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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 : 5th January, 2023.

To,

ROYAL PRIDE ENTERPRISE, PARTNERSHIP FIRM,

Rajkot.

Sub.: Investigation of title of **ROYAL PRIDE ENTERPRISE, PARTNERSHIP FIRM** of Rajkot over its Immovable property situated at **Raiya Revenue Survey No. 41/2** paikee NA land Sq. Mtrs. 809 paikee "**ROYAL PRIDE**" building on **binkheti Plot No. 1**, land Sq. Mtrs. 551.00 (T. P. Scheme **No. 16, F. P. No. 61**) situated Village Raiya now a part on Rajkot Municipal Corporation within the 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 situated at **Raiya Revenue Survey No. 41/2** paikee NA land Sq. Mtrs. 809 paikee "**ROYAL PRIDE**" building on **binkheti Plot No. 1**, land Sq. Mtrs. 551.00 (T. P. Scheme **No. 16, F. P. No. 61**) situated Village Raiya now a part on Rajkot Municipal Corporation within the sub-district and district Rajkot.

ON THE NORTH : 15.00 mtrs. wide T. P. Road

ON THE SOUTH : Property of F. P. No. 59/A

ON THE EAST : Property of F. P. No. 59/A

ON THE WEST : 12.00 mtrs. wide T. P. Road

I am submitting following documents for title clearance report:

- 1) Copy of Village Form No. 6
- 2) Copy of Village Form No. 7/12
- 3) Copy of Village Form No. 8-A
- 4) Copy of Tippan
- 5) Original Regd. Sale deed Sr. No. 5643 dated 23-07-2004 (Regi. dated 02-08-2004) executed by Shri Popatbhai Panchabhai Sakhiya in favour of Shri Kalpakbhai Arvindbhai Maniyar and Shri Govindbhai Manjibhai Solanki



- 6) Copy of Hissa Form No. 4 and its Measurement Sheet
- 7) Copy of T. P. Scheme Form "F" and T. P. Scheme Sketch
- 8) Copy of Rojkam dated 24-01-2019
- 9) Original Lay-out Permission No. 9 dated 05-04-2019 and Lay-out Plan passed by Rajkot Municipal Corporation
- 10) Original NA Order No. 254 / 09 / 17 / 095 / 2019 dated 22-06-2019 passed by Collector Office, Rajkot
- 11) Copy of Letter regarding NA Sanad
- 12) Copy of Village Form No. 2 in favour of Shri Kalpakbhai Arvindbhai Maniyar and Shri Govindbhai Manjibhai Solanki
- 13) Copy of Letter regarding NA Plot Verification Sheet and its Hissa Form No. 4
- 14) Original Regd. Sale deed Sr. No. 11102 dated 22-12-2022 executed by Shri Kalpakbhai Arvindbhai Maniyar in favour of **ROYAL PRIDE ENTERPRISE, PARTNERSHIP FIRM**
- 15) Copy of Village Form No. 2 in favour of **ROYAL PRIDE ENTERPRISE, PARTNERSHIP FIRM**
- 16) Original Regd. Sale deed Sr. No. 11390 dated 30-12-2022 executed by Shri Govindbhai Manjibhai Solanki in favour of **ROYAL PRIDE ENTERPRISE, PARTNERSHIP FIRM**
- 17) Copy of Village Form No. 2 in favour of **ROYAL PRIDE ENTERPRISE, PARTNERSHIP FIRM**
- 18) Original Regd. Partnership Deed Sr. No. 7631 dated 25-08-2022 of **ROYAL PRIDE ENTERPRISE, PARTNERSHIP FIRM**
- 19) Original Construction Permission and Building Plan passed by Rajkot Municipal Corporation
- 20) Original Commencement Certificate issued by Rajkot Municipal Corporation
- 21) Original Receipt issued by Sub-Registrar, Rajkot towards dated 03-01-2022



C. TRACING OF THE TITLE:

- ❑ That originally the agricultural land of Raiya Revenue Survey No. 41/2 paikie agri. land A. 0-08 G. belonged to Shri Patel Pancha Hira at the time of new measurement dated 21-09-1962. This entry made in Village Form No. 6 by entry No. 398 and it has certified by Revenue Officer.
- ❑ Thereafter Shri Patel Pancha Hira has made an oral partition. This oral partition has granted by Revenue Officer. This entry made in Village Form No. 6 by entry No. 1137 and it has certified by Revenue Officer. So, Shri Popatbhai Panchabhai Sakhiya has got the above said agri. land and other agri. land
- ❑ Thereafter Shri Popatbhai Panchabhai Sakhiya sold the above said Survey No. 41/2 paikie agri. land A. 0-08 G. and other agri. land to Shri Kalpakbhai Arvindbhai Maniyar and Shri Govindbhai Manjibhai Solanki by Regd. Sale deed Sr. No. 5643 dated 23-07-2004 (Regi. dated 02-08-2004) which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 5665 and it has certified by Revenue Officer.
- ❑ Thereafter Shri Kalpakbhai Arvindbhai Maniyar and Shri Govindbhai Manjibhai Solanki applied to Collector Office, Rajkot for NA Permission. This NA Permission granted by Collector Office, Rajkot by NA Order No. 254 / 09 / 17 / 095 / 2019 dated 22-06-2019. This entry made in Village Form No. 6 by entry No. 11961 and it has certified by Revenue Officer.
- ❑ Thereafter Shri Kalpakbhai Arvindbhai Maniyar sold his 50 % undivided Share from the above said NA land Sq. Mtrs. 809 paikie **binkheti Plot No. 1, land Sq. Mtrs. 551.00 (T. P. Scheme No. 16, F. P. No. 61) to ROYAL PRIDE ENTERPRISE, PARTNERSHIP FIRM** by Regd. Sale deed Sr. No. 11102 dated 22-12-2022 which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 2 and it has certified by Revenue Officer.
- ❑ Thereafter Shri Govindbhai Manjibhai Solanki sold his 50 % undivided Share from the above said NA land Sq. Mtrs. 809 paikie **binkheti Plot No. 1, land Sq. Mtrs. 551.00 (T. P. Scheme No. 16, F. P. No. 61) to ROYAL PRIDE ENTERPRISE, PARTNERSHIP FIRM** by Regd. Sale deed Sr. No. 11390 dated 30-12-2022 which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 2 and it has certified by Revenue Officer.





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- ☐ Thereafter **ROYAL PRIDE ENTERPRISE, PARTNERSHIP FIRM** commences the construction of Immovable property situated at **Ralya Revenue Survey No. 41/2** paikie NA land Sq. Mtrs. 809 paikie "**ROYAL PRIDE**" building on **binkheli Plot No. 1, land Sq. Mtrs. 551.00 (T. P. Scheme No. 16, F. P. No. 61)** as per Construction Permission and Building Plan passed by Rajkot Municipal Corporation. Now, these premises are in under construction.
- ☐ So, legal owner of the above referred property is **ROYAL PRIDE ENTERPRISE, PARTNERSHIP FIRM**

I have taken search from Index register of sale, mortgage, gift etc. maintained by Sub-Registrar, Rajkot. The search fee Rs. 350/- has been paid by Receipt No. 202302200000125 & 202302500000180 dated 03-01-2023 for search from the year 1992 to 2022 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 **ROYAL PRIDE 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,

Kesur M. Varotariya



Kesur M. Varotariya -Advocate.

Inspector General of Registration
Revenue Department, Government of Gujarat

અરજી પહોંચ

મિલકત નું વર્ણન : ગામ / મોજે : રૈયા-૧ નાં રેવન્યુ સર્વે નં. ૪૧/૨ ની બીનખેતી જમીન ચો.મી.આ. ૮૦૮
(ટી. પી. સ્કીમ નં. ૧૬, એફ. પી. નં. ૬૧) પૈકી પ્લોટ નં. ૧ ની જમીન ચો.મી.આ.
૫૫૧.૦૦ ઉપરનાં "રોયલ ગ્રાઈડ" ના નામથી ઓળખાતા બિલ્ડીંગ / પ્રોજેક્ટ

Search in : RAIYA.. /RAIYA..

પહોંચ નંબર 202302200000125 અરજી નંબર 70 અરજી વર્ષ 2023
તારીખ ૩ માહે જાન્યુઆરી સને 2023

રજુ કરનારનું નામ કે. એમ. વારોતરીયા - એડ.

ટ્રાન્ઝેક્શન નંબર 20230103829526593

નીચે પ્રમાણે ફી પહોંચી

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.....વર્ષ : 1992 થી 1998
ઈંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....
અન્ય ફી



૩. પૈસા

80.00

કુલ એકદર રૂ. 80.00

અંકે રૂપીયા એશી પુરા


A.M. Desai
સબ રજીસ્ટ્રાર
રાજકોટ - ૧

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

મિલકત નું વર્ણન : ગામ / મોજે : રૈયા-૧ નાં રેવન્યુ સર્વે નં. ૪૧/૨ ની બીનખેતી જમીન ચો.મી.આ. ૮૦૯
(ટી. પી. સ્કીમ નં. ૧૬, એફ. પી. નં. ૬૧) પૈકી પ્લોટ નં. ૧ ની જમીન ચો.મી.આ.
૫૫૧.૦૦ ઉપરનાં "રોયલ પ્રાઇડ" ના નામથી ઓળખાતા બિલ્ડીંગ / પ્રોજેક્ટ

Search in : રૈયા-૧ /RAIYA-1

પહોંચ નંબર ૨૦૨૩૦૨૫૦૦૦૦૦૧૮૦ અરજી નંબર ૪૭ અરજી વર્ષ ૨૦૨૩
તારીખ ૩ માહે જાન્યુઆરી સને ૨૦૨૩

રજુ કરનારનું નામ કે. એમ. વારોતરીયા - એડ.

ટ્રાન્ઝેક્શન નંબર 20230103180650638

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીઓ.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાટીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....વર્ષ : 1998 થી 2023

૨૭૦.૦૦

ઈંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીઓ.....

ઈન્ડેક્સ-૨ ફી.....

અન્ય ફી.....

કુલ એકદરે રૂ.

૨૭૦.૦૦

અંકે રૂપીયા બે સો સીત્તેર પૂરા

A. U. Rathod
સેબ રજીસ્ટ્રાર
રાજકોટ - 4