

TO WHOM SO EVER IT MAY CONCERN

Sub. : Title Scrutiny and 30 years Search Report in respect of the property – Residential & Commercial Building to be constructed on the total land adm. 2539-33 sq.mts. of F.P. No. 21/1/3 of T.P.17 (Rajkot) (City Survey Ward No 13/2, City Survey No. 3573/1/45, 3573/1/58, 3573/1/59, 3573/1/60) of revenue survey no. 56 paiki 2, 56 paiki 3, 56 paiki 5 and 56 paiki 6 of Rajkot of Rajkot Sub-District of Rajkot District and to be known as 'Gulmohar Towers' belonging to Prarabdh Enterprise partnership firm of Rajkot.



Sir,

I am contacted by Hardik Kirtikumar Shah – partner of Prarabdh Enterprise partnership firm of Rajkot, for the scrutiny of the title to the property referred herein below and for the opinion as to the marketability of the property or otherwise of the same.

(1) PROPERTIES :-

The properties for which the title report is sought for are Residential & Commercial Building to be constructed on the total land adm. 2539-33 sq.mts. of F.P. No. 21/1/3 of T.P.17 (Rajkot) (City Survey Ward No 13/2, City Survey No. 3573/1/45, 3573/1/58, 3573/1/59, 3573/1/60) of Revenue Survey No. 56 paiki 2, 56 paiki 3, 56 paiki 5 and 56 paiki 6 of Rajkot of Rajkot Sub-District of Rajkot District.

The boundaries of this land are:-

As Per Approved Layout Plan and Building Plan Passed by Rajkot Municipal Corporation.

- (2) I have examined the documents listed and discussed here in below and verified the extracts of the same in the office of Sub-Registrar, Rajkot It transpires from the chain of documents that :-
- (3) The list of documents :-
- 1) Copies of Village Form No. 7 & 12, Form 8-A and Entries in village form no. 6 (Revenue records of Rajkot village :-
 - 1) Entry no. 317, date: 01-10-1955.
 - 2) Entry no. 170, date: 28-11-1995.
 - 3) Entry no. 171, date: 28-11-1995.
 - 4) Entry no. 950, date: 08-12-2006.
 - 5) Entry no. 951, date: 08-12-2006.
 - 6) Entry no. 952, date: 08-12-2006.
 - 7) Entry no. 1058, date: 3-9-1971.
 - 8) Entry no. 1334, date: 28-06-2010.
 - 2) Copy of Power of Attorney dated 30-09-1997 executed in favor of Rajeshbhai M. Joshi by Jadavbhai Panchabhai and other.
 - 3) Copy of Power of Attorney dated 30-09-1997 executed in favor of Rajeshbhai M. Joshi by Bhikhabhai Jethabhai Sangani and Bhimabhai Bhavanbhai Sangani.
 - 4) Copy of Sale Deed bearing serial number of Book 1 vide No. 8022, date: 14/11/2005 executed in favor of Maheshbhai Valjibhai Parsana and Rajeshkumar Jayantilal Patel by Rajeshbhai M. Joshi as a power of attorney holder of Bhikhabhai Jethabhai Patel.



- 5) Copy of Sale Deed bearing serial number of Book 1 vide No. 8023, date: 18/11/2005 executed in favor of Maheshbhai Valjibhai Parsana and Rajeshkumar Jayantilal Patel by Rajeshbhai M. Joshi as a power of attorney holder of Jadavbhai Panchabhai and Other.
- 6) Copy of Sale Deed bearing serial number of Book 1 vide No. 8024, date: 14/11/2005 executed in favor of Maheshbhai Valjibhai Parsana and Rajeshkumar Jayantilal Patel by Rajeshbhai M. Joshi as a power of attorney holder of Bhimabhai Bhavanbhai Patel.
- 7) Copy of Certificate issued by Rajkot Urban Development Authority vides No. 4/149, dated 25-04-2011.
- 8) Copy of Hissa form No. 4 and Measurement sheet.
- 9) Copy of Rajkot Municipal Corporation T.P. Sketch and Redistribution Form.
- 10) Copy of approval of application of Land measurement/partition and the approved Lay out Plan from Rajkot Municipal Corporation.
- 11) Copy of order for non-agriculture purpose of land from Collector Rajkot vides No. NA-Land-Revenue Code Section-65-227/11-12, date: 06/06/2012.
- 12) Copy of Partition Deed bearing serial number of Book 1 vide No. 9502, date: 12/06/2012 executed between Maheshbhai Valjibhai Parsana and Rajeshkumar Jayantilal Patel. (F.P. No.21/1/3, Plot No. 41 to 60)
- 13) Copy of Zone Certificate and Part Plan issued by Rajkot Urban Development Authority.
- 14) Copy of Sale Deed bearing serial number of Book 1 vide No. 6405, date: 23/05/2018 executed in favor of Shivrajsinh Kiritsinh Jadeja by Rajeshkumar Jayantilal Patel. (Plot No.45)



KETAN JETHVA

ADVOCATE

CELL: 98980-11456

OFFICE NO: 312-CITY PLAZA, DR. YAGNIK ROAD, RAJKOT PIN- 360001



- 15) Copy of Sale Deed bearing serial number of Book 1 vide No. 9331, date: 27/07/2018 executed in favor of Ketanbhai Govindbhai Dhulesiya and other by Rajeshkumar Jayantilal Patel. (Plot No.58)
 - 16) Copy of Sale Deed bearing serial number of Book 1 vide No. 9332, date: 27/07/2018 executed in favor of Ketanbhai Govindbhai Dhulesiya and other by Rajeshkumar Jayantilal Patel. (Plot No.59)
 - 17) Copy of Sale Deed bearing serial number of Book 1 vide No. 9334, date: 27/07/2018 executed in favor of Ketanbhai Govindbhai Dhulesiya and other by Rajeshkumar Jayantilal Patel. (Plot No.60)
 - 18) Copy of Partnership Deed of 'Prarabdh Enterprise' Partnership firm registered in sub registrar office by serial No. 3024, date: 01/04/2021.
 - 19) Copy of Sale Deed bearing serial number of Book 1 vide No. 6408, date: 28/05/2021 executed in favor of Prarabdh Enterprise (The present owner) by Shivrajsinh Kiritsinh Jadeja. (Plot No. 45)
 - 20) Copy of Sale Deed bearing serial number of Book 1 vide No. 6410, date: 28/05/2021 executed in favor of Prarabdh Enterprise (The present owner) by Ketanbhai Govindbhai Dhulesiya and other. (Plot No. 58 to 60)
 - 21) Copy of Property card.
- (4) It transpires from the above listed documents that :-
- 1) Patel Gokal Daya was expired and Patel Dharamshi Gokal was an administrator of Agriculture land and same has been mutated in village form no 6 entry No. 317, date: 25/11/1955.

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- 2) Thereafter Patel Dharamshi Gokal and Pancha Gokal who are actual legal heirs of Patel Gokal Daya and also agriculturist of Rajkot Revenue Survey No. 56 and hereafter Haresh Dharamshi and others who are legal heirs of Patel Dharamshi Gokal and Jadav Pancha and others who are legal heirs of Pancha Gokal are altogether applied for the share of deceased and same has been mutated in village form no 6 entry No. 170, date: 28/11/1995.
- 3) Thereafter Haresh Dharamshi and others who are legal heirs of Patel Dharamshi Gokal and Jadav Pancha and others who are legal heirs of Pancha Gokal are applied for mutual partition and same has been mutated in village form no 6 entry No. 171, date: 28/11/1995.
- 4) Bhima Bhawan and others are actual agriculturist of Land Acre 13-29 guthha thereafter Bhikha Jetha obtained Land Acre 4-12 Guthha and Bhima Bhawan obtained Land Acre 4-19 Guthha as per Mutual partition of said Land and same has been mutated in village form no 6 entry No. 1058.
- 5) Copy of power of attorney dated 30/09/1997 in favor of Rajeshbhai M. Joshi by Jadavbhai Pancha and others.
- 6) Copy of power of attorney dated 30/09/1997 in favor of Rajeshbhai M. Joshi by Bhikhabhai Jethabhai Sangani and Bhimabhai Bhawanbhai Sangani.
- 7) Thereafter sale deed vide No. 8023, date: 21/10/2005 executed in favor of Maheshbhai Valjibhai Parsana and Rajeshkumar Jayantilal Patel

by Rajesh M. Joshi as a Power of Attorney holder of Jadavbhai Panchabhai and others and same has been mutated in the village form no 6 entry No. 950, date: 08/12/2006.

- 8) Thereafter sale deed vide No. 8022, date: 21/10/2005 executed in favor of Maheshbhai Valjibhai Parsana and Rajeshkumar Jayantilal Patel by Rajesh M. Joshi as a Power of Attorney holder of Bhikhabhai Jethabhai and same has been mutated in the village form no 6 entry No. 951, date: 08/12/2006.
- 9) Thereafter sale deed vide No. 8024, date: 21/10/2005 executed in favor of Maheshbhai Valjibhai Parsana and Rajeshkumar Jayantilal Patel by Rajesh M. Joshi as a Power of Attorney holder of Bhimabhai Bhawanbhai and same has been mutated in the village form no 6 entry No. 952, date: 08/12/2006.
- 10) T.P. Scheme No. 17 was implemented in Rajkot, from total of said land O.P. No. 21/1, F.P. No. 21/1/3, 21/1/4, 21/1/6 and others are given.
- 11) Thereafter Rajeshkumar Jayantilal Patel and Maheshbhai Valjibhai Parsana jointly applied for change the purpose of land from agriculture land to non-agriculture land with approved Lay-out Plan and necessary order passed by Collector Rajkot vides order no. N.A./Land Revenue Code Section/65/Case No.227/2011-2012, date: 06/06/2012.



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- 12) Thereafter Partition deed vide No. 9502, date: 12/06/2012 executed between Rajeshkumar Jayantilal Patel and Maheshbhai Valjibhai Parsana and as per said partition deed Rajeshkumar Jayantilal Patel obtained Plot No No. 41 to Plot No. 60 of F.P. No. 21/1/3.
- 13) Thereafter sale deed vide No. 6408, date: 23/05/2018 executed in favor of Shivrajsinh Kiritsinh Jadeja by Rajeshkumar Jayantilal Patel same has been mutated in city survey property card vide entry No. 22771, date: 09/07/2018. (Plot No.45)
- 14) Thereafter sale deed vide No. 9331, date: 27/07/2018 executed in favor of Ketanbhai Govindbhai Dhulesiya and other by Rajeshkumar Jayantilal Patel same has been mutated in city survey property card vide entry No. 23324, date: 15/09/2018. (Plot No.58)
- 15) Thereafter sale deed vide No. 9332, date: 27/07/2018 executed in favor of Ketanbhai Govindbhai Dhulesiya and other by Rajeshkumar Jayantilal Patel same has been mutated in city survey property card vide entry No. 23325, date: 15/09/2018. (Plot No.59)
- 16) Thereafter sale deed vide No. 9334, date: 27/07/2018 executed in favor of Ketanbhai Govindbhai Dhulesiya and other by Rajeshkumar Jayantilal Patel same has been mutated in city survey property card vide entry No. 23323, date: 15/09/2018. (Plot No.60)



- 17) Thereafter sale deed vide No. 6408, date: 28/05/2021 executed in favor of Prarabdh Enterprise Partnership Firm by Shivrajsinh Kiritsinh Jadeja (Plot No.45)
- 18) Thereafter sale deed vide No. 6410, date: 28/05/2021 executed in favor of Prarabdh Enterprise Partnership Firm by Ketanbhai Govindbhai Dhulesiya and other (Plot No.58, 59 and 60)
- 19) Ketanbhai Govindbhai Dhulesiya and other and Shivrajsinh Kiritsinh Jadeja sold the land 2539-33 sq.mts with all development permission and building plan right to the present owner – Prarabdh Enterprise partnership firm of Rajkot the total land adm. 2539-33 sq.mts. of F.P. No. 21/1/3 of T.P.17 (Rajkot) (City Survey Ward No 13/2, City Survey No. 3573/1/45, 3573/1/58, 3573/1/59, 3573/1/60) of Revenue Survey No. 56 paiki 2, 56 paiki 3, 56 paiki 5 and 56 paiki 6 of Rajkot of Rajkot Sub-District of Rajkot District. Prarabdh Enterprise partnership firm of Rajkot (having 4 partners :-
- (1) Devendrasinh Ranjitsinh Jadeja
 - (2) Hardik Kirtikumar Shah
 - (3) Harit Mukundbhai Palan
 - (4) Rajdeepsinh Ranjitsinh Vaghela

Vide partnership deed registered at No. 3024, date: 01/04/2021 by Sale deed registered at No. 6408 of book No. 1 on 28/05/2021(Plot No. 45) and Sale deed registered at No. 6410 of book No. 1 on 28/05/2021 (Plot No. 58, 59 and 60)



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ADVOCATE

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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 1991 to 2021, the receipt towards the search charges is annexed. For the investigation of title to the property referred above. I have not found any touching charge, mortgage or creation any encumbrance over the property. All registered sale deeds, partnership deed are duly executed and registered in accordance with the provisions of law. The chain of all sub sequent documents is clear and flawless.

On Investigation in the office of Sub Registrar and from examination of documents referred above, it transpires that the property referred above belongs to Prarabdh Enterprise partnership firm of Rajkot, having 4 partners as shown hereinabove and title to the said property is clear, marketable and free from any encumbrance.



Place: Rajkot

Date: 07/07/2021

Encl: - Search Receipt



Ketan V Jethva

Advocate

G-1239-2004

અરજી પહોંચ

મિલ્કત નું વર્ણન : રે.સ.નં.56 પૈકી 2,56 પૈકી3,56 પૈકી5,56 પૈકી6 સી.સ.વો.નં.13/2
સી.સ.નં.3573/1/45,3573/1/58,3573/1/59,3573/1/60 જમીન ચો.મી 2539-33

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૧૦૨૨૦૧૨૮૩૫ અરજી નંબર ૮૮૩૧ અરજી વર્ષ ૨૦૨૧
તારીખ ૨૪ માહે જુન સને ૨૦૨૧

રજુ કરનારનું નામ કેતન વી.જેઠવા(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: 1990 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૧૦૦.૦૦

કુલ એકંદરે રૂ. ૧૦૦.૦૦

અંકે રૂપીયા એક સો શૂન્ય 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. : 100.00

20210623181197292

સબ રજીસ્ટ્રાર, રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : વો.ન:13/2 સી.સ.ન:3573/1/45,3573/1/58,3573/1/59,3573/1/60 રે.સ.ન:56
પૈકી 2,56 પૈકી 3,56 પૈકી 5,56 પૈકી 6

Search in : રાજકોટ-1 /RAJKOT-1

પહોંચ નંબર ૨૦૨૧૦૨૩૦૧૭૭૮૫

અરજી નંબર

૧૦૧૮૭

અરજી વર્ષ

૨૦૨૧

તારીખ ૨૫

માહે

જુન

સને

૨૦૨૧

રજુ કરનારનું નામ કે.વી.જેઠવા (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



કુલ એકંદરે રૂ.

૧૬૦.૦૦

અંકે રૂપિયા એક સો સાઈઠ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

A. N. Dasani
સબ રજીસ્ટ્રાર
રાજકોટ - 2

અંકે રૂ. : 160.00

20210625171336566

સબ રજીસ્ટ્રાર, રાજકોટ - 2

અરજી પહોંચ

મિલકત નું વર્ણન : વો.ન:13/2 સી.સ.ન:3573/1/45,3573/1/58,3573/1/59,3573/1/60 રે.સ.ન:56
પૈકી 2,56 પૈકી 3,56 પૈકી 5,56 પૈકી 6

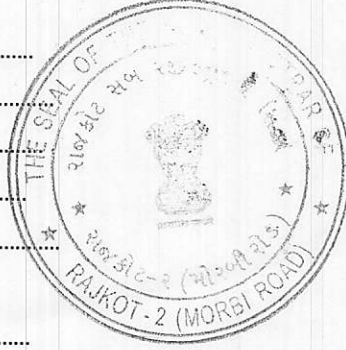
Search in : રાજકોટ-1 /RAJKOT-1

પહોંચ નંબર ૨૦૨૧૦૨૩૦૧૭૬૬૭ અરજી નંબર ૧૦૧૨૮ અરજી વર્ષ ૨૦૨૧
તારીખ ૨૪ માટે જુન સને ૨૦૨૧

રજુ કરનારનું નામ કે.વી.જેઠવા (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: 2013 2021
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૧૦૦.૦૦

કુલ એકંદરે રૂ. ૧૦૦.૦૦

અંકે રૂપીયા એક સો શૂન્ય 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 - ૨

અંકે રૂ. : 100.00

20210623365229745

સબ રજીસ્ટ્રાર, રાજકોટ - ૨