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Title Report & Title Clearance Certificate

This Title Clearance Certificate is given in respect of the High Rise Residential Building Constructed on land admeasuring 2128-06Sq. Mts. Of Single Unit Plot No. 2 and adjoining common Plot Sq.Mt. 236-48 known as "SHREEJI TWINS", of Village Mavdi bearing Survey No. 296 paiki 2/paiki 2 situated at Village Mavdi, Taluka, Rajkot, District Rajkot, in side the boundry of Rajkot Municipal Corporation, in favour of **SHREEJIKRUPA BUILDCON** on request of it's Partner Shree **Rinkesh Odhavjibhai Bopaliya**.



1. Originally the agricultural land known as "Ghodadhar" admeasuring acer 8-10guntha was belonging in the name of Govind Jeram by promulgation entry 91 dated 24/11/1955 in which Premji Govind son of Govind Jeram was entered as Govind Jeram was expired.
2. Then after the new measurement was carried out by the revenue authority and the concern entry no. 222 dated 20/10/1961 in village form no. 6 was certified according to which survey no 296 was admeasured acer 30-33 guntha in the name of Premji Govind.
3. Then after Premji Govind expired and thename of legal heirs of him (1) Patel Narsi Premji, (2) Patel Chagan Premji, (3) Viruben Premji, and (4) Vajiben Premji was entere in village form no. 6 wide entry no. 10 dated 18/04/1985.
4. Then after partition of the entire land of above holder was carried out between them and Vajiben Premji relinquish her rights in the said land in favor of the remaining holders. This way entry no. 100 dated 02/04/1987 was carried out in village form no. 6 and Patel Narsi Premji hold Acer 14-56 Gunth land of R.S.No. 296 Paiki
5. Then after Patel Narsi Premji sold out the land admeasuring Acer 3-00 Guntha to Shree Bhupeshkumar Jivanbhai Govani wide Registered Sale Deed No. 13288 dated 09/11/1989. Mutation entry no. 279 dated 05/12/1989 was certified accordingly.
6. Then after Shree Bhupeshkumar Jivanbhai Govani applied before the Collector, Rajkot to convert the said land to Residential Non Agricultural purpose with approved lay out plan and wide order no. 223/09/18/112/2020 dated 16/03/2020 of Collector, Rajkot the said land was converted in Non Agricultural Residential purpose. Accordingly mutation entry no. 4236 dated 16/03/2020 was certified in the revenue record on date 24/04/2020. According to the lay out plan (1) Plot No. 1 Sq.Mt. 2318.66 with adjoining Common Plot

Sq.Mt. 257.72, (2) Plot No. 2 Sq.Mt. 2128.06 with adjoining Common Plot Sq.Mt. 236.48 and (3) Plot No. 3 Sq.Mt. 2109.04 with adjoining Common Plot Sq.Mt. 234.64 came into existence.

7. Shreejikrupa Buildcon a partnership firm created between their partners (1) Rakeshkumar Navinbhai Lalani, (2) Vimalkumar Navinbhai Lalani, (3) Kaileshbhai Dudabhai Bhalani, (4) Rinkesh Odhavjibhai Bopaliya & (5) Maheshkumar Shamjibhai Bopaliya which was registered with office of sub zone-5 wide Sr. No. 2003 dated 12/04/2021 and registered with Registrar Of Firms wide Firm No. GUJRJ110145.
8. Then Shree Shree Bhupeshkumar Jivanbhai Govani executed a power of attorney in favor of Brijesh Jivanlal Kansagara & Sureshbhai Popatbhai Bhanderi before a notary at America and which was Registered under Section 33 of Registration Act at Sub Registrar Rajkot Zone-6, Mavdi wide Sr. No. 5656 dated 25/06/2021. Subsequently Shree Bhupeshkumar Jivanbhai Govani also Executed a Sale deed for above said plot no. 2 admeasuring sq.mt. 2128.06 with all rights of adjoining common plot sq.mt. 236.48 in favor of Shreejikrupa Buildcon a partnership firm which was presented and registered before the sub registrar rajkot by the above power of attorney holder wide Sr. No. 5658 dated 25/06/2021 and the mutation entry in the Revenue Record Village form no. 2 was carried out and Mavdi Talati-3 issued the Certified Copy of Same in the name of Shreejikrupa Buildcon a Partnership firm.
9. This way the above said land of plot no. 2 admeasuring sq.mt. 2128.06 with all rights of adjoining common plot sq.mt. 236.48 are solely possessed by the partnership firm Shreejikrupa Buildcon.
10. Then the above partnership applied before the Rajkot Municipal Corporation for approval of High Rise Residential Building Plan and the same was approved by the Rajkot Municipal Corporation with building development permission no. 1040 dated 21/06/2022 and the said partnership firm started the construction of the high rise building on the said land and the commencement certificate also granted by the RMC.
11. As per the plan approved Shreejikrupa Buildcon started the construction and it is under progress now a days. The name of the said high rise building is "SHREEJI TWINS".



The Deeds I have examined for this Title Clearance Report are as under.

1. Original Commencement Certificate
2. Original Development Permission No. 104 Dated 21/06/2022.
3. Original Approved Building Plan.
4. Certified Copy of Village Form No.2 in the name of Shreejikrupa Buildcon.
5. Original Reciept of Leese paid.
6. Original Registered Sale Deed No. 5658 dated 25/06/2021 in the favor of Shreejikrupa Buildcon executed by Bhupeshkumar Jivanbhai Govani with original power of attorney executed by Bhupeshkumar Jivanbhia Govani registered with sr. no. 5656

- dated 25/06/2021 in favor of Brijesh Jivanbhai Kansagara & Sureshbhai Popatbhai Bhanderi.
7. Original Partnership Deed of partnership firm Shreejikrupa Buildcon registered wide Sr.No. 2003 dated 12/04/2021 and Certified Copy of Certificate of Registrar of Firms, Rajkot.
 8. Certified copy of Registered Sale Deed No. 13288 dated 09/11/1989 in the favor of Bhupeshkumar Jivanbhai Govani executed by Patel Narsi Premji Sorathiya. Mutation entry no. 279 dated 05/12/1989 was certified on 10/01/1990.
 9. Certified Copy of N.A. Order of District Collector 223/09/18/112/2020 dated 16/03/2020.
 10. True copy of lay out plan & Classification letter no. 69 dated 04/12/2019.
 11. Certified copy of Plot Verification Measurement Sheet.
 12. Certified copy of T.P. Sketch & Form "F".
 15. Certified Copy of Hissa form-4 & Mapni Sheet.
 17. Certified Copy of Zoning Certificate & Part Plan.
 18. Certified Copy of Village Form No. 7/12.
 19. Certified Copy of Village Form No. 8(A).
 20. Certified copy of Village Form No. 2 in the name of Shreejikrupa Buildcon.
 20. Certified Copy of Village Form No. 6 from promulgation.
 22. Certified Copy of Tippan.

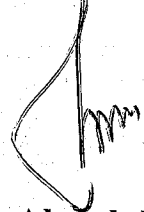
CERTIFICATE

I have taken search of 30 years record from the Sub-Registrar office, Rajkot for above said land with Receipt No.202202200017527 dated 06/07/2022, Receipt No.20222300022920 dated 05/07/2022 & Receipt No. 202232600011355 dated 04/07/2022 and all above records are clear according to title of the said property and no charge or encumbrance is found.

Looking to all the documents referred above I am of the opinion that the title of the High Rise residential Building under construction on land admeasuring 2128.06 Sq.Mts. of Plot No. 2 with easement rights of common plot admeasuring 236.48 Sq.Mt. known as "Shreeji Twins" of Village Mavdi bearing Survey No.296p2p2 which is already covered/included in the R.M.C. boundry belonging to Shreejikrupa Buildcon a Partnership firm, is quite clear and marketable and is free from any charge or encumbrance what so ever.

Place :Rajkot
Date : 06/08/2022




Alpesh N. Davda
B.Sc.,LL.M.,Advocate
Enrol No. G/1927/2008

અરજી પહોંચ

મિલકત નું વર્ણન : મવડી. પ્લોટ નં.2,રે.સ.નં.296 પૈકી/2 પૈકી-2

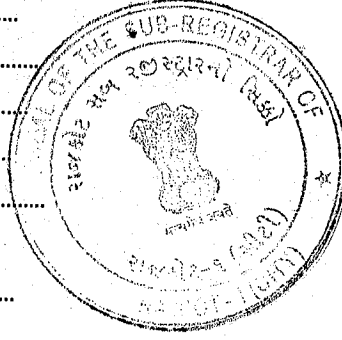
Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૨૦૨૨૦૦૦૧૭૫૨૭ અરજી નંબર ૧૨૬૨૩ અરજી વર્ષ ૨૦૨૨
તારીખ ૬ માહે જુલાઈ સને ૨૦૨૨

રજુ કરનારનું નામ અલ્પેશ.એન.દાવડા.(એડ).શોધ
નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીઓ.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસફી.....Year: 1993 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીઓ.....
ઈન્ડેક્સ-૨ ફી



૭૦.૦૦

કુલ એકંદરે રૂ. ૭૦.૦૦

અંકે રૂપિયા સીતેર પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

B. K. CHAVADA
સબ રજીસ્ટ્રાર
રાજકોટ - 1

અંકે રૂ. : 70.00

20220704178816630

સબ રજીસ્ટ્રાર, રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.ન:296 પૈકી/2 પૈકી 2 પ્લોટ નં:2

Search in : મવડી /MAVDI

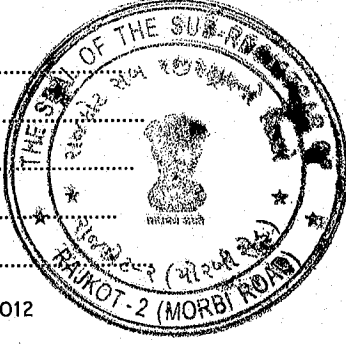
પહોંચ નંબર ૨૦૨૨૦૨૩૦૦૦૨૨૮૨૦ અરજી નંબર ૧૩૨૧૮ અરજી વર્ષ ૨૦૨૨
તારીખ ૫ માહે જુલાઈ સને ૨૦૨૨

રજુ કરનારનું નામ અલ્પેશ.દાવડા (શોધ)

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાલીઓ (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 ચેકદરે રૂ. ૧૬૦.૦૦

અંકે રૂપીયા એક સો સાઈઠ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

A. N. Dasani
સબ રજીસ્ટ્રાર
રાજકોટ - 2

અંકે રૂ. : 160.00

20220704698282158

સબ રજીસ્ટ્રાર, રાજકોટ - 2

અરજી પહોંચ

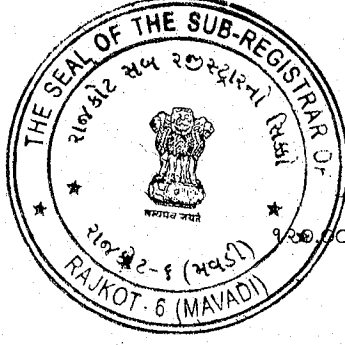
મિલકત નું વર્ણન : મવડી રેવન્યુ સર્વે નં-296 પૈકી 2/પૈકી 2 પ્લોટ નં-2

Search in : Mavdi/Mavdi

પહોંચ નંબર ૨૦૨૨૩૨૬૦૦૦૧૧૩૫૫ અરજી નંબર ૩૮૩૨ અરજી વર્ષ ૨૦૨૨
તારીખ ૪ માહે જુલાઈ સને ૨૦૨૨

રજુ કરનારનું નામ અલ્પેશ એન દાવડા 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: 2012 2022
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



કુલ એકંદરે રૂ. ૧૨૦.૦૦

અંકે રૂપિયા એક સો વીસ પુરા

દસ્તાવેજ ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

G.C.Barvadiya
સબ રજીસ્ટ્રાર
રાજકોટ - 6 - મવડી

અંકે રૂ. : 120.00

20220704825766020

સબ રજીસ્ટ્રાર, રાજકોટ - 6 - મવડી