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SAURABH

P. PATEL

B.Com., L.L.B.(Advocate)

16/17 - Chitralekha Complex,
Near Prasang Hall,
150 ft. Ring Road,
Rajkot.

To Whom It May Concern

(TITLE CLEARANCE REPORT)

(1) NAME & ADDRESS OF THE OWNER OF THE PROPERTY:

Swati Sthapatya, a Partnership Firm with Partners :

- 1) Shri Chandubhai Pitambarbhai Sapariya
- 2) Shri Kalpeshbhai Haribhai Viramgama
- 3) Shri Rukmudin Jalalbhai Kadivar
- 4) Shri Mahmad Alibhai Sherasia
- 5) Shri Hareeshbhai Babulal Parsana

ADDRESS

"Ganesh Krupa", Bhomeshwar Wadi, Street No. 2,
Jamnagar Road, Rajkot-360006.



(2) DESCRIPTION OF THE PROPERTY:

Total N.A. Land admeasuring 489.32 Sq. Mtrs.
(489.31 as per Record of City Survey) of Sub Plot No. 90/1
to 90/4 of Plot No. 90 of Revenue Survey No. 33 Paiki
Known as "Kalyannagar-A", City Survey Ward No.
Ghanteshwar (Binkheti), City Survey No. NA33p/90/1 To
NA33p/90/4, Village - Ghanteshwar, Dist. Rajkot with the
construction of dwelling-3 residential unit known as
"Sanidhya" and situated at Kalyannagar-A, Jamnagar Road,
Ghanteshwar, Rajkot; within the limit of Rajkot Municipal
Corporation and the entire property is bounded as under;

NORTH : Adj Plot No. 91
SOUTH : Adj Plot No. 89.
EAST : Adj Plot No. 92 & 93.
WEST : 9.14 Mtr. Wide Road.

(3) **DESCRIPTION OF THE DOCUMENTS:**

- 1) Certified Copy of the Entry From Jungle Book, Dtd. 17/03/1956.
- 2) Certified Copy of Village Form No. VI Entry No. 65, 91, 96.
- 3) Certified copy of the Entry from Hissa Form No. IV with the Sketch from measurement sheet attached.
- 4) Original Zone Certificate dated 06/06/2008, issued by RUDA with the Sketch attached.
- 5) Copy of the Public Notice, dated 25/08/2020, published in Daily "Akila" by Shri Saurabh P. Patel, Advocate.
- 6) Original Certificate, dated 03/09/2020 issued by Shri Saurash P. Patel, Advocate.
- 7) Original Receipts, dated 01/09/2020 towards the payment of Revenue Dues.
- 8) Certified Copy of Approved Layout Plan.
- 9) Certified Copy of N.A. Order No. Land-1-24, dated 02/08/1963 passed by Taluka Development Officer, Rajkot.
- 10) Certified Copy of "N.A. Sanad No. 14", dated 16/09/1963 issued by Taluka Development Officer, Rajkot.
- 11) Certified Copy of Plot Verification Measurement Sheet, M.T.R. No. Sadi/1/39/10-11, Issued by District Inspector Land Record, Rajkot.



- 12) Original Sale Deed Reg. No. 2990, dated 06/12/1963 made by Jadeja Temubha Kalyansinh in favor of Mahendrakumar K. Bhatt which is Regd. at Sr. No. 117, Vol. 350 of Book No. 1 on dated 08/01/1964.
- 13) Original Power of Attorney made by Mahendrakumar K. Bhatt in favor of (1) Hiteshbhai V. Popat and (2) Pavankumar G. Goyal, dated 27/07/2006 which was executed before G. L. Kotak Notary.
- 14) Original Sale Deed Reg. No. 1695, dated 22/02/2007 made by (1) Hiteshbhai V. Popat and (2) Pavankumar G. Goyal as a Power of Attorney Holder of Mahendrakumar K. Bhatt in favor of Harshidaben M. Baraiya.
- 15) Original Sale Deed Reg. No. 5832, dated 09/04/2010 made by Harshidaben M. Baraiya in favor of Tulsidas N. Jogi.
- 16) Copy of Development Permission (Subdivision) No. 1118LD19200142 issued by Rajkot Urban Development Authority.
- 17) Copy of Approved Sub Plotting Plan.
- 18) Original Deed of Partnership Reg. No. 4301, dated 26/08/2020 of Swati Sthapatya.
- 19) Original Supplementary Deed of Swati Sthapatya, dated 23/09/2020 which was executed before V. S. Chhatra, Notary.
- 20) Original Sale Deed Reg. No. 6022, dated 13/10/2020 made by Tulsidas N. Jogi in favor of Swati Sthapatya.
- 21) Original Re-Constituted Partnership Deed of Swati Sthapatya Reg. No. 6940, dated 11/11/2020.
- 22) Certified Copy of Entry No. 1814, dated 05/12/2020 of Village Form No. II of Swati Sthapatya, issued by Revenue Talati, Ghanteshwar.



- 23) Certified Copy of Entry No. 552, dated 04/05/2021 of City Survey No. NA33p/90/1, City Survey Ward No. Ghanteshwar (Binkheti).
- 24) Certified Copy of Entry No. 553, dated 04/05/2021 of City Survey No. NA33p/90/2, City Survey Ward No. Ghanteshwar (Binkheti).
- 25) Certified Copy of Entry No. 554, dated 04/05/2021 of City Survey No. NA33p/90/3, City Survey Ward No. Ghanteshwar (Binkheti).
- 26) Certified Copy of Entry No. 555, dated 04/05/2021 of City Survey No. NA33p/90/4, City Survey Ward No. Ghanteshwar (Binkheti).
- 27) Original Construction Permission No. 307, dated 31/03/2021 in favor of Swati Sthapatya, issued by Asst. Town Planner, Rajkot Municipal Corporation.
- 28) Original Commencement Certificate in favor of Swati Sthapatya, issued by Asst. Town Planner, Rajkot Municipal Corporation.
- 29) Copy of Building Plan Approved by Rajkot Municipal Corporation.
- 30) Original Receipts towards the Payment of Search Charge issued by Sub-Registrar, Rajkot.



(4) TRACING OF THE TITLE :-

Jadeja Temubha Kalyansang own land Acre 17-29 Guntha of Survey No.33 of Village Ghanteshwar and found first entry on his name in Jungle Book, dated 17/03/1956 and he became owner of agricultural land Acre 17-29 Guntha of Revenue Survey No. 33 of Village Ghanteshwar by changes came in force due to resurvey and Entry No. 65 to that effect was made in the revenue record on dated 19/10/1962, which was certified accordingly.

Then after Jadeja Temubha Kalyansang applied before Taluka Development Officer, Rajkot to transfer his land Acre 6-00 Guntha (From Total Land Acre 17-29 Guntha) from **Agricultural to Non Agricultural for residential purpose** and Taluka Development Officer grnated his application and passed Order No. Land/1/450, dated 12/09/1962 for purpose of N.A. Entry of the same is certified by entry No. 91, dated 16/11/1962.



Then after Jadeja Temubha Kalyansang applied before Taluka Development Officer, Rajkot to transfer his remaining land Acre 11-29 Guntha from **Agricultural to Non Agricultural for residential purpose** and Taluka Development Officer grnated his application and passed Order No. Land-1-24, dated 02/08/1963 for purpose of N.A. Entry of the same is certified by entry No. 96, dated 11/08/1963 and Taluka Development Officer, Rajkot also issued Sanad "N.A. Sanad No. 14", dated 16/09/1963 to Temubha Kalyansinhji and this whole property known as "Kalyannagar-A"

Then after Jadeja Temubha Kalyansinh sold Plot No. 90 from this Kalyannagar-A of Revenue Survey No. 33 paiki to **Mahendrakumar K. Bhatt** by Regd. Sale Deed No. 2990, dated 06/12/1963 which registered at Sr. No. 117, Vol. 350 of Book No. 1, dated 08/01/1964. Entry of same certified in Village Form-VI by entry No. 170, dated 10/06/1964. The original Sale deed is on the file.

Then after Mahendrakumar K. Bhatt made Power of Attorney on dated 27/07/2006 before Notray G. L. Kotak and appointed **Hiteshbhai V. Popat and Pavankumar G. Goyal** as his Power of Attorney for this Plot No. 90. The original Power of Attorney is on the file.

Then after Hiteshbhai V. Popat and Pavankumar G. Goyal sold this Plot No. 90 as Power of Attorney Holder of Mahendrakumar K. Bhatt, to **Harshidaben M. Baraiya**, by Regd. Sale Deed No. 1695, dated 22/02/2007. Entry of same certified in Village Form-VI by entry No. 4502, dated 25/12/2009. The original deed is on the file.

Then after Harshidaben M. Baraiya sold this Plot No. 90 to **Tulsidas N. Jogi**, by Regd. Sale Deed No. 5832, dated 09/04/2010. Entry of same certified in Village Form-VI by entry No. 5022, dated 01/05/2010. The original deed is on the file.

The amount of revenue dues have been paid upto the year 2019, as disclosed from the receipts towards the payment on the file.



Then after Tulsidas N. Jogi decided to sub divide this Plot No. 90 and he applied before competent authority and Rajkot Urban Development Authority granted development permission by No. 1118LD19200142, dated 04/02/2020 and apporved sub plotting plan of Plot No. 90 and divide this plot to 4 sub plots and its sub plot number and detail of land area are as under;

Sub Plot No.	Area Sq. Mtr.	Sub Plot No.	Area Sq. Mtr.
90/1	138.08	90/2	135.90
90/3	135.90	90/4	79.44

Entry of above mentioned sub plots certified in Village Form No. II on Sr. No. 1814, dated 01/09/2020.

(1) Chandubhai P. Sapariya, (2) Kalpeshbhai H. Viramgama, (3) Rukmudin J. Kadiyar and (4) Mahmad A. Sherasia have constituted partnership firm to do the business in the name and style of M/s. **Swati Sthapatya** and the partnership deed was executed between them on 26/08/2020 at Rajkot, which was registered at No. 4301,

dated 26/08/2020 with the Sub-Registrar, Rajkot. The said Firm is registered at No.GUJRJ111330 with 4 partners with the Registrar of Firms, Rajkot; as disclosed from the Extract of Registration of the said Firm on the file. The Original partnership deed is on the file.

Thenafter they made Supplementary Deed which executed before Notary V. S. Chhatra on dated 25/09/2020. From the recital of the said Supplementary deed on Page 3 & 4, Para (i) to (xvii), it transpires that any partner of firm have been authorized to execute necessary documents on behalf of the firm, including of Agreement to Sell/Sale Deeds etc. on behalf of the Firm. The original deed is on the file.

Then after they decided to purchase Sub Plot No. 90/1 to 90/4 of Plot No. 90 of Kalyannagar-A of Revenue Survey No. 33 paiki of Village Ghanteshwar, so they published a public notice in evening daily "Akila" on dated 25/08/2020, through their Advocate Shri Saurabh P. Patel but no objections were received in response thereof, as disclosed from the Certificate, dated 03/09/2020, issued by Shri Saurabh P. Patel, Advocate on the file.



Then after Tulsidas N. Jogi sold total land Sq. Mtr. 489.32 (as per record of city survey Sq. Mtr. 489.31) of Sub Plot No. 90/1 to 90/4 of Plot No. 90 of Kalyannagar-A to **Swati Sthapatya partnership firm** by Regd. Sale Deed No. 6022, dated 13/10/2020. Entry of same certified in Village Form No. II on Sr. No. 1814, Change Regi. No. 30/20, dated 19/10/2020. The original deed is on the file.

Then after Hareeshbhai B. Parsana wants to join as a partner in Swati Sthapatya and continuing partners have no any objection for this process so they made Regd. **Re-Constituted Partnership Deed of Swati Sthapatya** No. 6940, dated 11/11/2020 and thus this partnership firm have total five partners who are (1) Chandubhai P. Sapariya,

(2) Kalpeshbhai H. Viramgama, (3) Rukmudin J. Kadivar, (4) Mahmad A. Sherasia (5) Hareshbhai B. Parsana. Entry of same certified in Village Form No. II on Sr. No. 1814, Change Reg. No. 104, dated 05/12/2020. The said change in Firm is registered at No.GUJRJ111330 with 5 partners with the Registrar of Firms, Rajkot; as disclosed from the Extract of Registration of the said Firm on the file. The Original Re-Constituted Partnership Deed is on the file.

Then after the Government completed Hakk Choksi in village Ghanteshwar and Sirestedar certified entries in Record of City Survey on name of Swati Sthapatya in below mentioned City Survey numbers of City Survey Ward No. Ghanteshwar (Binkheti) on dated 24/06/2021.



City Survey No.	Area Sq. Mtr.	Entry No.
NA33p/90/1	138.08	552
NA33p/90/2	135.90	553
NA33p/90/3	135.90	554
NA33p/90/4	79.43	555
Total Land	489.31	

Swati Sthapatya, a Partnership Firm had submitted a plan for the construction of low-rise residential (dwelling-3) building on the aforesaid land of Sub Plot No. 90/1 to 90/4 before RMC, which was approved and the permission was granted on dated 31/03/2021 vide Sr. No. 307. The original building permission is on the file. The construction work is under progress and the area under development is known as "Sanidhya".

It transpires that Swati Sthapatya, a Partnership Firm with Five partners is the owner of the property more particularly described in Para 2 hereinabove and the Firm is competent to transfer it.

(5) **SEARCH:**

The search has been taken from the records of Sub-Registrar, Rajkot for the last 30 years and no registered charge or encumbrance has been disclosed. The receipts towards the Search Charges are annexed.

(6) **OPINION:**

On examination of the entire chain of the documents, I do, hereby certify that the right, title and interest of **Swati Sthapatya, a Partnership Firm** in respect of the property described in Para-2 hereinabove are covered with all respective title deeds. The right, title and interest in respect of the aforesaid property of said Swati Sthapatya, a Partnership Firm over the above referred property are clear, marketable, and free from any encumbrance and beyond reasonable doubt. The property can be accepted by way of SECURITY for the advances granted or to be granted.

Date : - 31 /12/2021



Yours Faithfully,

SAURABH P. PATEL

ADVOCATE

(Sanad No.G-1994/2005)

અરજી પહોંચ

મિલકત નું વર્ણન : ધંટેશ્વર સ.નં.૩૩ પૈકી સબપ્લોટનં.૯૦/૧ થી ૯૦/૪

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૧૦૨૨૦૨૮૧૩૦ અરજી નંબર ૧૮૪૮૫ અરજી વર્ષ ૨૦૨૧
તારીખ ૩૧ માહે ડિસેમ્બર સને ૨૦૨૧

રજુ કરનારનું નામ સાઉરભ પી.પટેલ (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: 1992 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....



૮૦.૦૦

કુલ એકદર 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.

એમ.જે.રાજયગુરુ

સબ રજીસ્ટ્રાર

રાજકોટ - ૧

અંકે રૂ. : 80.00

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સબ રજીસ્ટ્રાર, રાજકોટ - ૧

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં. ૩૩ પૈકી, સબ-પ્લોટ નં. ૯૦/૧ થી ૯૦/૪

Search in : ધંટેશ્વર /GHANTESHWAR

પહોંચ નંબર ૨૦૨૧૦૨૪૦૨૩૩૬૮ અરજી નંબર ૧૩૯૨૭ અરજી વર્ષ ૨૦૨૧
તારીખ ૨૭ માહે ડિસેમ્બર સને ૨૦૨૧

રજુ કરનારનું નામ એસ.પી.પટેલ 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: 1998 2021
ઈડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૨૫૦.૦૦

કુલ એકંદરે રૂ. ૨૫૦.૦૦

અંકે રૂપિયા બે સો પચાસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

R K CHOPADA
સબ રજીસ્ટ્રાર
રાજકોટ - ૩

અંકે રૂ. : 250.00

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સબ રજીસ્ટ્રાર, રાજકોટ - ૩