

**DILIP J. MITHANI**

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Gujarat High Court

"PLUS POINT", 4th Floor, Office No. 8, Dr. Yagnik Road, RAJKOT - 360 001. Cell : 98259 63539  
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**MAULIK D. MITHANI**

B. Com., LL. B. Advocate

Gujarat High Court

Date : 12-03-2020

TO WHOM SO EVER IT MAY CONCERN

**Sub. :-** Title scrutiny and 30 years Search Report in respect of the property - Seven (7) storied Building to be constructed on the land adm. 452-26 sq.mts. of Plot No. 27 and 28 of revenue survey no. 40(P) of Madhapar village of Sub District and District of Rajkot and to be known as "Akshar Height-2" belonging to Shubh Enterprise, Partnership firm of Rajkot.

**Sir,**

I am contacted by Shri Hardik K. Shah - Partners of Shubh Enterprise Partnership firm of Rajkot for the scrutiny of the title to the property, referred hereinbelow and for the opinion as to the marketability of the property or otherwise of the same.

**(1) PROPERTY :-**

The property for which the title report is sought for is Seven (7) storied Building with the land adm. 452-26 sq.mts. of Plot No. 27 and 28 of revenue survey no. 40(P) Madhapar village of Sub District and District of Rajkot.



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The Building is to be consisted of covered parking, stairs, lift, passage, ramp in the basement and the same on the ground floor and 4 flats on each first floor to the 6th floor, 3 flats on the 7th floor. This building is to be known as "Akshar Height-2".

The bounderies of this property are :-

On or towards North :- Other's property of Plot No. 26. 20 meter measurement on that side.

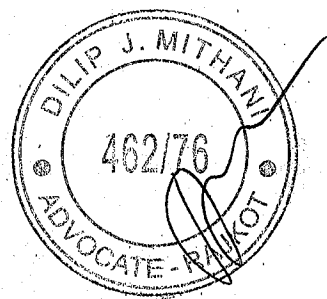
On or towards South :- 10-50 meter wide Road, 20 meter measurement on that side.

On or towards East :- Other's property of Plot No. 11 and 12, 23 meter measurement on that side.

On or towards West :- 12 meter wide road on that side.

(2) I have examined the documents, listed and discussed hereinbelow and verified the extracts of the same in the office of Sub-Registrar, Rajkot, It transpires from the chain of documents that :-

(3) List of Documents :-



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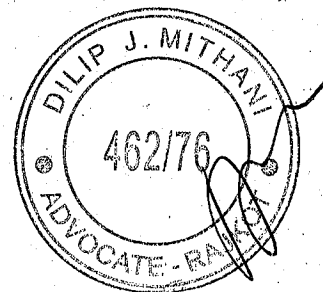
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- 1) Copy of Jungle book (Tippan) of Madhapar village  
(survey no. 40 -Vasta Devdas) dated 12-2-1958.
- 2) Copy of Village form no. 6 :-
  - (I) Entry no. 205 dt. 19-6-1967.
  - (II) Entry no. 499 dt. 1-5-1975.
  - (III) Entry no. 518 dt. 19-8-1975.
- 3) Copy of Sale deed no. 3884 dt. 5-11-1999.
- 4) Copy of Sale deed no. 3885 dt. 5-11-1999.
- 5) Copies of village form no. 6 :-
  - (I) Entry no. 1066 dt. 15-1-2000.
  - (II) Entry no. 1067 dt. 15-1-2000.
- 6) Copy of NA Order no. Rev/Bakhapa/Regi. 51/2000-01/  
Washi/1206/14 dt. 16-7-2001 issued by District  
Development office.
- 7) Copy of Lay out plan of NA Plots - Plot no. 1 to 181.
- 8) Copy of Sale deed bearing serial no. 2942 dt. 1-8-2001  
- registered no. 3774 dt. 8-7-2004.
- 9) Copy of Sale deed no. 2941 bearing serial no. 2941 dt.  
1-8-2001 - registered no. 3773 dt. 8-7-2004.
- 10) Copies of village form no. 6 :-
  - (I) Entry no. 3360 dt. 22-10-2006.
  - (II) Entry no. 3361 dt. 22-10-2006.



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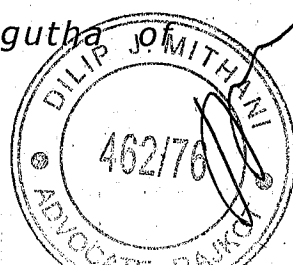
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- 11) Copy of Sale deed bearing serial no. 7986 dt. 1-11-2018.
- 12) Copy of village form no. 2 of Rajkot realities partnership firm.
- 13) Copy of Partnership deed 'Rajkot realities' firm registered at no. 6254 dt. 6-8-2018.
- 14) Copy of Partnership deed of 'Shubh Enterprise' firm, registered at no. 4030 of book no. 1 dt. 30-5-2019.
- 15) Copy of Sale deed bearing serial no. 7229 dt. 20-9-2019 executed in favour of the present owners.
- 16) Copy of Village form no. 2 of M/s. Shubh Enterprise firm.
- 17) Copy of construction permission no. Ruda/Tech/Dev/Madhapar/1506/18/1449 dt. 7-3-2020.
- 18) Copy of Approved Building plan no. Ruda/Tech/Dev/Madhapar/1506/18/1449 dt. 7-3-2020.
- 19) Deed of Owners Declaration under the provisions of ownership flat act 1973 bearing serial no. 1783 dt. 9-3-2020.
- (4) History of Title :-
  - 1) Vasta Devraj was agriculturist of Madhapar village. he was holding agriculture land Acre 19-04 gutha of



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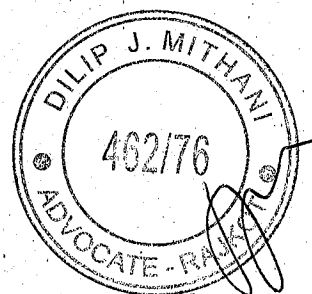
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revenue survey no. 40 of Madhapar village vide Jungle book (Tippan) dated 12-2-1958 of Madhapar village and promulgation entry no. 10 of village form no. 6 of Madhapar village (date is not visible).

- 2) Thereafter at the time new measurement and survey of agricultural land in 1967, The actual area of this survey no. 40 measured to Acre 17-34 gutha instead of Acre 19-04 Gutha entry to the effect of this New measurement was made on 19-3-1967 by entry no. 205.
- 3) Thereafter Vasta Devraj expired on 1-6-1973 and this land transferred to his heirs (1) Manilal Vasta (Son) (2) Maniben Vasta (Wife) (3) Galiben Vasta (Daughter) hereditary entry to the effect of this transfer was made in village form no. 6 on 1-5-75 by entry no. 499 and it was certified accordingly.
- 4) Thereafter Galiben Vasta Released her share in this land in favour of Manilal Vasta and Maniben Vasta. Entry to this effect was made in village form no. 6 on 19-8-75 by entry no. 518 and it was certified accordingly.



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5) Thereafter Manilal Vastabhai and Maniben Vastabhai sold the land acre 4 gutha 19 and the land acre 4 gutha 18 by two sale deeds :-

I) The land Acre 4 gutha 19 to Ranjit Khengarbhai Dodiya by Sale deed registered at no. 3884 of book no. 1 dt. 5-11-1999.

AND

II) The land acre 4 gutha 19 to Dhirubhai Khengar Dodiya by Sale deed registered at no. 3885 of book no. 1 dt. 5-11-1999.

Entries to the effect of Both these Sale deeds were made in village form no.6 on 11-12-99 by entry no. 1066 and 1067 respectively and both were certified on 15-1-2000.

6) Thereafter (1) Ranjitbhai K. Dodiya and (2) Dhirubhai K. Dodiya Jointly applied to the District Development office for the permission of conversion of use of land Acre 4-19 gutha + Acre 4-19 gutha - Total land Acre 8-37 Gutha from agriculture use to non-agricultural use for the purpose of residential buildings. This Application has been granted by NA Order no. Rev/BAKHAPA/Regi. No. 51/2000-01/Washi/1206/14 dt. 11/6



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7-2001 and lay out plan for NA plots - Plot No. 1 to 181 has been approved accordingly.

- 7) Thereafter (1) Ranjit K. Dodiya and Dhirubhai K. Dodiya jointly sold the land of two plots - Plot no. 27 and Plot No. 28 to Pareshkumar Nagindas Sanghavi by Two Sale deeds :-

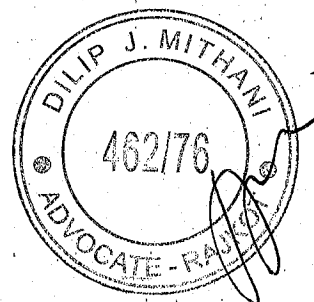
(I) The land adm. 220 sq.mts. of Plot No. 27 by Sale deed bearing serial no. 2942 dt. 1-8-2001 and registered at no.3774 of book no. 1 on 8-7-2004.

(II) The land adm. 232-26 of plot no. 28 of Sale deed bearing serial no. 2941 dt. 1-8-2001 and registered at no. 3773 of book no. 1 dt. 8-7-2004.

Entries to the effect of both these Sale deeds had been made in village form no. 6 by entry no. 3361 and 3360 respectively and the same had been certified on 11-10-2006.

- 8) Thereafter Pareshkumar Nagindas Sanghavi sold the land adm. 452-26 sq.mts. of these plot no. 27 and 28 to Rajat Realities Partnership firm of Rajkot having three partners.

- 1) Paresh Nagindas Sanghavi  
(The Vendor himself)



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2) Jayeshkumar Mathuradas Ashar

3) Rajesh Chimanlal Keshariya

(Partnership deed is registered at the office of Sub-Registrar, Rajkot by serial no. 6254 dt. 3-8-2018)

by Sale deed registered at no. 8986 of book no. 1 dt. 1-11-2018. Entry to the effect of this Sale deed was made in village form no. 2 on 16-11-2018.

9) Thereafter Rajat Realities Partnership firm sold this land adm. 452-26 sq.mts. of Plot No. 27 and 28 to Shubh Enterprise, Partnership firm of Rajkot.

- THE PRESENT OWNER having 6 Partners :-

(Partnership deed is registered at the office of Sub-Registrar, Rajkot by serial no. 4030 dt. 30-5-2019)

1) Sadik Ramjanbhai Halani

2) Hardik Mayur Somaiya

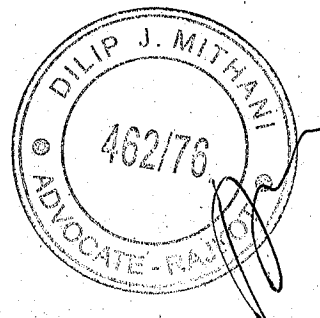
3) Priyanka Mayur Somaiya

4) Rakesh Bhagwanji Chauhan

5) Devendrasinh Ranjitsinh Jadeja

6) Dipak Chunilal Pithadiya

by Sale deed registered at no. 7229 of book no. 1 dt. 20-9-2019.



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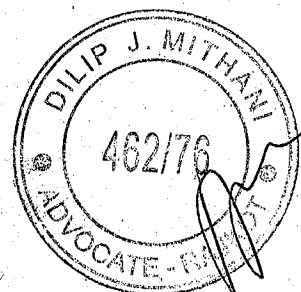
Date :

Entry to the effect of this Sale deed has been made in village form no. 2 by serial no. 1015 dt. 27-9-2019.

10) Thereafter Shubh Enterprise partnership firm got the building plan approved in office of Rajkot urban Development Authority (RUDA) by construction permission no. Ruda/Tech/Dev/Madhapar/1506/18/1449 dt. 7-2-2020.

11) Partners of M/s. Shubh Enterprise firm executed deed of Owners Declaration under the provisions of ownership Flat act 1973 bearing serial no. 1783 dt. 9-3-2020.

I have carried out search of the relevant registers in the office of Sub-Registrar, Rajkot for the period of last 30 Years i.e. from 1990 to 2020 vide search fee receipt No. 2020022006191 & 2020024004884 dt. 11-3-2020 for the investigation of title to the property referred above. I have not found any document touching charge mortgage or creating any encumbrance over this property. All registered sale deeds partnership deeds are duly executed and registered in accordance with the provisions of law. Chain of all subsequent documents is clear and flawless.



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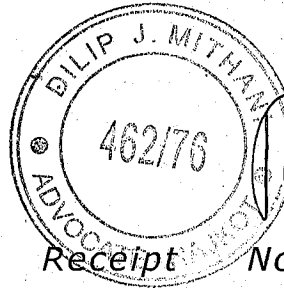
Date :

On investigation in the office of Sub-Registrar and from examination of documents referred above, It transpires that the property referred above belongs to M/s. Shubh Enterprise partnership firm of Rajkot and title to the said property is clear, marketable and free from any encumbrance whatsoever.

RAJKOT.

DT. 12/3/2020.

  
**DILIP J. MITHANI**  
Advocate



**Encl :-**

(1) Search fee Receipt No. 2020022006191 &  
2020024004884 dt. 11-3-2020.

## અરજી પહોંચ

મિલકત નું વર્ણન : માધાપર રે સ નં.40 પ્લોટ નં:27,28 અક્ષર હાઇટ-2 બીલ્ડીંગ

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૦૦૨૨૦૦૬૧૯૧ અરજી નંબર ૪૩૯૧ અરજી વર્ષ ૨૦૨૦  
તારીખ ૧૧ માહે માર્ચ સને ૨૦૨૦

રજુ કરનારનું નામ ડી જે મીઠાણી (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 ).....

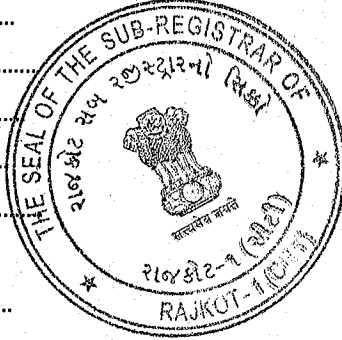
શોધ અગર તપાસણી.....Year: 1989 1998

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭ ).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી .....



૧૧૦.૦૦

કુલ એકંદરે રૂ. ૧૧૦.૦૦

અંકે રૂપિયા એક સો દસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

એમ.જે.રાજયગુરુ

સબ રજીસ્ટ્રાર

રાજકોટ - ૧

## અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.ન. 40 , પ્લોટ નં. 27 , 28 અક્ષર હાઇટસ -2

Search in : માધાપર /MADHAPAR

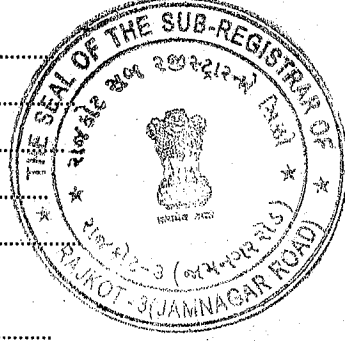
પહોંચ નંબર ૨૦૨૦૦૨૪૦૦૪૬૮૪ અરજી નંબર ૨૮૪૫ અરજી વર્ષ ૨૦૨૦  
તારીખ ૧૧ માહે માર્ચ સને ૨૦૨૦

રજુ કરનારનું નામ ડી.જી.મીઠાણી (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 ચાદીઓ (કલમ ૬૪ થી ૬૭ ).....  
શોધ અગર તપાસણી.....Year: 1998 2020  
દંડ કલમ-૨૫.....  
કલમ-૩૪ (કલમ-૫૭ ).....  
નકલ ફી ફોલીયો.....  
ઈન્ડેક્સ-૨ ફી .....



૨૪૦.૦૦

કુલ એકદરે રૂ. ૨૪૦.૦૦

### અંકે રૂપીયા બે સો ચાલીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

G.C.Barvadiya  
સબ રજીસ્ટ્રાર  
રાજકોટ - ૩