



Mo. 98248 00766

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SAURABH

P. PATEL

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

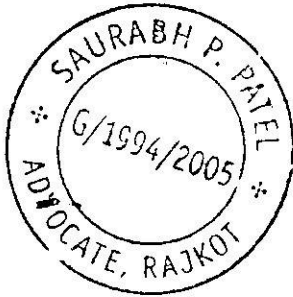
16/17 - Chitralekha Complex,
Near Prasang Hall,
150 ft. Ring Road,
Rajkot.

To Whom It May Concern

(TITLE CLEARANCE REPORT)

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

M/s. Sanskar Buildcon, a Partnership Firm, with
Partners :



- 1) Shri Jaybhai Rudabhai Tilala
- 2) Shri Vijaybhai Girdharbhai Sidpara
- 3) Shri Girdharbhai Mohanbhai Sidpara
- 4) Shri Shaileshbhai Lakhabhai Sidpara
- 5) Shri Bhupendrabhai Lakhabhai Sidpara
- 6) Shri Sureshbhai Bhimjibhai Rabdiya
- 7) Shri Dineshbhai Bhimjibhai Rabadiya
- 8) Shri Hemantbhai Shamjibhai Bhut
- 9) Shri Navinbhai Khodabhai Monpara
- 10) Shri Babulal Govindbhai Hapani
- 11) Shri Jayantibhai Dharamshibhai Bhut
- 12) Shri Anandbhai Chhaganbhai Patel

ADDRESS

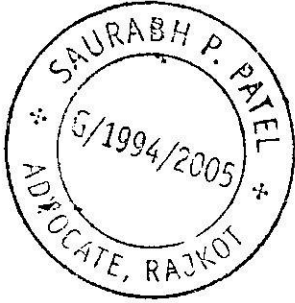
Mavdi Bypass Road, Nr. Sanskar City, 150 Feet Ring
Road, Rajkot.

(2) DESCRIPTION OF THE PROPERTY :

Land admeasuring 9293.43 Sq. Mtrs. of Sub plot No. 1/1 with the right to use of Land admeasuring 1082.95 Sq. Mtrs. of Common Plot with FSI rights etc. of Revenue Survey No.71 paiki 2 of Village Mavdi, Dist. : Rajkot with the construction of high residential and commercial building under progress and known as " Sanskar Sannidhya " and the entire property is bounded as under :

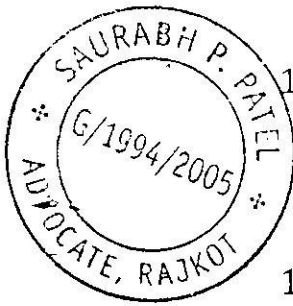
NORTH : Property of Others of Survey No.71 paiki 3
SOUTH : Road
EAST : Property of Others of Survey No. 63 paiki
WEST : Road

(3) DESCRIPTION OF THE DOCUMENTS:



1. Certified true copy of the Entry from Jungle Book, dated 01.07.1958.
2. True copy of the Entries from Survey Register.
3. True copy of Village Form No. VI, Entry No. 96, 97, 207, 870.
4. Original Sale Deed registered at No. 5232, dated 04.11.1999.
5. True copy of Village Form No. VI, Entry No. 1260, 21810.
6. True copy of the Entry from Hissa Form No. IV with the Sketch attached.
7. Original Sale Deed registered at No. 1113, dated 19.05.2014.
8. True copy of Village Form No. VI, Entry No. 22719; VIII A, Khata No. 213 and 12028 with VII & XII.
9. True copy of the Entry from Village Form No. II.

10. Original Correction Deed registered at No. 1629, dated 10.04.2018.
11. Original Lay out Permission No. 22, dated 02.01.2016 issued by RMC with the Layout Plan approved by it.
12. Certified true copy of the Order No. NA/LRCC/65/Case No. 1/16-17, dated 23.08.2016 passed by Collector, Rajkot.
13. Original Certificate, dated 12.04.2017 issued by Mamlatdar, Rajkot.
14. True copy of Village Form No. VI, Entry No. 24837 and 24824.
15. True copy of the Entry from Village Form No. II.
16. Original Zone Certificate, dated 04.09.2017 issued by Ruda with the Sketch attached.
17. Original Receipts, dated 01.09.2017 towards the payment of Revenue Dues.
18. Original Subplotting Permission No. 134, dated 22.12.2016 issued by RMC with the Subplotting Plan approved by it.
19. Copy of the Public Notice, dated 23.08.2017 published by Shri Saurabh P. Patel, Advocate
20. Original NOC, issued by Shri Saurabh P. Patel, Advocate.
21. Original Partnership Deed, registered at No. 2768, dated 16.04.2018 of M/s. Sanskar Buildcon.
22. Original Sale Deed registered at No. 3338, dated 10.05.2018.
23. True copy of the Entry from Village Form No. II.
24. Original Construction Permission No. 144, dated 06.05.2019 issued by RMC with the Bldg. Plan approved by it.

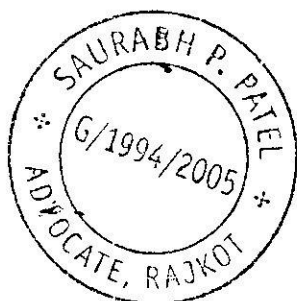


25. Original Receipts towards the Payment of Search Charge issued by Sub-Registrar, Rajkot.

(4) TRACING OF THE TITLE :-

Shri Bechar Jeraj and Shri Devraj Vira was holding the agricultural land of different fields of Village Mavdi, Dist. : Rajkot and on division between them, the holdings fallen to the share of Shri Bechar Jeraj were transferred in his name in the revenue record by Entry No. 96 from the revenue record. In the same way, Entry No. 97 transferring the holdings fallen to the share of Shri Devraj Vira was also made in the revenue record.

On resurvey thereof, Shri Devraj Vira was found in occupation of the agricultural land admeasuring 6 A 3 G of Survey No. 71 with land of other survey numbers of Mavdi and Entry No. 207 to that effect was made in the revenue record on 20.10.1961, which was certified on 20.06.1962 by Mamlatdar, Rajkot accordingly.



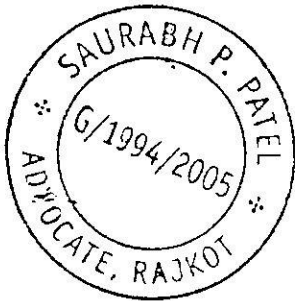
On the death of Devraj Vira, the names of his legal heirs, Smt. Jamnaben Devrajbhai and 7 Others were entered in the revenue record by Entry No. 870 on 12.12.1996 in respect of land admeasuring total 6 A 3 G of Survey No. 71 of Mavdi, which was certified on 25.01.1997 by Mamlatdar, Rajkot.

Smt. Jamnaben Devrajbhai and Others had sold the agricultural land admeasuring total 2 A 27 G of Survey No. 71 paiki of Mavdi to Shri Keshubhai Narshibhai Meghani by the sale deed registered at No. 5232, dated 04.11.1999 with the Sub-Registrar, Rajkot.

Shri Keshubhai Narshibhai Meghani had sold the said agricultural land admeasuring total 2 A 27 G of Survey No. 71 paiki of Mavdi to Shri Karnubha Bachubha Jadeja and 10 Others by the sale deed registered at No. 1113, dated 19.05.2014 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.

It transpires that due to oversight, the wrong nature of Land was written in the above sale deed, which has been rectified and confirmed by the Correction Deed, executed between the parties, which was registered at No. 1629, dated 10.04.2018 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.

Shri Karnubha B. Jadeja and Others had applied to the Collector, Rajkot to grant the permission to convert agricultural land admeasuring total 10543.67 Sq. Mtrs. of Survey No. 71 paiki 2 of Mavdi into NA for residential purpose, which in turn was granted by Order, dated 23.08.2016. 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.



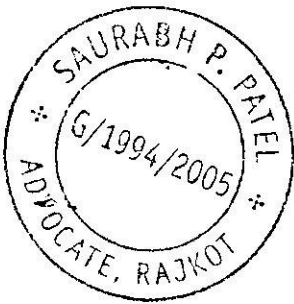
Shri Karnubha B. Jadeja and Others had submitted a plan for the subplotting of the land of Plot No. 1 before RMC, which was approved and the permission was granted on 22.12.2016. The land was divided into Subplot Nos. 1/1 and 1/2.

A public notice was published in Daily "Akila" and "Sanj Samachar" on 23.08.2017 by Shri Saurabh P. Patel,

Advocate; inviting objections, if any, in respect of land of Sub plot No. 1/1 of the ownership of Shri Karnubha B. Jadeja and Others, but, no objections were received in response thereof, as disclosed from the NOC issued by the undersigned on the file.

The amount of revenue dues have been paid upto the year 2017, as disclosed from the receipts towards the payment on the file.

Shri jaybhai Rudabhai Tilala, 2) Shri Vijaybhai Girdharbhai Sidpara, 3) Shri Girdharbhai Mohanbhai Sidpara, 4) Shri Shaileshbhai Lakhabhai Sidpara, 5) Shri Bhupendrabhai Lakhabhai Sidpara, 6) Shri Sureshbhai Bhimjibhai Rabdiya, 7) Shri Dineshbhai Bhimjibhai Rabadiya, 8) Shri Hemantbhai Shamjibhai Bhut, 9) Shri Navinbhai Khodabhai Monpara, 10) Shri Babulal Govindbhai Hapani, 11) Shri Jayantibhai Dharamshibhai Bhut and 12) Shri Anandbhai Chhaganbhai Patel have constituted a partnership firm to do the business in the name and style of M/s. Sanskar Buildcon and the partnership deed was executed between them on 01.04.2018, which is registered at No. 2768, dated 16.04.2018 with the Sub-Registrar, Rajkot. From the recital of the said partnership deed at Page 6, Para 12; it transpires that Shri Vijaybhai G. Sidpara, Shri Shaileshbhai L. Sidpara, Shri Navinbhai K. Monpara, Shri Babulal G. Hapani and Shri Jay R. Tilala have been authorized to execute necessary documents by any one out of above five on behalf of the Firm, including of Agreement to Sell/Sale Deeds etc. The Original Partnership Deed is on the file.



M/s. Sanskar Buildcon, a Partnership Firm had purchased the Land admeasuring 9293.43 Sq. Mtrs. of Subplot No. 1/1 with the right to use of Land admeasuring 1082.95 Sq. Mtrs. of Common Plot with its FSI etc., as described in Para 2 hereinabove from Shri Karnubha B. Jadeja and Others by the sale deed registered at No. 3338, dated 10.05.2018 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.

On the strength of the above sale deed, the land so purchased by M/s. Sanskar Buildcon, a Partnership Firm has been transferred in its name in the revenue record, as disclosed from the Entry from Village Form No. II in the name of the Firm on the file.



M/s. Sanskar Buildcon, a Partnership Firm had submitted a plan for the construction of high rise residential and commercial building on the aforesaid land of Subplot No. 1/1 before RMC, which was approved and the permission was granted on 06.05.2019. The construction work is under progress and the building under construction is known as " **Sanskar Sannidhya** ".

It transpires that M/s. Sanskar Buildcon, a Partnership Firm, a Partnership Firm with Twelve partners is the owner of the property more particularly described in Para 2 hereinabove.

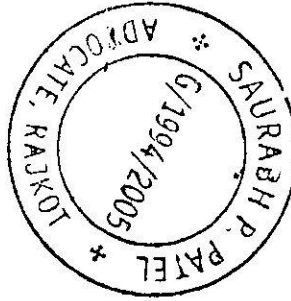
(5) SEARCH:

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. Sanskar Buildcon, a Partnership Firm, 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. Sanskar Buildcon, a Partnership Firm, a Partnership Firm over the above referred property are clear, marketable, and free from any encumbrance and beyond reasonable doubt.

Date : - 19 / 05 / 2019.



Yours Faithfully,

A handwritten signature in black ink, appearing to read 'Saurabh P. Patel', written over the printed name.

SAURABH P. PATEL

ADVOCATE

મેલકતનું વર્ણન રે સ નં 71 પેકી 2, સબ પ્લોટ નં 1/1

Search in : Mavdi/Mavdi

પહોંચ નંબર: ૨૦૧૯૩૨૬૦૦૬૦૨૮ અરજી નંબર: ૨૮૩૧ અરજી વર્ષ: ૨૦૧૯

તા: ૧૬ માહે: મે સને: ૨૦૧૯

રજુ કરનારનું નામ સૌરભ પી.પટેલ (એડ) શોધ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી..... ૦
 નકલ કરવા ની ફી સાઈડ / ફોલીયો..... ૦
 શેરોની નકલ કરવા માટે ફી..... ૫૦
 ટપાલ ખર્ચ..... ૦
 નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)..... ૦
 શોધ અગર તપાસણી..... Year: ૨૦૧૨ ૨૦૧૯ ૫૦
 દંડ કલમ-૨૫..... ૦
 કલમ-૩૪ (કલમ-૫૭)..... ૦
 નકલ ફી ફોલીયો..... ૦
 ઈન્ડેક્સ-૨ ફી..... ૦
 આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ. ૫૦

અંકે રૂપોયા પચાસ પુરા..

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી ન.ચેના સરનામે મોકલશે.

(S T Kordiya)

સબ રજીસ્ટ્રાર

રાજકોટ - 6 - મવડી

IGR-NIC

-382031809540457120

૧૬/૫/૨૦૧૯

૧૨:૫૨:૪૩ pm

અરજી પહોંચ

મિલકત નું વર્ણન : નાનામવા સ.નં.6/1 પૈકી ટી.પી.20 એફ.પી.5/1 પ્લોટ નં.73 થી 77,132 થી 134

Search in : RAJKOT-1/RAJKOT-1

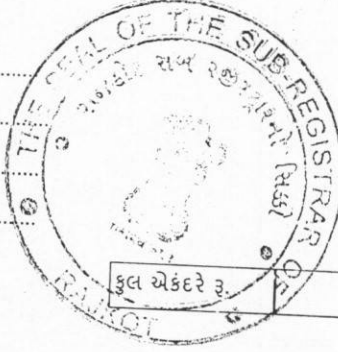
પહોંચ નંબર ૨૦૧૮૦૨૨૦૧૩૫૪૨ અરજી નંબર ૮૭૩૦ અરજી વર્ષ ૨૦૧૮
તારીખ ૧૬ માહે મે સને ૨૦૧૮

રજુ કરનારનું નામ એસ.પી.પટેલ(એડ)શોધ
નીચે પ્રમાણે ફી પહોંચી

૩. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
ગેરોની 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



અંકે રૂપીયા સાઈઠ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

એમ.જી.રાજયગુરુ

સબ રજીસ્ટ્રાર

રાજકોટ - 1