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MAHESHBHAI YADAV

M. Com., LL.B., Advocate

Sanad No. G/606/2007 (Gujarat High Court)



Mobile : 99244 12120, 75678 12120

KESUR M. VAROTARIYA

B. Com., LL.M., Advocate

Sanad No. G/705/2007 (Gujarat High Court)

Office No. 304-305, 3rd Floor, Hem Arcade, Opp. Swami Vivekanand Statue,
Dr. Yagnik Road, Above ABC Colour Lab & Mobile, Rajkot-360001 (Gujarat - India)

Date : 13th May, 2021.

To,

CITY SQUARE ENTERPRISE, PARTNERSHIP FIRM,

Near Vikas Medical & Hindustan Project Office,

Amin Marg, Rajkot

Sub.: Investigation of title of **CITY SQUARE ENTERPRISE, PARTNERSHIP FIRM** of Rajkot over its Immovable property consisting of Commercial Shops / Offices / Rooms situated at Rajkot Revenue Survey No. 431 paikie T. P. Scheme No. 2, F. P. No. 122 paikie City Survey Ward No. 15/2, City Survey No. 3151 paikie "**CITY SQUARE**" building on Plot No. 6 land Sq. 354.01 situated Rajkot.

Dear Sir,

With reference to the subject aforesaid, I am giving here under, the Title Report of the property, which the description and boundaries are stated herein below:

A. DESCRIPTION:

Immovable property consisting of Commercial Shops / Offices / Rooms situated at Rajkot Revenue Survey No. 431 paikie T. P. Scheme No. 2, F. P. No. 122 paikie City Survey Ward No. 15/2, City Survey No. 3151 paikie "**CITY SQUARE**" building on Plot No. 6 land Sq. 354.01 situated Rajkot.

ON THE NORTH : Road

ON THE SOUTH : Plot No. 5

ON THE EAST : Road

ON THE WEST : Plot No. 7

I am submitting following documents for title clearance report:

- 1) Copy of Revenue Tax Receipt issued by Talati-Cum-Mantri
- 2) Copy of Village Form No. 6
- 3) Copy of Village Form No. 7/12
- 4) Copy of Village Form No. 8-A
- 5) Copy of Order dated 16-05-1967 passed by Dy. Secretary, Revenue Deptt., Gujarat State
- 6) Copy of Decree dated 20-11-1976 drawn in Sp. Civil Suit No. 58 / 70 by the Court of Civil Judge, S. D., Rajkot with the copy of CMA, Compromise Pursis and Annexure etc.
- 7) Copy of T. P. Form and T. P. Sketch





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- 8) Copy of Letter dated 03-10-2003 written by Gujarat Housing Board
- 9) Original Regd. Sale Deed Sr. No. 4738 dated 14-10-2003 (Regi. No. 8417 dated 07-11-2005) executed by Gujarat Housing Board in favour of Shri Mahendrakumar Dharamshi and Shri Chandraben Amrutlal
- 10) Copy of Property Card with Sketch issued by City Survey Office, Rajkot in favour of Shri Mahendrakumar Dharamshi and Shri Chandraben Amrutlal
- 11) Original Regd. Power of Attorney Sr. No. 2594 dated 04-03-2009 executed by Shri Mahendrakumar Dharamshibhai Radia in favour of Shri Shyam Amrutlal Radia
- 12) Copy of Letter dated 24-09-2020 written by Gujarat Housing Board
- 13) Original Regd. Sale Deed Sr. No. 3558 dated 06-05-2021 executed by (1) Shri Mahendrakumar Dharamshibhai Radia through his power of attorney holder Shri Shyam Amrutlal Radia (2) Shri Chandraben Amrutlal in favour of **CITY SQUARE ENTERPRISE, PARTNERSHIP FIRM**
- 14) Original Regd. Partnership Deed Sr. No. 1741 dated 25-02-2021 of **CITY SQUARE ENTERPRISE, PARTNERSHIP FIRM**
- 15) Original Construction Permission and Plan passed by RMC
- 16) Original Commencement Certificate issued by RMC
- 17) Copy of Zoning Certificate with Part Plan
- 18) Original Receipt issued by Sub-Registrar, Rajkot towards

C. TRACING OF THE TITLE:

- ☐ That Gujarat Housing Board is a body, constituted under the provisions of Gujarat Housing Board Act, 1961 ; which is referred to hereinafter as Board.
- ☐ The Board had acquired the agriculture land admeasuring total 47 A 12 G Revenue Survey No. 431 paikee of Rajkot from different agriculturists for construction of different residential buildings over it under the provisions of Land Acquisition Act, prevailing then.
- ☐ It transpires that subsequently, the land was acquired by the Board on 12-05-1960, after farming the scheme and publishing the notification etc.
- ☐ It transpires that Patel Ghusabhai Bhikhabhai, legal heir of deceased Dayabhai Ghusabhai with other land owners of Survey No. 431 paikee of Rajkot and raised objections, challenging the acquisition process, being taken up by the Board and Special Application No. 389 to 397 was field before the Hon'ble High Court of Gujarat, Ahmedabad ; which was rejected by the Hon'ble Court.





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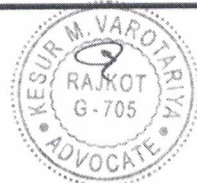
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- ❑ Shri Ghusabhai Bhikhabhai and others had filed Appeal No. 36/1941-68 before the Hon'ble Supreme Court, New Delhi and subsequently, Agreement was executed between the Board and different Land Owners / plaintiffs of the suit on 01-01-1970 and the appeal was withdrawn accordingly by the plaintiffs of the suit. As per the said Agreement, the Board was prepared to hand over the possession of Vacant Land / Open Plots to the plaintiffs, where the construction work has not been made over it.
- ❑ As the Board could not comply the terms of Agreement, Shri Ghusabhai Bhikhabhai and others had filed Regular Civil Suit No. 58/70 against the Board before the Court of Civil Judge, Sr. Division Rajkot for the specific performance of the Agreement dated 01-01-1970.
- ❑ On implementation of T. P. Scheme No. 2 of Rajkot, Final Plot Nos 121, 122 and 123 were assigned to the land of Survey No. 431 paikiee of Gujarat Housing Board with area admeasuring 73328 Sq. Mts. of the Scheme.
- ❑ It further appears that Rajkot Urban Development Authority issued Zone Certificate dated 29-09-2016 certifying that the area was fallen in the residential zone and issued sketch of the area of F. P. No. 122 of Survey No. 431 paikiee of Rajkot.
- ❑ It transpires that after due proceedings, the Board was agreed to hand over the possession of the vacant land of different plots to different owners and Decree was drawn in the said suit accordingly on 20-11-1976 by the Hon'ble Court. The Court has also finalized the List/Annexure of respective Allotters with Plots Nos. Etc., which is on the file with the Decree. It transpires that Shri Mahendrakumar Dharamshi and Shri Chandraben Amrutlal were jointly allotted with the Land admeasuring 423-40 Sq. Yards of Plot No. 6 of Survey No. 431 paikiee of Rajkot and their names can be seen at Sr. No. 6 on Page 2 of the Annexure on the file.
- ❑ Subsequently, the Board has executed a Sale Deed Sr. No. 4738 dated 14-10-2003 (Regi. No. 8417 dated 07-11-2005), which was registered with the Sub-Registrar, Rajkot, in respect of land admeasuring total 423-40 Sq. Yards of Plot No. 6 of Survey No. 431 paikiee of Rajkot in favour of Shri Mahendrakumar Dharamshi and Shri Chandraben Amrutlal in the Property Register by Endorsement, dated 13-02-2006, assigning City Survey No. 3151 in Ward No. 15/2 of Rajkot with area admeasuring 355.07 Sq. Mts., as disclosed from the Entry and City Survey Sketch on the file.
- ❑ Shri Mahendrakumar Dharamshibhai Radia had executed a Power of Attorney Sr. No. 2594 dated 04-03-2009, which was registered with the Sub-Registrar, Rajkot, authorizing Shri Shyam Amrutlal Radia to do acts and





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things on his behalf in respect of his share in the aforesaid land of Plot No. 6 of Survey No. 431 paikee of Rajkot

- ☐ (1) Shri Mahendrakumar Dharamshibhai Radia through his power of attorney holder Shri Shyam Amrutlal Radia (2) Shri Chandraben Amrutlal has executed a Sale Deed Sr. No. 3558 dated 06-05-2021, which was registered with the Sub-Registrar, Rajkot, in respect of land admeasuring total 423-40 Sq. Yards of Plot No. 6 of Survey No. 431 paikee of Rajkot in favour of **CITY SQUARE ENTERPRISE, PARTNERSHIP FIRM**
- ☐ **CITY SQUARE ENTERPRISE, PARTNERSHIP FIRM** commences the construction of Commercial Shops / Offices / Rooms situated at Rajkot Revenue Survey No. 431 paikee T. P. Scheme No. 2, F. P. No. 122 paikee City Survey Ward No. 15/2, City Survey No. 3151 paikee "**CITY SQUARE**" building on Plot No. 6 land Sq. 354.01 as per Construction Permission and Plan passed by RMC. Now, these premises are in under construction.
- ☐ So, legal owner of the above referred property is **CITY SQUARE ENTERPRISE, PARTNERSHIP FIRM**

I have taken search from Index register of sale, mortgage, gift etc. maintained by Sub-Registrar, Rajkot. The search fee Rs. 360/- has been paid by Receipt No. 2021022010256 & 2021023014302 & 2021024009065 dated 13-05-2021 for search from the year 1991 to 2021 and I have found nothing adverse to the title of the above said owner. There are no other transactions or dealing affecting the title of above said owner. Nothing adverse to this found. The search receipts are produced herewith.

From the persual, scrutiny and verification of the above, I am of the opinion that title of **CITY SQUARE ENTERPRISE, PARTNERSHIP FIRM** with respect to above described **property is quite clear and marketable and the said property is without any encumbrance.**

I am returning herewith the document send to me for title verification.

Thanking you,

Yours sincerely,

Varotariya K. M. Adv.

Kesur M. Varotariya -Advocate



અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.431 પૈકી ટીપી.2 એફ.પી-122 પૈકી પ્લોટ નં.6 વોર્ડનં.15/2 સી.સ.નં.3151

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૧૦૨૨૦૧૦૨૫૬ અરજી નંબર ૭૦૪૬ અરજી વર્ષ ૨૦૨૧
તારીખ ૧૩ માહે મે સને ૨૦૨૧

રજુ કરનારનું નામ કેસુર એમ.વારોતરીયા(એડ)શોધ
નીચે પ્રમાણે ફી પહોંચી રૂ. પૈસા

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: 1991 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૯૦.૦૦

કુલ એકદરે રૂ. ૯૦.૦૦

અંકે રૂપીયા નેવું પુરા

દસ્તાવેજ ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

B. K. CHAVADA
સબ રજીસ્ટ્રાર
રાજકોટ - 1

અંકે રૂ. : 90.00

20210512664672688

સબ રજીસ્ટ્રાર, રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : વો.ન:15/2 સી.સ.ન:3151 રે.સ.ન:431 પૈકી ટી.પી.ન:2 એફ.પી.ન:122 પૈકી પ્લોટ નં:6

Search in : રાજકોટ-1 /RAJKOT-1

પહોંચ નંબર ૨૦૨૧૦૨૩૦૧૪૩૦૨ અરજી નંબર ૮૨૬૬ અરજી વર્ષ ૨૦૨૧
તારીખ ૧૩ માહે મે સને ૨૦૨૧

રજુ કરનારનું નામ કે.એમ.વારોતરીયા (એડ) 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: 1998 2012
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી

૧૬૦.૦૦



કુલ એકંદરે રૂ.	૧૬૦.૦૦
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અંકે રૂપીયા એક સો સાઈઠ પુરા

દસ્તાવેજ ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં

A. N. Dasani
સબ રજીસ્ટ્રાર
રાજકોટ - ૨

અંકે રૂ. : 160.00

20210512460500909

સબ રજીસ્ટ્રાર, રાજકોટ - ૨

અરજી પહોંચ

મિલકત નું વર્ણન : સી.સ.ન 3151, રેસ.ન 431 પૈકી, ટી.પી.સ્કીમ નં 2, એફ.પી.ન 122 પૈકી, પ્લોટ નં 6

Search in : CITY SURVEY WARD No.15/CITY SURVEY WARD No.15

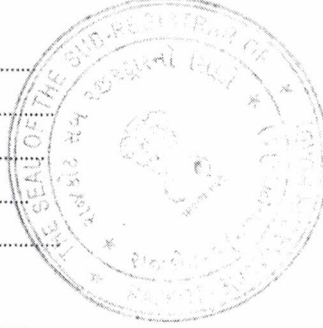
પહોંચ નંબર ૨૦૨૧૦૨૪૦૦૮૦૬૫ અરજી નંબર ૫૩૨૪ અરજી વર્ષ ૨૦૨૧
તારીખ ૧૩ માહે મે સને ૨૦૨૧

રજુ કરનારનું નામ કેસુર એમ.વારોતરીયા (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 ચાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 2012 2021
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૧૧૦.૦૦

કુલ એકંદરે રૂ.	૧૧૦.૦૦
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અંકે રૂપીયા એક સો દસ પૂરા

દસ્તાવેજ

ના દિલસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

R K CHOPADA
સબ રજીસ્ટ્રાર
રાજકોટ - 3

અંકે રૂ. : 110.00

20210512755922757

સબ રજીસ્ટ્રાર, રાજકોટ - 3