

Rupesh N. Anadkat

(B.Com., LLB.)
ADVOCATE & NOTARY
M. : 98251 84921



Yash R. Anadkat

(B.Com., LLB. LLM.) **ADVOCATE**
M. : 96879 66801
e-mail: anadkatrupesh@yahoo.in

502 - Shyamprabhu-1, Panchnath Plot-13, Harihar Chowk, Rajkot. Ph. : 0281-245 5060

Ref. No. 35/2023

Date : 17 / 07 / 2023

:: TITLE/INVESTIGATION REPORT (TIR) ::

- : Whomsoever It May Concern :-

1.0 Name of the Owner as per the Last Sale Deed :-

Shubh Realities – Partnership Firm

2.0 Description of the Property :-

Residential cum Commercial Building under construction known as Shubh Sangam on (land area 683-00 Sq Mtrs i.e.816-87 Sq Yds as per F.P. no.13/2 [due to T.P. deduction], T.P. Scheme no.23 (Rajkot), O.P. no.13) land area 864-02 Sq Mtrs i.e.1029-05 Sq. Yds. of Plot No.3, area known as "Devthirth Park-1" situated at Rajkot Revenue Survey No.598 paiki 2, City Survey Ward No.18, City Survey No.38/B/3 in Sub-Dist. & Regi. Dist. Rajkot & boundary of building is as under:

NORTH : 12-00 Mtr. wide Road
SOUTH : land of adj. survey no.597
EAST : 12-00 Mtr. wide Road
WEST : 24-00 Mtr. wide Road

3.0 Description of the Documents :-

- [1] Certified Copy of Village Form no.VI entry no.70,120,635, 723, 928, 1256 with VIII-A khata no.195 and VII & XII.
- [2] True Copy of redistribution and valuation statement.
- [3] True Copy of approved Lay out Plan.
- [4] Certified Copy of NA Order No.NA/LRCC/65/Case No.138/06-07 Dt. 12.04.2007 passed by the Collector, Rajkot.
- [5] Original Certificate Dt.11.11.2010 issued by Adl. Mamlatdar, Rajkot regarding Non- availability of NA Sanad.
- [6] Certified Copy of city survey property card.
- [7] Certified Copy of Regd. Power of Attorney No.7792 Dt.23.07.2008 executed before the Sub-registrar, Rajkot.
- [8] True Copy of Certificate of Incorporation Dt.23.04.2008 with MoA and AoA of Jalasai Enterprise Pvt. Ltd.
- [9] True Copy Partnership Deed Dt.13.05.2010 of Asopalav Buildcon with RoF form-G.

- [10] Copy of Power of Attorney Dt.11.04.2012 executed by partners of Asopalav Buildcon – partnership firm before the Notary, Rajkot.
- [11] Copy of Public notice in daily newspaper "Akila" Dt.18.02.2010.
- [12] Original NOC Dt.28.02.2010 issued by Advocate Yogesh J.Sommanek.
- [13] Original Regd. Sale Deed No.11446 Dt.13.07.2010 executed before the Sub-registrar, Rajkot.
- [14] Certified Copy of city survey property card.
- [15] Original Regd. Sale Deed No.15796 Dt.06.12.2012 executed before the Sub-registrar, Rajkot.
- [16] Copy of city survey property card.
- [17] Original revenue dues receipt Dt.06.08.2021.
- [18] Original Zone Certificate issued by RMC with part plan.
- [19] Original Partnership Deed of M/s.Shubh Realities regd. at no.11704, Dt.03.10.2021 executed before the Sub-registrar, Rajkot.
- [20] Copy of Form-G issued by Registrar of Firms.
- [21] Original Regd. Sale Deed No.13548 Dt.20.11.2021 executed before the Sub-registrar, Rajkot.
- [22] Certified Copy of city survey Property Card.
- [23] Original Commencement Certificate and Construction Permission No.31 Dt.14.07.2023 issued by RMC with Building Plan approved by it.
- [24] Original Receipts towards the payment of Search Charges issued by Sub-Registrar, Rajkot.

4.0 Description of the Property :-

It seems from the documents produced that Patel Bava Mavji was the Original Owner & Occupant of the Agri. Land A 15-30 G at Rajkot Revenue Survey No.598 paiki & more, entry muted in V. F. No. 6, Vide No. 70 & 120.

Then, upon the death of Patel Bava Mavji, the said land was transferred in the name of Hirabhai Bavabhai and others, entry muted in V. F. No. 6, Vide No.635.



By mutually distribution of agri. land amongst Hirabhai Bavabhai and others, Agri. Land A 2-20 G at Rajkot Revenue Survey No.598 paiki came in the share of Hirabhai Bavabhai, entry muted in V. F. No. 6, Vide No.723.

Then, Hirabhai Bavabhai Lunagariya applied for convert the Agri. Land A 2-20 G (10117-00 Sq Mtrs) at Rajkot Revenue Survey No.598/p into Non-Agriculture for Residential Purpose and the same has been passed by the Collector, Rajkot, Vide NA Order No. NA/LRCC/65/Case No.138/06-07 Dt.12.04.2007 with approved Lay out Plan, entry muted in V. F. No. 6, Vide No.928 with 8-A a/c No.195. Then, Certificate Dt.11.11.2010 issued by Adl. Mamlatdar, Rajkot regarding Non-availability of NA Sanad. Also, entry to that effect in city survey property card.

Hirabhai Bavabhai Lunagariya executed Power of Attorney regd. at no.7792, Dt.23.07.2008 in favor of Chandubhai Ramjibhai Morad to do acts and things on his behalf.

A company in the name of Jalasai Enterprise Pvt. Ltd. incorporated having Certificate of Incorporation Dt.23.04.2008 with MoA and AoA.

A partnership deed Dt.13.05.2010 executed amongst Shri Nilaybhai V.Hirani (HUF), Jalasai Enterprise Pvt. Ltd. and 9 others to do the business in the name and style of Asopalav Buildcon having RoF form-G. Wherein Bhaveshbhai Dineshbhai Sarvaiya and Gautambhai Pravinchandra Pandya were authorised to do acts and things on behalf of the firm.

Partners of Asopalav Buildcon – partnership firm executed Power of Attorney Dt.11.04.2012 before the Notary, Rajkot in favor of another partners viz.Bhaveshbhai Dineshbhai Sarvaiya & Gautambhai Pravinchandra Pandya to do acts and things jointly on behalf of the firm.

A Public notice issued in daily newspaper Akila Dt.18.02.2010 and NOC Dt.28.02.2010 issued by Advocate Yogesh J.Sommanek.

Chandubhai Ramjibhai Morad as PoA of Hirabhai Bavabhai Lunagariya sold NA land area 864-02 Sq Mtrs i.e.1029-05 Sq. yds. of Plot No.3 (land area 683-00 Sq Mtrs i.e.816-87 Sq Yds as per F.P. no.13/2, T.P.Scheme no.23(Rajkot), O.P. no.13), area known as "Devthirth Park-1"



situated at Rajkot Revenue Survey No.598 paiki 2, City Survey Ward No. 18, City Survey No.38/B/3 of Rajkot to Asopalav Buildcon – Partnership Firm by regd. sale deed no.11446, Dt.13.07.2010 executed before the Sub-registrar, Rajkot. Entry to that effect in city survey property card.

Bhaveshbhai Dineshbhai Sarvaiya and Gautambhai Pravinchandra Pandya as authorized partners of Asopalav Buildcon – Partnership Firm had sold NA land area 864-02 Sq Mtrs i.e.1029-05 Sq. yds. of Plot No.3 (land area 683-00 Sq Mtrs i.e.816-87 Sq Yds as per F.P. no.13/2, T.P.Scheme no.23(Rajkot), O.P. no.13), area known as "Devtirth Park-1" situated at Rajkot Revenue Survey No.598 paiki 2, City Survey Ward No. 18, City Survey No.38/B/3 of Rajkot to Hiralal Laljibhai Kanjariya (HUF) & 7 others by regd. sale deed no.15796, Dt.06.12.2012 executed before the Sub-registrar, Rajkot. Entry to that effect in city survey property card.

A partnership deed regd. at no.11704 Dt.07.10.2021 executed amongst Shri Jigneshbhai Prafulbhai Kheradiya, Shri Jalpaben Jigneshbhai Kheradiya, Shri Dolubhai Virabhai Sakariya, Shri Hiteshbhai Dolubhai Sakariya and Shir Hiteshbhai Samatbhai Sakariya to do the business in the name and style of **Shubh Realities** having RoF form-G. Wherein any of the partner out of Shri Jigneshbhai Prafulbhai Kheradiya and Shir Hiteshbhai Samatbhai Sakariya were authorised to do acts and things on behalf of the firm.

Hiralal Laljibhai Kanjariya (HUF) & 7 others sold NA land area 864-02 Sq Mtrs i.e.1029-05 Sq. yds. of Plot No.3 (land area 683-00 Sq Mtrs i.e.816-87 Sq Yds as per F.P. no.13/2, T.P.Scheme no.23(Rajkot), O.P. no.13), area known as "Devtirth Park-1" situated at Rajkot Revenue Survey No.598 paiki 2, City Survey Ward No. 18, City Survey No.38/B/3 of Rajkot to **Shubh Realities – Partnership Firm** by regd. sale deed no.13548, Dt.20.11.2021 executed before the Sub-registrar, Rajkot

Then, Commence Certificate and Construction Permission No.31 Dtd. 14.07.2023 issued by RMC along with approved Building Plan.

Then, Revenue Lease & Edu. Cess paid, Vide Receipt No.5 & 44 on Dt.06.08.2021.



Then, **Shubh Realities – Partnership Firm** is the owner of (land area 683-00 Sq Mtrs i.e.816-87 Sq Yds as per F.P. no.13/2, T.P.Scheme no.23(Rajkot), O.P. no.13) land area 864-02 Sq Mtrs i.e.1029-05 Sq. Yds. of Plot No.3, area known as "Devthirth Park-1" situated at Rajkot Revenue Survey No.598 paiki 2, City Survey Ward No. 18, City Survey No.38/B in Sub-Dist. & Regi. Dist. Rajkot and the property in question is in firm's own occupation and possession and the same is without any encumbrance.

5.0 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.

6.0 Opinion :-

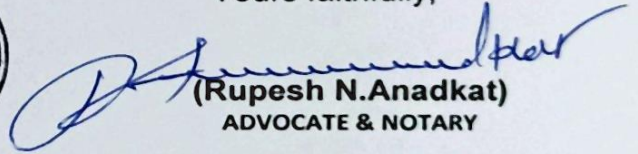
On examination of the entire chain of the documents, I do hereby certify that the right, title and interest of M/s.Shubh Realities – Partnership Firm in respect of the Property described in Para-2 hereinabove are correct with all respective title-deeds and right, title and interest of said Property are clear, marketable, free from any encumbrance and beyond reasonable doubts.

Thanking you.

Place : RAJKOT.
Date : 19 /07/2023



Yours faithfully,


(Rupesh N. Anadkat)
ADVOCATE & NOTARY



Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

મિલકત નું વર્ણન : Shubh Sangam Building under construction on land of Plot No.3, F.P. no.13/2,
T.P. Scheme no.23(Rajkot), O.P. no.13, "Devtirth Park-1", Revenue Survey
No.598 paiki 2 of Rajkot, City Survey Ward No.18, City Survey No.38/B/3 of
Rajkot
Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર 202302200018416 અરજી નંબર 12003 અરજી વર્ષ 2023
તારીખ 18 માહે જુલાઈ સને 2023

રજુ કરનારનું નામ Rupesh Naginbhai Anadkat
ટ્રાન્ઝેક્શન નંબર 20230718523615179

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાદીઓ (કલમ 54 થી 57).....
શોધ અગર તપાસણી.....વર્ષ : 1993 થી 1998
દંડ કલમ-24.....
કલમ-34 (કલમ-47).....
નકલ ફી ફોલીયો.....
ઈન્ટેક્સ-2 ફી.....
અન્ય ફી

રૂ. પેસા



70.00

અંકે રૂપિયા સીતેર પુરા

કુલ એકંદરે રૂ.

70.00


A.M. Desai
સબ રજીસ્ટ્રાર
રાજકોટ - 1

Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

મિલકત નું વર્ણન : Shubh Sangam Building under construction on land of plot no.3, F.P. no.13/2,
T.P.Scheme no.23(Rajkot), O.P. no.13, Devtirth Park-1, Revenue Survey
no.598 paiki 2 of Rajkot, City Survey Ward no.18, City Survey no.38/B/3 of
Rajkot
Search in : રાજકોટ-1 /RAJKOT-1

પહોંચ નંબર ૨૦૨૩૦૨૪૦૦૦૧૫૪૧૨ અરજી નંબર ૮૧૮૦ અરજી વર્ષ ૨૦૨૩
તારીખ ૧૯ માહે જુલાઈ સને ૨૦૨૩

રજુ કરનારનું નામ Rupesh Naginbhai Anadkat
ટ્રાન્ઝેક્સન નંબર 20230719875590415

નીચે પ્રમાણે ફી પહોંચી

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.....વર્ષ : 1999 થી 2012
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી
અન્ય ફી

૩. વેસા



૧૫૦.૦૦

કુલ એકદરે રૂ. ૧૫૦.૦૦

અંકે રૂપિયા એક સો પચાસ પુરા


G.C. Barvadiya
સબ રજીસ્ટ્રાર
રાજકોટ - ૩

**Inspector General of Registration
Revenue Department, Government of Gujarat**
અરજી પહોંચ

મિલકત નું વર્ણન : Shubh Sangam Building under construction on land of Plot No.3, F.P. no.13/2,
T.P.Scheme no.23(Rajkot), O.P. no.13, "Devtirth Park-1", Revenue Survey
No.598 paiki 2 of Rajkot, City Survey Ward No.18, City Survey No.38/B/3 of
Rajkot
Search in : CITY SURVEY WARD No. 18/CITY SURVEY WARD No. 18

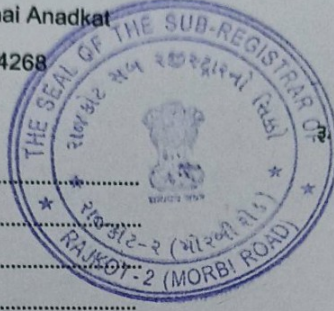
પહોંચ નંબર 202302300023906 અરજી નંબર 12137 અરજી વર્ષ 2023
તારીખ 18 માહે જુલાઈ સને 2023

રજુ કરનારનું નામ Rupesh Naginbhai Anadkat

ટ્રાન્ઝેક્સન નંબર 20230718326814268

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી..... પૈસા
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાદીઓ (કલમ 54 થી 59).....
શોધ અગર તપાસણી.....વર્ષ : 2013 થી 2023 120.00
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી
અન્ય ફી



કુલ એકંદરે રૂ. 120.00

અંકે રૂપીયા એક સો વીસ પૂરા

A. N. Dasani
સબ રજીસ્ટ્રાર
રાજકોટ - 2