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To whomsoever it may concern

INVESTIGATION OF TITLE IN RESPECT OF IMMOVEABLE PROPERTY OF M./S. ANANAT BUILD SPACE LLP PARTNERSHIP FIRM.

Description of The Property:

Commercial cum Residential Building Known as " Ananat Heights " Wing A-B-C Constructed on total land admeasuring 3208.26 sq. mtr. of plot no. 1(Single Unit)+Common Plot no.1 of bearing revenue survey no. 390/1 paiki 2+390/1 piki 3 paiki, (T.P. Scheme No. 27(Mavdi), F.P. No. 58/1/1) of Village Mavdi, Taluka and District Rajkot & bounded as under:

North :	Adj. F.P. No.58/5
South :	9.00 Mtr. Wide Road
East :	24.00 Mtr. Wide Road
West :	Plot No. 2 to 9

History/flow of title for land of Plot No. 1 & Common Plot No. 1 paiki :

1. Originally, Hira Manji was the owner of agricultural land of agriculture known as padardiwadu, dhanavadu and other survey nos. of Village Mavdi, Taluka and District Rajkot. Mutation entry no. 56, has been made in Village Form No. VI of Village Mavdi. The Deputy Collector, Rajkot has been promulgated the record of right on dated 24/11/1955.
2. It appears that new measurement of agricultural land came in to the force and revenue survey no. 390/1 and R.S. No. 390/2 and other agri. land is allotted to all other agricultural land of Village Mavdi. Mutation entry no. 272, has been made in Village Form No. VI of Village Mavdi and certified by the concern authority.
3. It appears from the record that Hira Manjibhai is not being able to administrate his agri. land so that Hire Manji transferred his agri. land in favour to his sole legal heir Ramji Heera. Mutation entry no. 296, has been



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made in Village Form No. VI of Village Mavdi and certified by the concern authority.

4. Thenafter Family partition has took placed by Ramjibhai Heerabhai. Wherein agricultural land admeasuring acre 13-37 gunthas of survey No. 3901 paiki & agricultural land admeasuring acre 2-01 gunthas of survey No. 390/2 of Village Mavdi had fallen to the share of Mansukhbhai Ramjibhai Patel. Mutation entry no. 22, has been made to that effect in the record of right of Village Mavdi on 05-12-1985 and The Circle Officer of Kuvadva has certified the said Mutation entry.
5. It appears that Mansukhbhai Ramjibhai Patel(Kathiriya) executed the deed of sale for agricultural land acre 2-13 guntha of revenue survey no. 390/1 paiki of Village Mavdi in favor of Dharmshi Premji Vachhani and other 9. The deed of sale was registered vide bearing Sr. No. 15483 of book no. 1 on dated 16-12-1991 in the office of The Sub-Registrar, Rajkot. Mutation entry no. 529, has been made to that effect in the record of right of Village Mavdi on 27-12-1991 and The Executive Magistrate of Rajkot has certified the said Mutation entry.
6. It appears that Mansukhbhai Ramjibhai Patel(Kathiriya) executed the deed of sale for agricultural land acre 3-12 guntha of revenue survey no. 390/1 paiki of Village Mavdi in favor of Dharmshi Premji Vachhani and other 9. The deed of sale was registered vide bearing Sr. No. 15484 of book no. 1 on dated 16-12-1991 in the office of The Sub-Registrar, Rajkot. Mutation entry no. 530, has been made to that effect in the record of right of Village Mavdi on 27-12-1991 and The Executive Magistrate of Rajkot has certified the said Mutation entry.
7. It appears that Mansukhbhai Ramjibhai Patel(Kathiriya) executed the deed of sale for agricultural land acre 2-13 guntha of revenue survey no. 390/1 paiki of Village Mavdi in favor of Keshavjibhai Ramjibhai Bhila and other 6. The deed of sale was registered vide bearing Sr. No. 15483 of book no. 1 on dated 16-12-1991 in the office of The Sub-Registrar, Rajkot. Mutation entry no. 529, has been made to that effect in the record of right of Village Mavdi



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on 27-12-1991 and The Executive Magistrate of Rajkot has certified the said Mutation entry.

8. It appears from the record that Dharmshi Premjibhai Vachhani and other 9 are executed the deed of power of attorney in favor of Mr. Kamalbhai Kishorbhai BHatasana on 08-04-1995. the said power of attorney has been Executed and notaries before the M.M. Patel, Notary on 08-04-1995.
9. It appears from the record that Keshavjibhai Ramjibhai Bhila and other 6 are executed the deed of power of attorney in favor of Mr. Kamalbhai Kishorbhai BHatasana on 08-09-1995. the said power of attorney has been Executed and notaries before the M.M. Patel, Notary on 08-09-1995.
10. It appears that Kamal Kishorbhai Bhatasana power of attorney holder of Keshavjibhai Ramjibhai Bhila and other-6 executed the deed of sale for agricultural land acre 2-13 guntha of revenue survey no. 390/1 paiki of Village Mavdi in favor of Zala Urmilaba Vankerajsinh wife of Rathod Shaktisinh Kalyansinh. The deed of sale was registered vide bearing Sr. No. 6286 of book no. 1 on dated 08-05-1995 in the office of The Sub-Registrar, Rajkot. Mutation entry no. 770, has been made to that effect in the record of right of Village Mavdi on 09-05-1995 and The Executive Magistrate of Rajkot Taluka has certified the said Mutation entry.
11. It appears that Kamal Kishorbhai Bhatasana power of attorney holder of Dahramshibhai Premjibhai Vachhani and other-9 executed the deed of sale for agricultural land acre 3-12 guntha of revenue survey no. 390/1 paiki of Village Mavdi in favor of Zala Urmilaba Vankerajsinh wife of Rathod Shaktisinh Kalyansinh. The deed of sale was registered vide bearing Sr. No. 5558 of book no. 1 on dated 27-04-1995 in the office of The Sub-Registrar, Rajkot. Mutation entry no. 771, has been made to that effect in the record of right of Village Mavdi on 09-05-1995 and The Executive Magistrate of Rajkot Taluka has certified the said Mutation entry.
12. Its appears on the record that Urmilaba Vankerajsinh Zala wife of Shaktisinh Kalyansinh Rathod enter the name of her legal heirs in the agricultural land admeasuring acre 2-13 guntha of R. S. No. 390/1 paiki 2 and agricultural land admeasuring acre 3-12 guntha of R. S. No. 390/1 paiki



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3 of Village Mavdi. Mutation entry no. 3896, has been made to that effect in the record of right of Village Mavdi on 02-01-2018 and The Executive Magistrate of Rajkot Taluka has certified the said Mutation entry.

13. It appears from the record that (1) Urmilaba Vankerajsinh (2) Satyarthsinh Shaktisinh Rathod & (3) Samarthsinh Shaktisinh Rathod and (1) Rekhaben Damjibhai Padariya (2) Vimalbhai Ramjibhai Padariya (3) Dipeshbhai Ramjibhai Padariya (4) Damjibhai Savjibhai Padariya executed the deed of Exchange for agricultural land of R. S. No. 390/1 paiki 2 and R. S. No. 390/1 paiki 3 and other survey numbers. The deed of sale was registered vide bearing Sr. No. 2539 of book no. 1 on dated 07-06-2018 in the office of The Sub-Registrar, Rajkot. Mutation entry no. 3990, has been made to that effect in the record of right of Village Mavdi on 03-07-2018 and The Executive Magistrate of Rajkot (South) has certified the said Mutation entry.

14. It appears Rekhaben Damjibhai Padariya & others had applied to The Collector of Rajkot for the permission of conversion of use this agriculture land acre 15461.00 Sq. Mtr of revenue survey no. 390/1 paiki 2+ 390/1 paiki 3/ paiki 1 of Rajkot. The Collector of Rajkot had granted N.A. Permission wide his order no. 694/09/18/112/2020 on dated 04-12-2020. Mutation entry no. 3990, has been made to that effect in the record of right of Village Mavdi on 03-07-2018 and The Executive Magistrate of Rajkot (South) has certified the said Mutation entry.

15. It appears that T.P. Scheme no. 26(Mavdi) implemented and the competent authority under the town planning act allotted the Final Plot no. 58/1/1 to the said land.

16. It appears that the partners of Ananat Build Space LLP Partnership Firm constitute partnership under the Limited Liability Partnership Act, 2008(LLP Act).

17. It appears from the record that Mr. Vimalbhai Ramjibhai Padariya and Dipeshbhai Ramjibhai Padariya executed the deed of sale for in respect of their undivided share in the N.A. Land 3401.42 sq. mtr. of revenue survey no. 390/1 paiki 2 + 390/1 paiki 3 paiki 1 of Village Mavdi in favor of Rina



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Bhaskar Parekh and other. The deed of sale was registered vide serial no. 1962 of book no. 1, dated 23/02/2021 in the office of The Sub Registrar, Rajkot zone-6.

18. It appears from the record that Mr. Vimalbhai Ramjibhai Padariya and Dipeshbhai Ramjibhai Padariya executed the deed of Correction in respect of their undivided share in the N.A. Land 3401.42 sq. mtr. of revenue survey no. 390/1 paiki 2 + 390/1 paiki 3 paiki 1 of Village Mavdi in favor of Rina Bhaskar Parekh and other. The deed of sale was registered vide serial no. 5777 of book no. 1, dated 26/05/2021 in the office of The Sub Registrar, Rajkot zone-6.
19. It appears from the record that Dipeshbhai Ramjibhai Padariya and others executed power of attorney under sec. 33 of registration act 1908 in respect of N.A. Land 15461.00 sq. mtr. of revenue survey no. 390/1 paiki 2 + 390/1 paiki 3 paiki 1 of Village Mavdi in favor of Vimalbhai Damjibhai Padariya. The deed of power of attorney was registered vide serial no. 4414 of book no. 1, dated 20-04-2022 in the office of The Sub Registrar, Rajkot zone-6.
20. Ananat Build Space LLP Partnership Firm. The deed of sale was registered vide serial no. 4867 of book no. 1, dated 27/06/2019 in the office of The Sub Registrar, Rajkot zone-3.
21. It appears from the record that Mr. Vimalbhai Ramjibhai Padariya and others executed the deed of sale in respect of land admeasuring 2887.41 sq. mtr. of Plot No. 1(Single Unit) and Land admeasuring 320.85 of Common Plot No. 1 of revenue survey no. 390/1 paiki 2 + 390/1 paiki 3 paiki 1 of Village Mavdi in favor of Ananat Build Space LLP Partnership Firm. The deed of sale was registered vide serial no. 11131 of book no. 1, dated 11-10-2022 in the office of The Sub Registrar, Rajkot zone-6. the Mutation Entry Was made In The Village Form No. 2 of Village Mavdi vide serial No. 2331.



It appears from the record that Ananat Build Space LLP partnership firm had submitted the commercial cum residential building plan in to The Rajkot

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Municipal Corporation. The Asst. Town Planner, Rajkot Municipal Corporation has approved the commercial cum residential building plan vide permission no. 308, on 31st of March 2023 and issued building commencement certificate in the name of the Ananat Build Space LLP Partnership Firm.

Search:

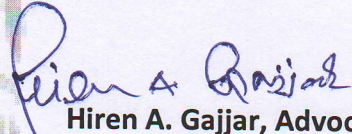
The search has taken from the record of The Sub-Registrar, Rajkot Zone 6 Mavdi for last 30 years and no other charge or encumbrance have been disclosed. The original search receipt is enclosing herewith.

Opinion:

Accordingly, M./s. Ananat Build Space LLP Partnership Firm is the owner and occupier of aforesaid property on verification of above documents and on examination of chain of title deeds, I do hereby certify that the right, title and interest of Ananat Build Space LLP Partnership Firm in respect N.A. Land 2887.41 sq. mtr. of Plot No. 1(Single Unit) and Land admeasuring 320.85 of Common Plot No. 1 of revenue survey no. 390/1 paiki 2 + 390/1 paiki 3 paiki 1 of Village Mavdi is covered with respective title deeds. The right title and interest of M./s. Ananat Build Space LLP Partnership Firm in respect of aforesaid property is clear, marketable and free from all encumbrances and beyond reasonable doubts.

Rajkot.

Date 21/04/2023


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