed by Principal Secretary of Gujarat Government vide order No.M.V.V./HKP/RJT/6/2005, dated 01/04/2006.
12. True copy of Order passed by Principal Secretary of Gujarat Government vide order No. M.V.V./HKP/RJT/6/2005, dated 13/09/2005.
13. True copy of Order passed by Collector Rajkot vide order No. Land/Rivision/108(6)-9/C4-05, dated 13/06/2005.
14. True copy of Order passed by Collector Rajkot vide order No.Land/Rivision/108(6)-9/04-05, dated 28/10/2004.
15. True copy of Order passed by Asst. Collector Rajkot vide order No. Prank/Appeal/L.R.Rules-108(5)Case No.32/2004, dated 19/10/2004.



16. True copy of Order passed by Addl. Collector Rajkot vide order No.Prank/Appeal/L.R.Rules-108(5) Case No.32/2004, dated 06/08/2004.
17. True copy of registered sale deed No.:4057, dtd.:11/12/2003 executed by Shri Hirabhai Ghushabhai Virda as a Power of Attorney of Shri Ghushabhai Ramjibhai Sorathiya and others in favour of Shri Devrajibhai Govindbhai Jadav.
18. True copy of Heirship Certificate issued by Civil Judge (C.D.) Rajkot vide C.M.A. No. 254/2003, dated 11/08/2003 in the name of Shri Ghushabhai Ramjibhai and others.
19. True copy of power of attorney dtd.:15/09/2002 executed by Shri Ghushabhai Ramjibhai Sorathiya and others in favour of Shri Hirabhai Ghushabhai Virda.
20. True copy of N.A. Order obtained at vide No.: Rev/461/N.A./WS/5209, dated 23/03/1966.
21. True Copy of the Entry from Redistribution & Valuation Statement with the Sketch of Final Plot No.5/1 and 5/2, T.P.Scheme 21 Mavdi.
22. True copy of Zone Certificate and Part Plan issued by RUDA.
23. Copy of Revenue Record Promulgations.
24. Copy of the Entry from Jungle Book, dated 25/06/1958 with the Sketch attached.

(4) TRACING OF THE TITLE :-

Looking to the above Documents papers etc. it appears that agricultural land of Survey No.80, acer 3-12 guntha of village Mavdi was in ownership and possession of Kanbi Ramjibhai Dharamshibhai vides entry No.253, dated 20/10/1961.

Thereafter Kanbi Ramjibhai Dharamshibhai had applied to the DDO, Rajkot for granting permission to use the above land acer 3-12g, of Survey No. 80 of village Mavdi for residential purpose and the DDO has granted the Permission vide his order No. Rev/461/N.A./WS/5209, dated 23/03/1966 for residential purposes. It appears that Mutation Entry No.848, dated 11/08/1967. The lay out plan was also approved accordingly.



Thereafter Shri Ghushabhai Ramjibhai Sorathiya and others had executed a power of Attorney authorizing Shri Hirabhai Ghushabhai Virda to do acts and things on their behalf in respect of land of Survey No. 80 of Village :- Mavdi on 15/09/2002.

Thereafter On the death of Kanbi Ramjibhai Dharamshibhai his respective legal heirs namely 1. Ghushabhai Ramjibhai, 2. Nagjibhai Ramjibhai, 3. Hakabhai Ramjibhai and 4. Devjibhai Ramjibhai were entered in the revenue record by Entry No. 6825, dated 08/01/2003 in respect of Non-agricultural lands of village Mavdi Revenue Survey No.:80, Plot No. 1 to 22, admeasuring 13354-65 Sq. Mts. which was certified accordingly.

Thereafter On the death of Kanbi Ramjibhai Dharamshibhai; the legal heirs of deceased, Ghushabhai Ramjibhai and others (total-16) had applied to the Court of Civil Judge, Sr. Division, Rajkot by filing CMA No. 254/2003 to issue the Heirship Certificate in respect of Plot No. 1 to 22, admeasuring 13354.65.78 Sq. Mts. of Mavdi Survey No. 80; which in turn was granted and the Heirship Certificate was issued in their names by Hon'ble Court on 11/08/2003. The same is mutated in revenue records vide entry No.6994 Dt: 15/09/2003.

Thereafter out of said N.A. lands, lands of Plot No.: 2 to 13 and 19 to 22, totally land admeasuring 6502.60 Sq. Mts. is sold out by Shri Hirabhai Ghushabhai Virda as a Power of Attorney of Shil Ghushabhai Ramjibhai Sorathiya and others-16 to Shri Devrajibhai Govindbhai Jadav by registered sale deed No.: 4057, dtd.:11/12/2003. It is recited at vide entry No. 7059 dtd.:12/12/2003 in village form No.:6.

Thereafter Nagjibhai Ramjibhai and others-9 filed appeal in the Asst. Collector, Rajkot Court vide appeal No. Prank/Appeal/L.R.Rules-108(5)Case No.32/2004. The said appeal was rejected by Dy. Collector, Rajkot on dated 19/10/2004.

Thereafter Nagjibhai Ramjibhai and others-9 filed Revision application in the court of Rajkot Collector vide No.



...5...

Land/Rivision/108(6)-9/04-05. The said appeal was granted by Collector, Rajkot on dated 13/06/2005. The same is mutated in revenue records vide entry No.7707 dt.29/06/2005.

Thereafter Devrajbhai Govindbhai Jadav and others filed Revision application in the court of Principal Secretary of Gujarat Government vide No. M.V.V./HKP/RJT/6/2005. The said revision application was granted by Principal Secretary of Gujarat Government, Ahmedabad on dated 01/04/2006. The same is mutated in revenue records vide entry No.8539 dt.10/04/2006.

Thereafter Parshotambhai Ghusabhai and others (Total-14) filed civil suit against Hirabhai Ghusabhai Virda and others-3 vide Sp. Civil Application No. 173/2015. The compromised done in the said Civil Suit No. 173/2015 and as per compromised done in the said matter the Sale Deed No.4057, dated 11/12/2003 was cancelled as per order passed in the court. The same is mutated in revenue records vide entry No.24693 dt.22/09/2015.

Thereafter On the death of Ghusabhai Ramjibhai and Hakabhai Ramjibhai; the legal heirs of deceased Parshotambhai Ghusabhai and Others (total-5) had applied to the Court of Civil Judge, Sr. Division, Rajkot by filing CMA No. 938/2005 to issue the Heirship Certificate in respect of Plot No. 1 to 22, admeasuring 13354.65.78 Sq. Mts. of Mavdi Survey No. 80; which in turn was granted and the Heirship Certificate was issued in their names by Hon'ble Court on 30/10/2015. The same is mutated in revenue records vide entry No.24825 Dt: 23/03/2016.

Thereafter Parshotambhai Ghushabhai and others (total-14) applied to Collector Office, Rajkot for Revised N.A. Permission for land admeasuring 13355.00 Sq. Mt. of Survey No. 80, T.P. Scheme No. 21, F.P.No.5/1 and 5/2 of village Mavdi. This Revised N.A. Permission granted by Collector office, Rajkot by order No. N.A./Revised Plan/ Case Reg. No. 1/16-17, dated 03/09/2016. Entry thereof mutated vide No 24838 Dt: 08/09/2016.



...6...

A partnership firm enacted in name & style of M/s. Real Enterprise by vide partnership deed dtd.:01/0/2015 and a reconstituted partnership deed dtd.:07.09.2016 executed by partners of M/s. Real Enterprise. Consisting partners are **Mr. Mansukhbhai Ukabhai Sorathiya, Mr. Jentibhai Ukabhai Sorathiya, Mr. Vishal Mansukhbhai Sorathiya, Mr. Harshadbhai Popatbhai Malani, Mr. Rajnikantbhai Hirjibhai Shah.**

Thereafter Parshotambhai Ghushabhai and others (total-14), sold open land area adm.942.00 sq. mtrs.of Final Plot No. 5/2, Original Plot No.5 of T.P.S. No.21, bearing R.s.No.80 within the limits of village Mavdi which is now included in RMC limits, Registration District Rajkot and state of Gujrat. to M/s. Real Enterprise, a partnership firm by registered sale deed No.: 6004 dtd.:26/09/2016. An Entry to that effect was made and certified in village form no.2.

Thereafter of 3 partners namely **Mr.Jentibhai Ukabhai Sorathiya,Mr.Harshadbhai Popatbhai Malani, Mr.Rajnikantbhai Hirjibhai Shah** had retired from M/s.Real Enterprise Prtnership Firm and its property and **Mr. Mansukhbhai Ukabhai Sorathiya, Mr. Vishal Mansukhbhai Sorathiya,** are contiuing partners in said firm with the all the rights in property as well. and registered change in partnership deed No.:11392 dtd: 17/03/2022. An Entry to that effect was made and certified in village form no.2.

Thereafter M/s. Real Enterprise, a partnership firm had submitted a plan for the construction of high rise Commercial building on the aforesaid open land area adm.942.00 sq. mtrs.of Final Plot No. 5/2, Original Plot No.5 of T.P.S. No.21, bearing R.s.No.80 within the limits of village Mavdi. before RMC; which was approved and the permission was grated vide no.306, on 31/03/2023. The construction work is under progress and the building under construction is known as " REAL POINT ".

It transpires that M/s. Real Enterprise - a partnership firm is the owner of the property more particularly described in para 2 hereinabove.



(5) SEARCH:-

In the connection with the property, I have taken search in the office of Sub-registrar at Rajkot for the Period of last 30 years to the best of my knowledge and information derived from the same. I have not found anything objectionable to the above referred property. The said original search receipt No. 202302200009426, 202302300013013, and 202332600006942, Dtd: 10/04/2023 are produced herewith for record There are no prior mortgages/charges, whatsoever as could be seen from the record of the sub-registrar office, Rajkot for last 30 years pertaining to the immovable property covered by the above said title deeds.

(6) OPINION:-

On examination of the entire chain of the documents, I do, hereby certify that the right, title and interest of M/s. Real Enterprise - a partnership firm 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. Real Enterprise - a partnership firm over the above referred property are clear, marketable and beyond reasonable doubt.

Date:- 11/04/2023.

Place: Rajkot.

Yours faithfully,

A purple circular stamp is visible behind the signature. The text within the stamp includes "GAURANG K. DHURUV" at the top and "RAJKOT" at the bottom. The signature is written in black ink over the stamp.

Gaurang K. Dhruv

Advocate

G/1317/2007

Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

મિલકત નું વર્ણન : મવડી ના રે.સ.નં.80 ટી.પી.નં.21 એફ.પી.નં.5/2 ની જમીન ચો.મી.942.00

Search in : Mavdi/Mavdi

પહોંચ નંબર 202332600006942 અરજી નંબર 1981 અરજી વર્ષ 2023
તારીખ 10 માહે એપ્રિલ સને 2023

રજુ કરનારનું નામ G K Dhruv (Ad.)

ડ્રાન્જેક્સન નંબર 20230407478987465

નીચે પ્રમાણે ફી પહોંચી

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.....વર્ષ : 2012 થી 2023
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી
અન્ય ફી

રૂ. પૈસા

130.00



અંકે રૂપીયા એક સો ત્રીસ પુરા

કુલ એકદરે રૂ.

130.00


MOHIT GITESHBHAI BHADRESHVRA
સબ રજીસ્ટ્રાર
રાજકોટ - 6 - મવડી

Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

મિલકત નું વર્ણન : મવડી ના રે.સ.નં.80 ટી.પી.નં.21 એફ.પી.નં.5/2 ની જમીન ચો.મી.942.00

Search in : મવડી /MAVDI

પહોંચ નંબર	202302300013013	અરજી નંબર	6980	અરજી વર્ષ	2023
તારીખ	10	માહે	એપ્રિલ	સને	2023

રજુ કરનારનું નામ G K Dhruv (Ad.)

ડ્રાન્જેક્સન નંબર 20230407469363985

નીચે પ્રમાણે ફી પહોંચી

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.....વર્ષ : 1998 થી 2012
દંડ કલમ-24.....
કલમ-34 (કલમ-49).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-2 ફી
અન્ય ફી

રૂ. પૈસા

160.00

કુલ એકંદરે રૂ.

160.00

અંકે રૂપિયા એક સો સાઈઠ પુરા

A. N. Dasani
સબ રજીસ્ટ્રાર
રાજકોટ - 2

**Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ**

મિલકત નું વર્ણન : મવડી ના રે.સ.નં.80 ટી.પી.નં.21 એફ.પી.નં.5/2 ની જમીન ચો.મી.942.00

Search in : MAVDI-1/MAVDI-1

પહોંચ નંબર 2023022000004825

અરજી નંબર 5077

અરજી વર્ષ 2023

તારીખ 10

માહે એપ્રિલ

સને 2023

રજુ કરનારનું નામ G K Dhruv (Ad.)

ડ્રાન્જેક્સન નંબર 20230407395228606

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.....વર્ષ : 1993 થી 1998

90.00

ઈડ કલમ-24.....

કલમ-34 (કલમ-49).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-2 ફી

અન્ય ફી

કુલ એકંદરે રૂ.

90.00

અંકે રૂપિયા સીત્તેર પુરા



A.M. Desai
સબ રજીસ્ટ્રાર
રાજકોટ - 1