

Chandresh Patel

Advocate & Attorney
To,

Date:29/6/2019

Atlantis Infrastructure a Partnership firm,
Kangshiyali,
Rajkot.

Ref.: Title Report

1. Description of the Property with boundaries:-

Immovable Open Single Unit land admeasuring about 4370-70 Sq. Mtr. With Common Plot Area 485.70 Sq. Mtr. Non Agriculture & Building Construction Permission for Residential use consisting of Revenue Survey No.364 Paikael (Old Revenue Survey No.58/1Paikael) within the village limits of Kangshiyali, Taluka-Lodhika, Dist. Rajkot with Building Structure High rise Residential Building Tower No. A to D going to construct over it in which total Flats 216 & Club House to be constructed as per R.U.D.A. Approved Building Plan & Building Development Permission No. Ruda/Tech/Dev/Kangashiyali/627/19/2686 Dt.20/6/2010 and Buildings Scheme to be known as "Atlantis Heights-II"



Boundaries: - (As Per Lay Out Plan)

- On or towards North by :- 18-00 Mtr. wide Public Road.
On or towards South by :- T.P. Reservation.
On or towards East by :- Adjoining Agriculture land of Revenue Survey No.58/1 Paikael.
On or towards West by :- Adjoining Agriculture land of Revenue Survey No.367.

Sir,

You have asked my legal opinion as to investigate in respect of the captioned property and for which necessary papers are supplied to me.

2. Documents studies/ scrutinized:

- 1 Copy of Sale Deed No.2348 Dtd.14/5/2019 executed by Babulal Ranchhodbhai Rupapara & Oth. in favor of Atlantis Infrastructure a Partnership firm with Registration Receipt.
- 2 Copy of Regd. Partnership Deed No.1753 Dtd. 8/4/2019 executed by Ashvinbhai Mavjibhai Rupapara & Oth.as a Partner of Atlantis Infrastructure with Registrar of Firms.
- 3 Copy of N.A. Order No. CB/NA./RAJKOT/Kangashiyali/364/1008812/2019 Dtd.22/3/2019 issued by Collector, Rajkot in favor of Babulal Ranchhodbhai Rupapara.
- 4 Copy of Approved Lay out Plan with Permission No.Ruda/Tech/Dev/Kangshiyali/1470/18/2401Dtd.20/4/2019 issued by Jr. T.P.O. Ruda in favor of Babulal Ranchhodbhai Rupapara.
- 5 Copy of Zoning Certificate with Part Plan issued By Jr. T.P.O.,R.U.D.A. in favour of Babulal Ranchhodbhai Rupapara.

- 6 Copy of Mapnai Sheet with Hissa Form No. 4 issued by D.I.L.R., Rajkot in favour of Babulal Ranchhodbhai Rupapra.
- 7 Copy of Building Development Permission No.Ruda/Tech/ Dev/Kangashiyali/627/19 /2686 Dt.20/6/2020 and Approved Building Plan issued By T.P.O.,R.U.D.A. in favour of M/s. Atlantis Infrastructure a Partnership firm.
- 8 Copy of Entry form Village Hak Register No.30,479,547,864,7401,7446,7507 from Hak Patrak Register & Village form No.8/A issued by Dy. Mamlatdar, E-Dhara, from Promulgation to Babulal Ranchhodbhai Rupapara.
- 9 Copy of village Form No. 2 Entry No.3356 Dtd.10/6/2019 issued by Talati cum Mantri, Kangashiyali in the name of Atlantis Infrastructure a Partnership firm.

3. Tracing of title:

Originally the Agri. land of Revenue Survey No.58/1 A.13-11G. was belonged to Panchabhai Becharbhahi was mutated vide Entry No.30 Dtd.29/1/1958.

After that, Partition was made between brothers so Revenue Survey No.58/1 Paikee A.6-35 G. came on Part of Ranchhod Pancha and that was Mutated vide Entry No.547

After that, Family Partition was made between brothers so, Revenue Survey No.58/1 Paikee A.4-00F. was came on Part of Babulal Ranchhodbhai Vide Entry No.8642 Dtd.7/10/91.

After that, Resurvey was done by Government of Gujarat and Fresh Promulgation was done by Dy. Collector Rajkot in thus Survey No. 58/1 Paikee was changed to New Revenue Survey No.364 such was Mutated in Entry No.7401 Dtd. 22/3/2018.

Thereafter Babulal Ranchhodbhai had applied to Collector, Rajkot had applied to the Collector, Rajkot to grant the permission to convert the said agricultural land into NA by Order No. CB/NA./RAJKOT/Kangashiyali/364/1008812/2019 Dtd.22/3/2019. which in turn was granted. The lay out plan and plotting was approved.

Shri Ashvinbhai Mayjibhai Rupapra & 3 Others have constituted a partnership firm to do the business in the name and style of M/s. Atlantis Infrastructure Partnership Deed was executed and Regd. Vide No.1753 Dtd.8/4/2019 between them.

After that, Babulal Ranchhodbhai Rupapara & Oth. sold that N.A.land to Atlantis Infrastructure a Partnership firm vide Sale Deed No.2348 Dtd.14/5/2019 and such entry was mutated in Village Register Form no. 2 vide Entry No.3356.

It appears that M/s. Atlantis Infrastructure, a Partnership Firm had submitted the plan for the construction of different High Rise residential buildings on the said land was submitted before RUDA, which was approved and the permission was granted.

The amount of the revenue dues and property dues has been paid as disclosed from the receipts towards the payment on the file.

4. Whether title is clear and property is free from any encumbrance?

I have carried out search by deputing my Subordinate Mr. Amit D. Harnesha to take search from the office of **Sub-registrar, Lodhika & Gondal** for the period of last **15** years and the best of my knowledge and information derived from the same I have not found above said mortgage or



charge registered thereof. The said property under this report is free from except that mortgage and all encumbrances.

5. Final Certificate/ Opinion :

On scrutiny of the above title deeds; do hereby certify that the right, title and Interest of M/s. Atlanits Infrastructure a Partnership firm's over the captioned property under this report is clear, marketable and beyond reasonable doubt.



Yours faithfully,

A handwritten signature in black ink, appearing to be "C.C. Patel", written over a horizontal dashed line.

Chandresh C. Patel
Advocate
G/1478/2003

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં. 364(જુના રે.સ.નં. 58/1 પૈકી 1) સીંગલ યુનીટ

Search in : KANGASHIYALI.. /KANGASHIYALI..

પહોંચ નંબર 20201830009665 અરજી નંબર 8699 અરજી વર્ષ 2020
તારીખ 24 માહે જુન સને 2020

રજુ કરનારનું નામ ચંદ્રેશ સી.પટેલ-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 54 થી 59).....

શોધ અગર તપાસણી.....Year: 2005 2011

દંડ કલમ-24.....

કલમ-34 (કલમ-49).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-2 ફી



૮૦.૦૦

કુલ એકંદરે રૂ.

૮૦.૦૦

અંકે રૂપિયા એશી પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

N M Gadhiya
સબ રજીસ્ટ્રાર
ગોંડલ

અંકે રૂ. : 80.00

20200625130877816

સબ રજીસ્ટ્રાર, ગોંડલ

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં. 364 (જુના રે.સ.નં. 58/1 પૈકી 1) સીંગલ યુનીટ

Search in : KANGASHIYALI.. /KANGASHIYALI..

પહોંચ નંબર ૨૦૨૦૨૩૧૦૦૩૧૬૦ અરજી નંબર ૧૩૨૩ અરજી વર્ષ ૨૦૨૦
તારીખ ૨૫ માહે જુન સને ૨૦૨૦

રજુ કરનારનું નામ ચંદ્રેશ સી. પટેલ - એડવોકેટ (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: 2011 2020

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૧૧૦.૦૦

કુલ એકંદરે રૂ. ૧૧૦.૦૦

અંકે રૂપીયા એક સો દસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

P. J. Vyas
સબ રજીસ્ટ્રાર
લોધિકા

અંકે રૂ. : 110.00

20200625421769430

સબ રજીસ્ટ્રાર, લોધિકા

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં 364(જુના રે.સ.નં 58/1 પૈકી 1) સીગલ યુનીટ

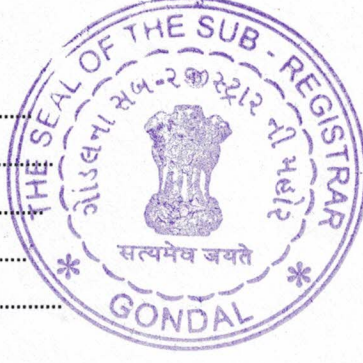
Search in : KANGASHIYALI.. /KANGASHIYALI..

પહોંચ નંબર 2020143013522 અરજી નંબર 2129 અરજી વર્ષ 2020
તારીખ 14 માહે સપ્ટેમ્બર સને 2020

રજુ કરનારનું નામ ચંદ્રેશ સી પટેલ 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 54 થી 59).....
શોધ અગર તપાસણી.....Year: 1990 2005
દંડ કલમ-24.....
કલમ-34 (કલમ-49).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-2 ફી



170.00

કુલ ચેકદર રૂ.	170.00
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અંકે રૂપીયા એક સો સીત્તર પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં

Jigneshkumar I Sabva
સબ રજીસ્ટ્રાર
ગોંડલ

અંકે રૂ. : 170.00

20200915498277829

સબ રજીસ્ટ્રાર, ગોંડલ