

Jitendra A. Patadia

B.Com, LL.B., (Advocate)

Office : 111-Alaknanda Apartment, 1st Floor,
Gaytrinagar Main Road, Rajkot-360003.

Mo. No. 9824872750

JULY 3, 2021

Title Clearance Certificate

M/S : GURUKRUPA DEVELOPERS PARTNERSHIP FIRM

// KEDAR HEIGHTS //

SITE ADDRESS

RAMNAGAR STREET NO. 3, GONDAL ROAD,

NEAR P.D.M. COLLAGE, RAJKOT.

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Mo. No. 98248 72750

JULY 03, 2021

:: LEGAL OPINION ::

To,

Shri Mahendrasinh Pravinsinh Jadeja

Partner and Authorized person of

Gurukrupa Developers Partnership Firm,

Rajkot.

Title Clearance Certificate

Description of the Property:-

Description of the Free hold Residential Property of Land adm. 181-00 Sq. Mtr. (As Per City Serve Record 184-80) of Plot No. 58 Paikie & 59 Paikie (C.S.W. No. 7/3, C.S. No. 5171-A, T.P.S. No. 4 (Rajkot), F.P. No. 81 P.) of Sub Dist & Dist. Rajkot.

Flow of Title of the Said Property/Observation:-

On the Strength of the Persual of Documents it transpires from the Chain of Document that Amrutlal Amarchand was owner of land Sq.Yard. 11081-6-0 of Aghat Lekh No. 336 and land Sq.Yard. 55952-5-72 of Aghat Lekh No. 132 Total land Sq.Yard. 67034-0-72 of Sub Dis. & Distri.: Rajkot.

Thereafter Manilal Amarchand & others Sold Aghat land Sq.Yard 67034-0-72 of Sub Dist. & Dist. Rajkot to official Assignee of Mumbai by Sale Register No. 389/1937, Dtd. 30/06/1937. I have Seen Copy of the same.

Thereafter Manilal Amarchand & others and official Assignee of Mumbai Sold Aghat land Sq.Yard 67034-0-72 of Sub Dist. & Dist. Rajkot to Shri Ramji Samji Virani by Registered Sale Deed No. 933, Dtd. 06/09/1951 (1 No. Book No. 884, Page 207 to 213, Vol. 27, Dt. 10/11/1951). I have Seen Copy of the same.

A Power of Attorney Dtd. 17/09/1959 executed by Shri Nagindas Ramji Virani in favour of Shri Saubhagyachand Motichand Modi.

2..



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Thereafter Shri Ramji Samji Virani and others made Trust Deed vide sr. No. 2707, Dt. 27/10/1959 (4 No. Book No. 2, Vol. 5, Page No. 155 to 171, Dt. 18/02/1960). I have Seen Copy of the same.

Thereafter Shri Ramji Samji Virani and others Partition this Property and others Property vide Reg. Partition Deed Sr. No. 2843, Dtd. 10/11/1959 (1 No. Book No. 279, Page 237 to 248, Vol. 202, Dt. 05/02/1960) has been executed among Shri Ramji Samji Virani and Smt. Samrat Ramji Virani and Others. I have Seen Copy of the same.

Thereafter Gift Deed Sr. No. 3415, Dt. 05/11/1965 has been executed among Shri Ramji Shamji Virani and others Trustee of "Shree Ramji Shamji Virani and Smt. Samrat Ramji Virani Trust" and Shri Nagindas Ramji Virani. I have Seen Copy of the same.

A Power of Attorney Dtd. 23/11/1966 executed by Shri Ramji Shamji Virani and others Trustee of "Shree Ramji Shamji Virani and Smt. Samrat Ramji Virani Trust" in favour of Shri Bhupatray Vrujlal Shah and others.

Thereafter Permission for Revised Lay-Out Plan (Plot No. 1 to 180) obtained at vide No. 52, Dtd. 20/05/1967 along with approved Lay-Out Plan issued by Competent Authority.

Thereafter sold out of said land 280-00 Sq. Mts. of **Plot No. 58** is purchased by Shri Shantilal Gopalji Patel by Reg. Sale Deed No. 2194, Dt. 30/05/1969 (1 No. book no. 5417, Page 295 to 303, Vol. No. 774, Dt. 17/11/1969).

Thereafter sold out of land 182-00 Sq. Mts. of **Plot No. 59** is purchased by Shri Manji Jeram Vadoliya by Reg. Sale Deed No. 2353, Dt. 11/06/1979 (1 No. book No. 5574, Page 181 to 191, Vol. No. 778, Dt. 27/11/1969).

Thereafter Shri Manji Jeram Vadoliya sold out Residential House admeasuring land 91-00 Sq. Mts. of South Side & West Side Road of **Plot No. 59 Palkeo** is purchased by Shri Ramji Govindbhai by Reg. Sale Deed No. 2746, Dt. 25/09/1974



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Thereafter sold out of said Residential House admeasuring land 91-00 Sq. Mts. of South Side & West Side Road of Plot No. 59 Paikée is purchased by Shri Pravinsinh Dolatsinh Jadeja by Reg. Sale Deed No. 1226, Dt. 23/02/1976 (Order Dt. 23/06/1976).

Thereafter Shri Rasikba Pravinsinh Jadeja got Said Residential House admeasuring land 91-00 Sq. Mts. of South Side & West Side Road of Plot No. 59 Paikée on demise of Shri Pravinsinh Dolatsinh Jadeja on obtaining Heirship Certificate in Case No. 376/2018, Dtd. 04/08/2018.

As there was some mistake in the Plot Boundaries and some typographical mistakes a deed of Declaration was executed to that effect by Shri Rasikba Pravinsinh Jadeja by Registered Deed of Declaration No. 8616, Dtd. 29/10/2018.

Thereafter sold out of said land 90-00 Sq. Mts. of North Side & West Side Road of **Plot No. 58 Paikée** is purchased by Shri Bavanjibhai Chanabhai Shingala by Reg. Sale Deed No. 8703, Dt. 19/11/1981.

Thereafter sold out of said Residential House admeasuring land 90-00 Sq. Mts. of North Side & West Side Road of Plot No. 58 Paikée is purchased by Shri Kantilal Premjibhai Rachchh by Reg. Sale Deed No. 2175, Dt. 09/02/1990 (New No. 9929, Dt. 02/08/1991).

Thereafter sold out of said Residential House admeasuring land 90-00 Sq. Mts. of North Side & West Side Road of Plot No. 58 Paikée is purchased by Smt. Gitaba Mahedrasinh Jadeja by Reg. Sale Deed No. 681, Dt. 02/02/2006.

As there was some mistake in the Plot Boundaries and some typographical mistakes a deed of Declaration was executed to that effect by Smt. Gitaba Mahendrasinh Jadeja by Registered Deed of Declaration No. 8618, Dtd. 29/10/2018.

A Partnership Firm enacted in Name & Style "**M/s. Gurukrupa Developers**" by vide Reg. Partnership Deed No. 694, Dtd. 29/01/2020.



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Thereafter said land 91-00 Sq. Mts. of South Side & West Side Road of Plot No. 59 Paikee is purchased by **M/s. Gurukrupa Developers Partnership firm** by Reg. Sale Deed No. 1948, Dtd. 17/03/2020.

Thereafter said land 90-00 Sq. Mts. of North Side & West Side Road of Plot No. 58 Paikee is purchased by **M/s. Gurukrupa Developers Partnership firm** by Reg. Sale Deed No. 1949, Dtd. 17/03/2020.

Thereafter Shri Mahendrasinh Pravinsinh Jadeja Partner of M/s. Gurukrupa Developers Partnership firm got New Building Development Permission with Approved Building Plan from the Rajkot Municipal Corporation Vide No. 20, Dtd. 12/06/2020. I have seen Copy of the same.

As there was some mistake in the narration of the measurement of City Survey Record of Plot No. 58 Paikee land and some typographical mistakes a Supplementary deed was executed to that effect by Smt. Gitaba Mahendrasinh Jadeja in favor of M/s. Gurukrupa Developers Partnership firm by Registered correction Deed No. 3926, Dtd. 20/08/2020.

As there was some mistake in the narration of the measurement of City Survey Record of Plot No. 59 Paikee land and some typographical mistakes a Supplementary deed was executed to that effect by Shri Rasikba Pravinsinh Jadeja legal Heir of deceased Pravinsinh Dolatsinh Jadeja in favor of M/s. Gurukrupa Developers Partnership firm by Registered correction Deed No. 3928, Dtd. 20/08/2020.

List of Documents Scrutinized & Verified of the said Property:-

1. Copy of Correction Deed No. 3992, Dt. 29/06/2021 in favor of Shri Mahendrasinh Pravinsinh Jadeja of M/s. Gurukrupa Developers.
2. Copy of Correction Deed No. 3994, Dt. 29/06/2021 in favor of Shri Mahendrasinh Pravinsinh Jadeja of M/s. Gurukrupa Developers.
3. Copy of City Survey Property card in the name of M/s. Gurukrupa Developers Partnership firm.

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JULY 03, 2021

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4. Copy of Correction Deed No. 3928, Dt. 20/08/2020 in favor of Shri Mahendrasinh Pravinsinh Jadeja Partner of M/s. Gurukrupa Developers.
5. Copy of Correction Deed No. 3926, Dt. 20/08/2020 in favor of Shri Mahendrasinh Pravinsinh Jadeja Partner of M/s. Gurukrupa Developers.
6. Copy of Building Development Permission No. 20, Dt. 12/06/2020 and Commencement Certificate and Approved Building Plan.
7. Copy of Sale Deed No. 1949, Dt. 17/03/2020 in favor Shri Mahendrasinh Pravinsinh Jadeja of M/s. Gurukrupa Developers.
8. Copy of Sale Deed No. 1948, Dt. 17/03/2020 in favor Shri Mahendrasinh Pravinsinh Jadeja of M/s. Gurukrupa Developers.
9. Copy of Partnership deed No. 694, Dt. 29/01/2020 & R.O.F of M/s Gurukrupa Developers Partnership firm.
10. Copy of Deed of Declaration No. 8618, Dt. 29/10/2018 in favor of Smt. Gitaba Mahendrasinh Jadeja.
11. Copy of Deed of Declaration No. 8616, Dt. 29/10/2018 in favor of Shri Rasikba Pravinsinh Jadeja.
12. Copy of Civil Misc. Appl. No. 376/2018, Dt. 04/08/2018 in favor of Shri Rasikba Pravinsinh Jadeja.
13. Copy of Sale Deed No. 681, Dt. 02/02/2006 in favor of Smt. Gitaba Mahendrasinh Jadeja.
14. Copy of Sale Deed No. 2175, Dt. 09/02/1990 (New no. 9929, Dt. 02/08/1991) in favor of Shri Kantilal Premjibhai Rachchh.
15. Copy of Sale Deed No. 8703, Dt. 19/11/1981 in favor of Shri Bavanjibhai Chanabhai Shingala.
16. Copy of Sale Deed No. 1226, Dt. 23/02/1976 (Order Dt. 23/06/1976) in favor of Shri Pravinsinh Dolatsinh Jadeja.



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// 6 //

17. Copy of Sale Deed No. 2746, Dt. 25/09/1974 in favor of Shri Ramji Govindbhai.
18. Copy of Sale Deed No. 2353, Dt. 11/06/1979 (1 No. Book No. 5574, Page 181 to 191, Vol. no. 778, Dt. 27/11/1969) in favor of Shri Manji Jeram Vadoliya.
19. Copy of Sale Deed No. 2194, Dt. 30/05/1969 (1 No. Book No. 5417, Page 295 to 303, Vol. No. 774, Dt. 17/11/1969) in favor of Shri Shantilal Gopalji Patel.
20. Copy of Revised Lay-Out Plan.
21. Copy of Power of Attorney executed by Shri Ramji Shamji Virani Trust. Dtd. 23/11/1966.
22. Copy of Gift Deed No. 3415, Dt. 05/11/1965 Between Shri Nagindas Ramji Virani and Ramji Shamji Virani and Samrat Ramji Virani Trust's Trustee.
23. Copy of Trust Deed No. 2707, Dt. 27/10/1959 (4 No. Book No. 2, Vol. 5, Page No. 155 to 171, Dt. 18/02/1960) Between Ramji Shamji and others.
24. Copy of Partition Deed No. 2843, Dt. 10/11/1959 (1 No. Book No. 279, Page 237 to 248, Vol. 202, Dt. 05/02/1960) Between Shri Ramji Shamji Virani and Smt. Samrat Ramji Virani and others.
25. Copy of Power of Attorney executed by Shri Nagindas Ramji Virani Dt. 17/09/1959.
26. Copy of Sale Deed No. 933, Dt. 06/09/1951 (1 No. Book No. 884, Page 207 to 213, Vol. No. 27, Dt. 10/11/1951) in favor of Shri Ramji Shamji Virani.
27. Copy of Sale Deed No. 389-1993, Dt. 30/06/1937 in favor of official Assignee of Mumbai.
28. Copy of Lekh No. 132, Dt. 22/09/1921.
29. Copy of Lekh No. 336, Dt. 27/03/1932.
30. Copy of Revised Lay-Out Plan.
31. Copy of T.P. Sketch & F - Form.



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32. Copy of Zoning Certificate and Part Plan.

I have also carried out Search of Relevant for the period from 1990 to 2021 in the office of the Rajkot-1 Sub Registered of District Rajkot for the Investigation of the Title for Property Related above.

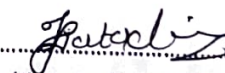
On Investigation and Verification I hereby certify that I have not found and Mortgage change or any other Encumbrances of subsisting and registered there at in respect of the said property and the title of the property is clear & marketable.

Your File is returned herewith

Thanking You

Your Truly




(Jitendra A. Patadia - Advocate)
(En. No. G/672/2009, Dt. 27th June, 2009)

અરજી પહોંચ

મિલકત નું વર્ણન : સીટી સર્વે વોર્ડ નં-7/3 સીટી સર્વે નં-5171-અ

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર 2021022010020 અરજી નંબર 5635 અરજી વર્ષ 2021
તારીખ ૭ માટે મે સને 2021

રજુ કરનારનું નામ જીતેન્દ્ર એ પાટડીયા એડ શોધ-EC

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

100.00

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ 54 થી 57).....

શોધ બગર તપાસણી.....Year: 1990 2021

330.00

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

કુલ એકદરે રૂ.

૪૩૦.૦૦

અંકે રૂપિયા ચાર સો ત્રીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

B. K. CHAVADA
સબ રજીસ્ટ્રાર
રાજકોટ - 1

અંકે રૂ. : 430.00

20210506803124985

સબ રજીસ્ટ્રાર, રાજકોટ - 1

1990

2021

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ અને ઇન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ) - ગુજરાત રાજ્ય

મિલકત પરના બીજા અંગેનું પત્રક

Search in જીતેલ એ પાટડીયા એડ શોધ+EC

અરજી નંબર : 6936

ગામ નું નામ : RAJKOT-1

મિલકતનું વર્ણન સીટી સર્વે વોર્ડ નં-7/3 સીટી સર્વે નં-5171-અ

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) RAJKOT-1 મા -32 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે. નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંચપરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકસાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને જાણેજ (સાડા પટ્ટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ફોટકોન	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે	દસ્તાવેજ કરી આપનાર પસકારનું નામ અથવા હિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પસકારનું નામ અથવા હિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
NO DATA AVAILABLE								
કે.								

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) RAJKOT-1

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.379 ટીપી.4 સી.સ.વો.નં.7/3 એફ.પી.81 પીકી સી.સ.નં.5171-એ

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર 2021022013590

અરજી નંબર

૮૪૨૮

અરજી વર્ષ

2021

તારીખ ૩

માહે

જુલાઈ

સને

૩૦૨૧

રજુ કરનારનું નામ જે.એ.પાટડીયા(એડ)શોધ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાટીઓ (કલમ ૬૪ થી ૬૭).....

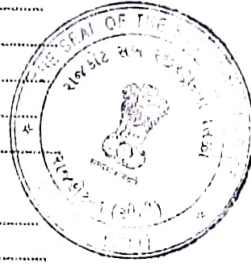
શોધ અગર તપાસણી.....Year: 2020 2021

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....



30.00

કુલ એકદરે રૂ.

30.00

અંકે રૂપિયા ત્રીસ પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

B. K. CHAVADA
સબ રજીસ્ટ્રાર
રાજકોટ - 1

અંકે રૂ. : 30.00

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