

To whom so ever it may concern

Sub. : Title Clearance Report.

Ref. : File of Documents

I submit my Legal Opinion cum Non-encumbrance Certificate and Legal Scrutiny report as under :-

1) Name of the Owner : -

M/s. Shreenathji Developers - a partnership firm

Consisting of partners :

- (i) Shri Bharatkumar Damodarbai Dhoda
- (ii) Shri Jyotiben D Bhadesiya
- (iii) Shri Ilaben Niranjandhai Dhanak
- (iv) Shri Bhupendrakumar Chhotalal Dholakia
- (v) Shri Sonalben Mukeshbhai Dhorda
- (vi) Shri Kantilal Ramjibhai Dhanak.

Add.: 25-Star Paradise, Git Gurjari Main Road, Rajkot

2) Description of Property :-

44 (Forty Four) offices to be constructed on as per city survey record lands admeasuring 405.84 Sq. Mts. (as per site & approved building plan lands admeasuring 396.98 Sq. Mts.) of City Survey No.:55 of Ward No.:3 of Rajkot. AND building will be known as "Gold Trade Center" situated at Khatriwad, Haveli Road, Soni Bazar, Rajkot, Tal.: & Dist.:Rajkot in state of Gujarat.

The whole property is bounded as under

North : Closed street.

South : Closed street.

East : Road & others property.

West: Others property.

3) Tracing of the Title : -

--- History For City Survey No.:56 paiki

It seems from documents produced that originally lands admeasuring 413.2.76 Sq. Yards and lands admeasuring 17.5.90 Sq. Yards belonged to





Shri Kalidasbhai Tulsi Parekh in whose name a Lekh Book No.:16 dtd.:23.06.1944 execute by then erstwhile Thakor Saheb.

Thereafter on his death a Heirship Certificate dtd.:10.12.2001 obtained in vide CMA No.:457/2001 by Shri Janardarnbhai Kalidas Parekh issued by CJSD, Rajkot for said lands.

A City Survey No. 56 to 63 of City Survey No. 3 of Rajkot property card in name of Shri Janardarnbhai Kalidas Parekh issued by City Survey Superintendent, Rajkot.

Thereafter on death of Janadarnbhai Kalidas a Heirship Certificate dtd.:10.05.2006 obtained in vide CMA No.:197/2006 by Shri Lalitbhai Janardarnbhai Parekh, Shri Pramodbhai Janardarnbhai Parekh, Shri Haren Janardarnbhai Parekh, Shri Chandreshbhai Janardarnbhai Parekh, Shri Naliniben Rasikchandra Shah and Shri Shobhnaben Bharatbhai Mehta issued by CJSD, Rajkot.

A Power of attorney dtd.:26.12.2005 executed by Shri Lalitbhai Janardarnbhai Parekh, Shri Haren Janardarnbhai Parekh, and Shri Shobhnaben Bharatbhai Mehta in favour of Shri Pramodbhai Janardarnbhai Parekh.

Thereafter a Power of attorney dtd.:07.01.2006 executed by Shri Chandreshbhai Janardarnbhai Parekh in favour of Shri Pramodbhai Janardarnbhai Parekh in favour of Shri Pramodbhai Janardarnbhai Parekh.

Thereafter a Public notice published in local news paper Akila dtd.:13.06.2006 alongwith No Objection certificate given by Advocate Shri D U Vakil dtd.:02.10.2010.

Thereafter above said property alongwith building with partly rented is purchased by Shri Ramaben Naranbhai Bambhva by registered sale deed No.:4205 dtd.:22.06.2006 which is registered at No.:1327 dtd.:22.02.2007.

Thereafter an affidavit dtd.:03.02.2011 executed by Shri Ramaben Naranbhai Bambhva.

Thereafter all tenants have executed agreement(s) in favour of Shri Ramaben Naranbhai Bambhva for vacating the said premises.





Thereafter an amalgamation of City Survey No. 56 to 63 of City Survey No. 3 of Rajkot Order passed by No.:CTS/Ward-3/Vashi/1060/2010 dtd.:04.10.2010 alongwith Sketch issued by City Survey Superintendent, Rajkot and said lands admeasuring 306.44 and given City Survey No.:56.

Thereafter a Public notice published in local news paper Sanj Samachar & Akila dtd.:30.10.2010 alongwith No Objection certificate dtd.:11.11.2010 given by me.

A partnership firm enacted in name & style of M/s. Shrinathji Developers by vide partnership deed on dtd.:16.04.2010; consisting partner Shri Bharatbhai Damodarabhai Dhorda, Smt. Jyotiben Devendrabhai Bhadesiya, Smt. Ilaben Niranjandhai Dhanak, Shri Bhupendrabhai Chhotalal Dholakiya, Smt. Sonalben Mukeshbhai Dhorda, Shri Ashwinbhai Dhirajlal Soni, Shri Rakeshkumar Ranchhodbhai Sagar and Shri Kantilal Ramjibhai Dhanak and the firm is also registered before The Registrar of firm and registered at Firm No. GUJ/RJT/67241.

Thereafter old building constructed on lands admeasuring 316.92 Sq. Mts. (on site) as per City Survey it admeasures 277.84 Sq. Mts. of City Survey No.:56 paiki is purchased by M/s. Shreenathji Developers - a partnership firm by registered sale deed No.:1070 dtd.:03.02.2011.

Thereafter a Power of attorney dtd.:24.09.2011 executed by partners of M/s. Shreenathji Developers in favour of Shri Bharatbhai Damodarabhai Ghorda and Shri Bhupendrabhai Chhotalal Dholakia.

Thereafter a reconstituted partnership deed of M/s. Shreenathji Developers dtd.:02.07.2012 is also executed and where is Shri Ashiwnkumar Dhirajlal Soni and Shri Rakeshkumar Ranchhodbhai Sagar retired from the partnership firm and registered before The Registrar of firm.

Thereafter a Power of attorney dtd.:02.07.2012 executed by reaming partners of M/s. Shreenathji Developers in favour of Shri Bharatbhai Damodarabhai Ghorda and Shri Bhupendrabhai Chhotalal Dholakia.

Thereafter Correction Order No.:SMK-17(1)SR.Reg.No.:1/2013-14 dtd.:09.04.2013 alongwith Sketch issued by City Survey Superintendent,





Rajkot and said lands admeasures 345.36 Sq. Mts. of City Survey No. 56 of City Survey Ward No. 3 of Rajkot after correction.

Thereafter Property Card in name of M/s. Shreenathji Developers - a partnership firm for the actual & as per city survey record land admeasuring 316.76 Sq. Mts. of City Survey No. 56 of City Survey Ward No. 3 of Rajkot. It is recited at vide entry No.:5139 mutated on dtd.:20.07.2013 issued by City Survey Superintendent, Rajkot.

An registered declaration deed No.:3725 dtd.:31.05.2013 executed by partners of M/s. Shreenathji Developers - a partnership firm for correction in admeasurements as per City Survey Record.

--- DOCUMENTS For City Survey No.:55

It seems from documents produced that originally lands admeasuring 89.08 Sq. Mts. alongwith construction belonged to Shri Shivlal Maneklal in whose name a Sale Register No.:384 dtd.:28.05.1945 executed by Shri Amechand Manekchand i.e. legal heirs of deceased Manekchand Devchand.

A copy of City Survey Sanad in name of Shri Shivlal Maneklal issued by City Survey Superintendent, Rajkot.

And a Will dtd.:10.01.1982 executed by Shri Shivlal Maneklal Marthak in favour of his wife Smt. Chandangauri Shivlal Marthak.

Thereafter a Power of attorney dtd.:08.11.1990 executed by Shri Chandangauri Shivlal Marthak legal heirs of deceased Shivlal Maneklal Marthak in favour of Shri Krishnakant Upendra Raval.

Thereafter said lands admeasuring 89.08 Sq. Mts. alongwith construction is purchased by Shri Chandangauri Balkrushna Rajpara by registered sale deed No.:14370 dtd.:30.11.1991 from Shri Krishnakant Upendra Raval duly constituted attorney of Shri Chandangauri Shivlal Marthak.

And subsequently a registered consent deed No.:4107 dtd.:30.08.2000 executed Shri Krishnaben Shivlal Marthak legal heirs of deceased Shivlal Maneklal Marthak in favour of Shri Chandangauri Balkrushna Rajpara confirming said sale deed.





Thereafter a Will dtd.:24.05.2000 executed by Shri Chandangauri Balkrushna Rajpara in favour of his Son Shri Jitendrabhai Balkrushna Rajpara.

AND on death of Chandangauri Balkrushna Rajpara a Letters of Administration dtd.:08.01.2014 obtained in vide CMA No.:1156/2013 by Shri Jitendrabhai Balkrushna Rajpara issued by CJSD, Rajkot.

Thereafter a Public notice published in local news paper Sanj Samachar & Akila dtd.:12.10.2013 alongwith No Objection certificate dtd.:01.02.2014 given by me.

Thereafter said lands admeasuring 89.08 Sq. Mts. alongwith construction is purchased by M/s. Shreenathji Developers - a partnership firm by registered sale deed No.:853 dtd.:01.02.2014 from Shri Jitendrabhai Balkrushna Rajpara.

A copy of City Survey Property card in name of Shri Shivlal Makeklal alongwith entry mutuited till present owner issued by City Survey Superintendent, Rajkot.

Thereafter an amalgamation Order No.:CTS/Vashi/218/Ward-3 dtd.:17.11.2014 alongwith Sketch issued by City Survey Superintendent, Rajkot and said lands of City Survey No.:55 admeasures 89.08 Sq. Mts. and lands of City Survey No.:56/1 admeasures 316.76 Sq. Mts. with New City Survey No. 55 and totally land admeasuring 405.84 Sq.Mts. in name of M/s. Shrinathji Developers - a partnership firm.

A City Survey Property card in name of M/s. Shreenathji Developers - a partnership firm issued by City Survey Superintendent, Rajkot

Thereafter permission for construction is obtained at vide No.:639 dtd.:21.02.2018 alongwith approved building plan issued by ATP, Rajkot Municipal Corporation and totally 44 Offices to be constructed on said lands AND the building will be known as "Gold Trade Center" situated at Khatriwad, Haveli Road, Soni Bazar, Rajkot, Tal.: & Dist.:Rajkot in state of Gujarat.





Thereafter changes in clauses of partnership firm and the same is registered at Sr. No. 7195 dtd.:12.09.2018 before the Sub-Registrar - Rajkot and where is Shri Bharatkumar Damordarbhai Dhorda and Shri Bhupendrakumar Chhotalal Dholakiya are appointed as executors of partnership firm.

4) Search : -

The search has been taken from the records of Sub-Registrar Rajkot for last 30 years by vide receipt No. :2018022032125 dtd.:15.11.2018, there is no charge or encumbrance has been disclosed. The receipt towards search charges is annexed.

5) Opinion :-

I have undertaken search in the books of Sub-Registrar as regards contents of title deed referred here in above particularly in respect of registered sale deed(s) in favour of M/s. Shreenathji Developers - a partnership firm and I confirm that the transaction covering the title deed is perfect in all respect and suffers no legal impediments. The particulars in title deed are in conformity with the records of Sub-Registrar and genuineness of title deed is not doubtful.

On examination of the entire chain of documents I do hereby certify that the right, title and interest of the M/s. Shreenathji Developers - a partnership firm in respect of the property described in para-2 herein above are Clear, Marketable and Free from encumbrance.

6) Description of Documents : -

I have seen the following documents:

--- DOCUMENTS For City Survey No.:56 paiki

1. Original Lekh Book No.:16 dtd.:23.06.1944 in name of Shri Kalidasbhai Tulsi Parekh execute by then erstwhile Thakor Saheb.
2. Original Heirship Certificate dtd.:10.12.2001 obtained in vide CMA No.:457/2001 by Shri Janardarnbhai Kalidas Parekh issued by CJSD, Rajkot.
3. Certified true copy of City Survey Property card in name of Shri Janardarnbhai Kalidas Parekh issued by City Survey Superintendent, Rajkot.





4. Original Heirship Certificate dtd.:10.05.2006 obtained in vide CMA No.:197/2006 by Shri Lalitbhai Janardarnbhai Parekh, Shri Pramodbhai Janardarnbhai Parekh, Shri Haren Janardarnbhai Parekh, Shri Chandreshbhai Janardarnbhai Parekh, Shri Naliniben Rasikchandra Shah and Shri Shobhnaben Bharatbhai Mehta issued by CJSD, Rajkot.
5. Original Power of attorney dtd.:26.12.2005 executed by Shri Lalitbhai Janardarnbhai Parekh, Shri Haren Janardarnbhai Parekh, and Shri Shobhnaben Bharatbhai Mehta in favour of Shri Pramodbhai Janardarnbhai Parekh.
6. Original Power of attorney dtd.:07.01.2006 executed by Shri Chandreshbhai Janardarnbhai Parekh in favour of Shri Pramodbhai Janardarnbhai Parekh in favour of Shri Pramodbhai Janardarnbhai Parekh.
7. Original Public notice published in local news paper Akila dtd.:13.06.2006 alongwith No Objection certificate given by Advocate Shri D U Vakil dtd.:02.10.2010.
8. Original registered sale deed No.:4205 dtd.:22.06.2006 in favour of Shri Ramaben Naranbhai Bambhva which is registered at No.:1327 dtd.:22.02.2007 alongwith original registration receipt.
9. Original affidavit dtd.:03.02.2011 executed by Shri Ramaben Naranbhai Bambhva.
10. Original agreement dtd.:16.09.2006 for empty revert possession in favour of Shri Ramaben Naranbhai Bambhva.
11. Original agreement dtd.:05.08.2006 for empty revert possession in favour of Shri Ramaben Naranbhai Bambhva.
12. Original agreement dtd.:30.10.2006 for empty revert possession in favour of Shri Ramaben Naranbhai Bambhva.
13. Original agreement dtd.:12.03.2007 for empty revert possession in favour of Shri Ramaben Naranbhai Bambhva.
14. Original agreement dtd.:21.11.2006 for empty revert possession in favour of Shri Ramaben Naranbhai Bambhva.



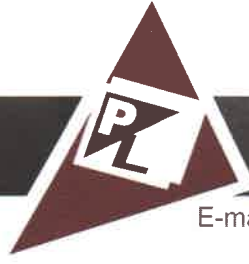


15. Original amalgamation Order No.:CTS/Ward-3/Vashi/1060/2010 dtd.:14.10.2010 alongwith Sketch issued by City Survey Superintendent, Rajkot.
16. Original Public notice published in local news paper Sanj Samachar & Akila dtd.:30.10.2010 alongwith No Objection certificate dtd.:11.11.2010 given by me.
17. Original registered sale deed No.:1070 dtd.:03.02.2011 in favour of M/s. Shreenathji Developers - a partnership firm alongwith original registration receipt.
18. Original notarized Power of attorney dtd.:24.09.2011 executed by partners of M/s. Shreenathji Developers in favour of Shri Bharatbhai Damodarbhai Ghorda and Shri Bhupendrabhai Chhotatal Dholakia.
19. Original notarized Power of attorney dtd.:02.07.2012 executed by partners of M/s. Shreenathji Developers in favour of Shri Bharatbhai Damodarbhai Ghorda and Shri Bhupendrabhai Chhotatal Dholakia.
20. Original Correction Order No.:SMK-17(1)SR Reg No.:1/2013-14 dtd.:09.04.2013 alongwith Sketch issued by City Survey Superintendent, Rajkot.
21. Certified true copy of City Survey Property Card in name of M/s. Shreenathji Developers - a partnership firm issued by City Survey Superintendent, Rajkot.
22. Original registered declaration deed No.:3725 dtd.:31.05.2013 executed by partners of M/s. Shreenathji Developers - a partnership firm alongwith original registration receipt.

--- DOCUMENTS For City Survey No.:55

23. Original Sale register No.:15 dtd.:21.12.1908 in name of Shri Kalidas Tulsidas.
24. Original Sale register No.:245 dtd.:14.08.1917 in name of Shri Parekh Kalidas Tulsidas.
25. Original Will dtd.:08.12.1920 executed by Shri Nyalchand Siraj.
26. Original Lekh Book No.:328 dtd.:17.01.1922 in name of Shri Thakar Bhagwanji Jagjivanbhai executed by then erstwhile ruler, Rajkot.





27. Original Lekh Book No.:199 dtd.:07.04.1925 in name of Shri Manekchand Devchand Shah.
28. Original Sale Register No.:384 dtd.:28.05.1945 in favour of Shri Shivalal Maneklal.
29. Original copy of City Survey Sanad in name of Shri Shivalal Maneklal issued by City Survey Superintendent, Rajkot.
30. True copy of Will dtd.:10.07.1982 executed by Shri Shivalal Maneklal Marthak alongwith original Death Certificate issued by Municipal Corporation Greater Bombay.
31. Notarized true copy of Power of attorney dtd.:08.11.1990 executed by Shri Chandangauri Shivalal Marthak legal heirs of deceased Shivalal Maneklal Marthak in favour of Shri Krishnakant Upendra Raval.
32. Original registered sale deed No.:14370 td.:30.11.1991 in favour of Shri Chandangauri Balkrushna Rajpara alongwith original registration receipt & Index-II.
33. Original registered consent deed No.:4107 dtd.:30.08.2000 executed by Shri Krishnaben Shivalal Marthak in favour of Shri Chandangauri Balkrushna Rajpara alongwith original registration receipt & Index-II.
34. Original Letters of Administration dtd.:08.01.2014 obtained in vide CMA No.:1156/2013 by Shri Jitendrabhai Balkrushna Rajpara issued by CJSD, Rajkot.
35. Original Public notice published in local news paper Sanj Samachar & Akila dtd.:12.10.2013 alongwith No Objection certificate dtd.:01.02.2014 given by me.
36. Original registered sale deed No.:853 dtd.:01.02.2014 in favour of M/s. Shreenathji Developers - a partnership firm alongwith original registration receipt.
37. Certified true copy of City Survey Property card in name of Shri Shivalal Makeklal alongwith entry mutuated till present owner issued by City Survey Superintendent, Rajkot.
38. True copy of partnership deed of M/s. Shreenathji Developers dtd.:16.04.2010 alongwith Form - G registration Certificate.





Ref.: 03/2018

Date: 20/11/2018

39. True copy of reconstituted partnership deed of M/s. Shreenathji Developers dtd.:02.07.2012 alongwith Form - G registration Certificate.
40. Original amalgamation Order No.:CTS/Vashi/218/ Ward-3 dtd.:17.11.2014 alongwith Sketch issued by City Survey Superintendent, Rajkot.
41. Certified true copy of City Survey Property card in name of M/s. Shreenathji Developers - a partnership firm issued by City Survey Superintendent, Rajkot
42. True copy of permission for construction is obtained at vide No.:639 dtd.:21.02.2018 alongwith, commencement certificate & approved building plan issued by ATP, Rajkot Municipal Corporation.
43. Original registered change in partnership deed at Sr. No. 7195 dtd.:12.09.2018 of M/s. Shreenathji Developers alongwith original registration receipt.
44. Original search receipt & E. C. Certificate issued by Sub-Reg. Rajkot Zone - 1.

Your file is returned here with.

Thanking You,



Yours faithfully,

(PRASHANT P. LATHIGRA)
ADVOCATE.

Search Receipt Details:

1. Sr. No. 208022031663 dtd.:05.11.2018 - Rajkot, Sub-registrar Office Zone-1.

મેલકતનું વર્ણન સી.સ.વો નં.૩ સી.સ.નં.૫૫તથા૫૬

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર: ૨૦૧૮૦૨૨૦૩૨૧૨૫

અરજી નંબર:

२२७५१

અરજી વર્ષ:

2016

ମି: ୨୪

માહે: નવેમ્બર

સને: ૨૦૧૮

રજુ કરનારનું નામ પી.પી.લાઠીગરા(એડ)શોધ+ઇસી

નીચે પ્રમાણે ફી પહોંચી

੩. ਪੈਸਾ

રજીસ્ટ્રેશન ફી.

નકલ કરવા ની ફી સાઈડ / ફોલીયો.

શેરોની નફલ કરવા માટે ફી.

ટપાલ ખર્ચ.

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).

શોધ અગર તપાસણી.

Year : १९८८ २०१८

દંડ કલમ-૨૫.

કલમ-૩૪ (કલમ-૫૭).

ਨਕਲ ਦੀ ਫ਼ੋਟੀਯੋ.

ઈન્ડેક્સ-૨ કી

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

२५५

અંકે રૂપીયાબસો પાસઠ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

୩୫୯

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(એમ.જી.રાજયગુરુ)

સબ રજીસ્ટ્રાર

રાજકોટ - ૧

મિલકત પરના બીજા અંગેનું પત્રક

Search in પી.પી.લાઠીગરા(એડ)શોધ+ઇસી

અરજી નંબર : ૨૨૭૬૧

ગામ નું નામ : RAJKOT-1

મિલકતનું વર્ણન સી.સ.વો નં.૩ સી.સ.નં.૫૫૫૫૫૫૫૫

દસ્તાવેજની આ શોધ એસ.આર.ઓ - RAJKOT-1 મા -30 વર્ષના ઇંડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પત્રક પુરતોજ

પુરતોજ મર્યાદીત રહેશે આ શોધમા તા_____ સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુક્સાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ ક્ષેત્રફળ આકાર અથવા જુડી નંબર અને ઘર નંબર આપવામાં આવે ત્યારે (જો કંઈ પણ હોય તો) તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ	દસ્તાવેજ નંબર	શેરો
શ.						

તારીખ : 15 NOV 2018

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - RAJKOT-1