



maheshbhaiyadav9400@gmail.com

Mobile : 7878 98 1010, 98244 81153

MAHESHBHAI YADAV

M. Com., LL.B., Advocate

Sanad No. G/606/2007 (Gujarat High Court)



Mobile : 99244 12120, 75678 12120

KESUR M. VAROTARIYA

B. Com., LL.M., Advocate

Sanad No. G/705/2007 (Gujarat High Court)

Office No. 304-305, 3rd Floor, Hem Arcade, Opp. Swami Vivekanand Statue,
Dr. Yagnik Road, Above ABC Colour Lab & Mobile, Rajkot-360001 (Gujarat - India)

Date : 23rd August, 2021.

To,

M/S. ATULYAM ROYALE ENTERPRISE, PARTNERSHIP FIRM,

C/o. Smart Bazar Enterprise, Ground Floor, Atulyam Elite,

Opp. Palm City, Patidar Chowk, Raiya, Uni. Road, Rajkot.

Sub.: Investigation of title of **M/S. ATULYAM ROYALE ENTERPRISE, PARTNERSHIP FIRM** of Rajkot over its Immovable property consisting of Commercial Shops and Residential Flats situated at Rajkot-11 **Revenue Survey No. 605 T.P. No. 23 F.P. No. 26/1 paiklee 1/ paiklee 1** paiklee non-agri. land admeasuring 9877.92 paiklee "**Atulyam Aura**" building on **Plot No. 69** land Sq. Mtrs. 2062.47 (**City Survey Ward No. 18, City Survey No. 23/1/71**) situated within the limit of Rajkot Municipal Corporation, sub-district and district Rajkot.

Dear Sir,

With reference to the subject aforesaid, I am giving here under, the Title Report of the property, which the description and boundaries are stated herein below:

A. DESCRIPTION:

Immovable property consisting of Commercial Shops and Residential Flats situated at Rajkot-11 **Revenue Survey No. 605 T.P. No. 23 F.P. No. 26/1 paiklee 1/ paiklee 1** paiklee non-agri. land admeasuring 9877.92 paiklee "**Atulyam Aura**" building on **Plot No. 69** land Sq. Mtrs. 2062.47 (**City Survey Ward No. 18, City Survey No. 23/1/71**) situated within the limit of Rajkot Municipal Corporation, sub-district and district Rajkot.

ON THE NORTH : F. P. No. 27/1 paiklee property

ON THE SOUTH : 9.00 mtrs. wide T. P. Road

ON THE EAST : Plot No. 60 to 68

ON THE WEST : 24.00 mtrs. wide T. P. Road

I am submitting following documents for title clearance report:

- 1) Copy of Village Form No. 6 with entry No. 130, 787, 3898, 6, 976, 977, 978, 1171, 1197, 1220, 1222, 1256, 1377, 1396 in favour of Shri Chhaganbhai Mohanbhai Patel
- 2) Copy of Village Form No. 7/12 in favour of Shri Chhaganbhai Mohanbhai Patel
- 3) Copy of Village Form No. 8-A in favour of Shri Chhaganbhai Mohanbhai Patel





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- 4) Copy of Hissa Form No. 4
- 5) Copy of Regd. Sale Deed Sr. No. 1381 dated 14-02-2008 executed by Shri Valjibhai Mohanbhai Patel in favour of Shri Mohanbhai Becharbhai Patel.
- 6) Copy of Regd. Sale Deed Sr. No. 1382 dated 14-02-2008 executed by Shri Chhaganbhai Mohanbhai Patel in favour of Shri Mohanbhai Becharbhai Patel.
- 7) Copy of Regd. Sale Deed Sr. No. 1383 dated 14-02-2008 executed by Shri Babubhai Mohanbhai Patel in favour of Shri Mohanbhai Becharbhai Patel.
- 8) Copy of Regd. Release Deed Sr. No. 1728 dated 21-07-2014 executed by Shri Raliyatben Mohanbhai and others in favour of Shri Dineshbhai Mohanbhai Zalavadiya and others.
- 9) Copy of Regd. Sale Deed Sr. No. 1920 dated 18-06-2015 executed by Shri Dineshbhai Mohanbhai Zalavadiya and others in favour of Shri Chhaganbhai Mohanbhai Patel and others.
- 10) Copy of Regd. Partition Deed Sr. No. 2375 dated 18-05-2019 made between Shri Chhaganbhai Mohanbhai Patel and others
- 11) Copy of T. P. Form and T. P. Sketch
- 12) Copy of Zoning Certificate with Part Plan
- 13) Original Lay-out Permission No. 29 dated 01-08-2019 and Lay-out Plan passed by RMC
- 14) Copy of N. A. Permission No. 501 / 09 / 16 / 109 / 2019 dated 17-08-2019 granted by Collector Office, Rajkot
- 15) Copy of Plot Verification Sheet
- 16) Copy of Regd. Sale Deed Sr. No. 14939 dated 24-12-2019 executed by Shri Chhaganbhai Mohanbhai Patel in favour of **M/S. ATULYAM ROYALE ENTERPRISE, PARTNERSHIP FIRM.**
- 17) Copy of Regd. Partnership Deed Sr. No. 6569 dated 09-10-2017 of **M/S. ATULYAM ROYALE ENTERPRISE, PARTNERSHIP FIRM.** With ROF Certificate.
- 18) Copy of Regd. Amendment Partnership Deed Sr. No. 1096 dated 14-02-2018 of **M/S. ATULYAM ROYALE ENTERPRISE, PARTNERSHIP FIRM.**
- 19) Copy of Property Card issued by City Survey Office, Rajkot in favour of **M/S. ATULYAM ROYALE ENTERPRISE, PARTNERSHIP FIRM.**
- 20) Original Construction Permission No. 76 dated 03-08-2021 and Building Plan passed by RMC





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21) Original Receipt issued by Sub-Registrar, Rajkot towards search

C. TRACING OF THE TITLE:

- ☐ That originally the agricultural land of Rajkot Revenue Survey No. 605/2 paikie A. 6-00 G. belonged to Shri Mohanbhai Manjibhai Patel. This entry made in Village Form No. 6 by entry No. 130 dated 01-10-1955 and it has certified by Revenue Officer.
- ☐ Thereafter Shri Mohanbhai Manjibhai Patel was died. So, his legal heirs have applied to entry of this land to their own name. This application granted by Revenue Officer. This entry made in Village Form No. 6 by entry No. 787, 3898 and it has certified by Revenue Officer. So, Shri Bai kuvar Vashram and others have got the above said agri. land.
- ☐ Thereafter Shri Bai kuvar Vashram and others have made an oral partition. This oral partition has granted by Revenue Officer. This entry made in Village Form No. 6 by entry No. 6 and it has certified by Revenue Officer. So, (1) Shri Chhaganbhai Mohanbhai Patel has got the above said agri. land paikie A. 2-00 G. (2) Shri Valjibhai Mohanbhai Patel has got the above said agri. land paikie A. 2-00 G. (3) Shri Babubhai Mohanbhai Patel has got the above said agri. land paikie A. 2-00 G.
- ☐ Thereafter Shri Valjibhai Mohanbhai Patel sold the above said land A. 2-00 G. to Shri Mohanbhai Becharbhai Patel by Regd. Sale Deed Sr. No. 1381 dated 14-02-2008, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 977 and it has certified by Revenue Officer.
- ☐ And thereafter Shri Chhaganbhai Mohanbhai Patel sold the above said land A. 2-00 G. to Shri Mohanbhai Becharbhai Patel by Regd. Sale Deed Sr. No. 1382 dated 14-02-2008, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 976 and it has certified by Revenue Officer.
- ☐ And thereafter Shri Babubhai Mohanbhai Patel sold the above said land A. 2-00 G. to Shri Mohanbhai Becharbhai Patel by Regd. Sale Deed Sr. No. 1383 dated 14-02-2008, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 978 and it has certified by Revenue Officer.
- ☐ Thereafter Shri Mohanbhai Becharbhai Patel was died. So, his legal heirs have applied to entry of this land to their own name. This application granted by Revenue Officer. This entry made in Village Form No. 6 by entry No. 1171 and it has certified by Revenue Officer. So, Shri Raliyatben





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Mohanbhai and others have got Survey No. 605/2 paikee total A. 6-00 G. and other agri. land

- Thereafter Shri Raliyatben Mohanbhai and others released their share from the above said agri. land by Regd. Release Deed Sr. No. 1728 dated 21-07-2014, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 1197 and it has certified by Revenue Officer. So, Shri Dineshbhai Mohanbhai Zalavadiya and others have got Survey No. 605/2 paikee total A. 6-00 G. and other agri. land
- Thereafter T. P. Scheme No. 23 was implemented in Rajkot, the above said land have been given O. P. No. 26, F. P. No. 26/1 to 26/4. This entry made in Village Form No. 6 by entry No. 1220 and it has certified by Revenue Officer. So, Shri Dineshbhai Mohanbhai Zalavadiya and others have got F. P. No. 26/1 paikee Sq. Mtrs. 16463.20
- Thereafter Shri Dineshbhai Mohanbhai Zalavadiya and others sold the above said agri. land Sq. Mtrs. 16463 and other land to Shri Chhaganbhai Mohanbhai Patel and others by Regd. Sale Deed Sr. No. 1920 dated 18-06-2015, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 1222 and it has certified by Revenue Officer.
- Thereafter Shri Chhaganbhai Mohanbhai Patel and others have made a partition for the above said agri. land by Regd. Partition Deed Sr. No. 2375 dated 18-05-2019, which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 1377 and it has certified by Revenue Officer. So, Shri Chhaganbhai Mohanbhai Patel has got Survey No. 605 T.P. No. 23 F.P. No. 26/1 paikee 1/ paikee 1 paikee agri. land admeasuring 9877.92
- Thereafter Shri Chhaganbhai Mohanbhai Patel applied to Collector Office, Rajkot for N. A. Permission. This N. A. Permission granted by Collector Office, Rajkot by Order No. 501 / 09 / 16 / 109 / 2019 dated 17-08-2019. This entry made in Village Form No. 6 by entry No. 1396 and it has certified by Revenue Officer. So, Shri Chhaganbhai Mohanbhai Patel has got Survey No. 605 T.P. No. 23 F.P. No. 26/1 paikee 1/ paikee 1 paikee non-agri. land admeasuring 9877.92
- Thereafter Shri Chhaganbhai Mohanbhai Patel sold N. A. Plot No. 1 to 69 total land Sq. Mtrs. 6570.31 (alongwith the right of common plot area Sq. Mtrs. 989.13 & Internal Road area Sq. Mtrs. 2318.48) to **M/S. ATULYAM ROYALE ENTERPRISE, PARTNERSHIP FIRM** by Regd. Sale Deed Sr. No. 14939 dated 24-12-2019, which was registered with Sub-Registrar, Rajkot





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accordingly. This entry made in Property Card and it has certified by City Survey Officer.

- Thereafter **M/S. ATULYAM ROYALE ENTERPRISE, PARTNERSHIP FIRM** commences the construction of Commercial Shops and Residential Flats situated at Rajkot-11 **Revenue Survey No. 605 T.P. No. 23 F.P. No. 26/1 paik 1/ paik 1** paik non-agri. land admeasuring 9877.92 paik "Atulyam Aura" building on Plot No. 69 land Sq. Mtrs. 2062.47 (**City Survey Ward No. 18, City Survey No. 23/1/71**) as per Construction Permission No. 76 dated 03-08-2021 and Plan passed by RMC. Now, these premises are in under construction.
- So, legal owner of the above referred property is **M/S. ATULYAM ROYALE ENTERPRISE, PARTNERSHIP FIRM**

I have taken search from Index register of sale, mortgage, gift etc. maintained by Sub-Registrar, Rajkot. The search fee Rs. 370/- has been paid by Receipt No. 2021022017023 dated 23-08-2021 & 2021023023307 dated 19-08-2021 & 2021024015059 dated 17-08-2021 for search from the year 1990 to 2021 and I have found nothing adverse to the title of the above said owner. There are no other transactions or dealing affecting the title of above said owner. Nothing adverse to this found. The search receipts are produced herewith.

From the persual, scrutiny and verification of the above, I am of the opinion that title of **M/S. ATULYAM ROYALE ENTERPRISE, PARTNERSHIP FIRM** with respect to above described **property is quite clear and marketable and the said property is without any encumbrance.**

I am returning herewith the document send to me for title verification.

Thanking you,

Yours sincerely,

mareshbhai yadav
Serman

Mareshbhai Yadav -Advocate



અરજી પહોંચ

પહોંચ નંબર ૨૦૨૧૦૨૨૦૧૭૦૨૩ અરજી નંબર ૧૧૭૮૭ અરજી વર્ષ ૨૦૨૧
તારીખ ૨૩ માહે ઓગસ્ટ સને ૨૦૨૧

રજુ કરનારનું નામ એમ.આર.ચાવડા(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: 1990 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



100.00

કુલ એકંદરે રૂ.

100.00

અંકે રૂપિયા એક સો શૂન્ય પૂરા

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

20210817864401274

સબ રજીસ્ટ્રાર, રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.605 ટી.પી.નં.23 એફ.પી.નં.26/1 પૈકી1/પૈકી1, પ્લોટ નં.69, સી.સ.વો.નં.18
સી.સ.નં.23/1/71

Search in : રાજકોટ-1 /RAJKOT-1

પહોંચ નંબર 2021028014046 અરજી નંબર ૮૯૫૬ અરજી વર્ષ 2021
તારીખ ૧૭ માહે ઓગસ્ટ સને 2021

રજુ કરનારનું નામ એમ.આર.ચાવલ(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



૧૬૦.૦૦

કુલ એકંદરે રૂ.	૧૬૦.૦૦
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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 મોકલશો.

R K CHOPADA
સબ રજીસ્ટ્રાર
રાજકોટ - 3

અંકે રૂ. : 160.00

20210817380326958

સબ રજીસ્ટ્રાર, રાજકોટ - 3

અરજી પહોંચ

મિલકત નું વર્ણન : સી.સ.ન:23/1/71

Search in : CITY SURVEY WARD No. 18/CITY SURVEY WARD No. 18

પહોંચ નંબર ૨૦૨૧૦૨૩૦૨૩૦૭ અરજી નંબર ૧૩૩૯૩ અરજી વર્ષ ૨૦૨૧
તારીખ ૧૯ માહે ઓગસ્ટ સને ૨૦૨૧

રજુ કરનારનું નામ કે.એમ.વારોતરીયા (એડ) શોધ
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.....Year: 2012 2021
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



રૂ. પૈસા

૧૧૦.૦૦

કુલ એકદરે રૂ.	૧૧૦.૦૦
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અંકે રૂપીયા એક સો દસ 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. : 110.00

20210817897729325

સબ રજીસ્ટ્રાર, રાજકોટ - ૨