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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 : 19th March, 2021.

To,

M/S. RADHE INFRA, PARTNERSHIP FIRM,

Plot No. 3, Nirmala Road & Mangal Park, Street No. 1 Corner,
Opp. Chetana Medical and Kismat Travels, Near Hanuman
Madhi, Rajkot.

Sub.: Investigation of title of **M/S. RADHE INFRA, PARTNERSHIP FIRM** of Rajkot over its Immovable property consisting of Commercial Show Room / Office situated at Rajkot Revenue Survey No. 461/6 paikie City Survey Ward No. 15/2, City Survey No. 1/A paikie, T. P. Scheme No. 1, F. P. No. 621 paikie "**Golden Club-A**" Building on Plot No. 3, land Sq. Mtrs. 253.25 situated Rajkot, 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 consisting of Commercial Show Room / Office situated at Rajkot Revenue Survey No. 461/6 paikie City Survey Ward No. 15/2, City Survey No. 1/A paikie, T. P. Scheme No. 1, F. P. No. 621 paikie "**Golden Club-A**" Building on Plot No. 3, land Sq. Mtrs. 253.25 situated Rajkot, Rajkot Municipal Corporation within the sub-district and district Rajkot.

ON THE NORTH : Road

ON THE SOUTH : Plot No. 4

ON THE EAST : Plot No. 23

ON THE WEST : Road

I am submitting following documents for title clearance report:

- 1) Original Revenue Tax Receipt issued by Talati-Cum-Mantri
- 2) Certified Copy of Village Form No. 6
- 3) Certified Copy of Village Form No. 7/12
- 4) Certified Copy of Village Form No. 8-A





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- 5) Certified Copy of Regd. Sale deed Sr. No. 3111 dated 24-12-1960 (Regi. No. 401 Vol-242 dated 06-02-1961) executed by Shri Patel Valji Mohan and others in favour of Shri Vasantlal Ratilal Jasani
- 6) Certified Copy of Regd. Sale deed Sr. No. 1488 dated 01-06-1963 (Regi. No. 2741 Vol-328 dated 24-09-1963) executed by Shri Vasantlal Ratilal Jasani and others in favour of Shri Prafulbhai Bhagvandasbhai Parekh and others
- 7) Certified Copy ULC Order No. 467 dated 03-12-1980
- 8) Copy of Power of Attorney executed by Shri Achratben Keshavlal Thakar in favour of Shri Hasmukh Ratilal Chitaliya.
- 9) Certified Copy of N. A. Permission No. 1 dated 16-02-1982 granted by Dy. Collector Office, Rajkot
- 10) Copy of Lay-out Plan
- 11) Certified Copy ULC Order No. 1281 dated 19-01-1983
- 12) Certified Copy ULC Order No. 2190 dated 18-04-1990
- 13) Certified Copy of Regd. Partition deed No. 5941 dated 24-07-1986 (Regi. No. 4718 dated 06-05-1988) made between Shri Prafulbhai Bhagvandasbhai Parekh and others
- 14) Copy of Heirship Certificate issued by the Court of 5th Additional Senior Civil Judge, Rajkot by C. M. A. No. 1307 / 2016 dated 20-03-2018 in favour of Smt. Shenazben Bipinbhai Shah (daughter of Chhotubhai Patel)
- 15) Original of Regd. Sale deed Sr. No. 5839 dated 06-10-2020 executed by Smt. Shenazben Bipinbhai Shah (daughter of Chhotubhai Patel) in favour of **M/S. RADHE INFRA, PARTNERSHIP FIRM**
- 16) Certified Copy of Property Card issued by City Survey Office, Rajkot in favour of **M/S. RADHE INFRA, PARTNERSHIP FIRM** for City Survey No. 1/A
- 17) Original Regd. Partnership Deed Sr. No. 5350 dated 19-09-2020 of **M/S. RADHE INFRA, PARTNERSHIP FIRM**
- 18) Copy of T. P. Sketch
- 19) Original Construction Permission and Plan passed by Rajkot Municipal Corporation in favour of **M/S. RADHE INFRA, PARTNERSHIP FIRM**
- 20) Original Search Receipts issued by Sub-Registrar, Rajkot





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C. TRACING OF THE TITLE:

- ☐ That originally the agricultural land of Rajkot Revenue Survey No. 461/6 paikee agri. land A. 4-09 G. belonged to Shri Patel Valji Mohan and others.
- ☐ Thereafter Shri Patel Valji Mohan and others sold the above said agri. land to Shri Vasantlal Ratilal Jasani by Regd. Sale deed Sr. No. 3111 dated 24-12-1960 (Regi. No. 401 Vol-242 dated 06-02-1961), which was registered with Sub-Registrar, Rajkot accordingly.
- ☐ Thereafter Shri Vasantlal Ratilal Jasani and others sold the above said agri. land to Shri Prafulbhai Bhagvandasbhai Parekh and others by Regd. Sale deed Sr. No. 1488 dated 01-06-1963 (Regi. No. 2741 Vol-328 dated 24-09-1963), which was registered with Sub-Registrar, Rajkot accordingly.
- ☐ Thereafter Shri Gulabchand Chhaganlal, Shri Prafulbhai Bhagvandasbhai Parekh and others applied to Dy. Collector Office, Rajkot for N. A. Permission. This N. A. Permission granted by Dy. Collector Office, Rajkot by Order No. 1 dated 16-02-1982.
- ☐ Thereafter Shri Gulabchand Chhaganlal, Shri Prafulbhai Bhagvandasbhai Parekh and others have made a partition by Regd. Partition deed No. 5941 dated 24-07-1986 (Regi. No. 4718 dated 06-05-1988), which was registered with Sub-Registrar, Rajkot accordingly. So, Shri Jankiben Chhotubhai Patel alias Janki R. Manjeri has got Plot No. 3
- ☐ Thereafter Shri Jankiben Chhotubhai Patel alias Janki R. Manjeri was died on 21-02-1992. So, her legal heir Smt. Shenazben Bipinbhai Shah (daughter of Chhotubhai Patel) applied in the Court of 5th Additional Senior Civil Judge, Rajkot for Heirship Certificate. This application granted by the Court of 5th Additional Senior Civil Judge, Rajkot by C. M. A. No. 1307 / 2016 dated 20-03-2018. So, Smt. Shenazben Bipinbhai Shah (daughter of Chhotubhai Patel) has got Plot No. 3
- ☐ Thereafter Smt. Shenazben Bipinbhai Shah (daughter of Chhotubhai Patel) sold the above said plot to **M/S. RADHE INFRA, PARTNERSHIP FIRM** by Regd. Sale deed Sr. No. 5839 dated 06-10-2020, which was registered with Sub-Registrar, Rajkot accordingly.
- ☐ Thereafter **M/S. RADHE INFRA, PARTNERSHIP FIRM** commences the construction of Commercial Show Room / Office situated at Rajkot Revenue Survey No. 461/6 paikee City Survey Ward No. 15/2, City Survey No. 1/A paikee, T. P. Scheme No. 1, F. P. No. 621 paikee "**Golden Club-A**" Building on Plot No. 3, land Sq. Mtrs. 253.25 as per Construction Permission





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and Plan passed by Rajkot Municipal Corporation. Now, these premises are in under construction.

- So, legal owner of the above referred property is **M/S. RADHE INFRA, 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. 2021022006887 dated 17-03-2021 & 2021023009443 dated 18-03-2021 & 2021024005967 dated 17-03-2021 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. RADHE INFRA, 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,

Varotariya K.M. Adv

Kesur M. Varotariya -Advocate



અરજી પહોંચ

મિલકત નું વર્ણન : રેસ.ન 461/6 પૈકી, સી.સ.ન 1/અ પૈકી, ટી.પી.સ્કીમ ન 1, એફ.પી.ન 621 પૈકી, ગોલ્ડન કલ્બ-એ

Search in : CITY SURVEY WARD No.15/CITY SURVEY WARD No.15

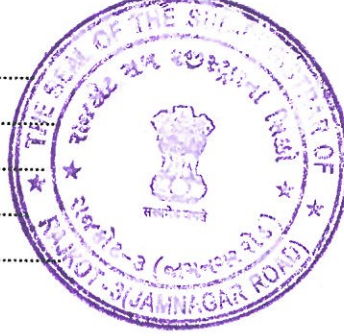
પહોંચ નંબર ૨૦૨૧૦૨૪૦૦૫૮૬૭ અરજી નંબર ૩૪૭૦ અરજી વર્ષ ૨૦૨૧
તારીખ ૧૭ માહે માર્ચ સને ૨૦૨૧

રજુ કરનારનું નામ કેસુર વારોતરીયા (એડવોકેટ) (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: 2012 2021
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૧૧૦.૦૦

કુલ એકંદરે રૂ.	૧૧૦.૦૦
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અંકે રૂપિયા એક સો દસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

RAMESH KANA CHOPADA
સબ રજીસ્ટ્રાર
રાજકોટ - ૩

અંકે રૂ. : 110.00

20210317852258882

સબ રજીસ્ટ્રાર, રાજકોટ - ૩

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં-461/6 પૈકી વો.15/2 સી.સ.નં-1/સી પૈકી ટીપી 1 એફ.પી 621 પૈકી ગોલ્ડન કલબ-એ બિલ્ડીંગ

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૧૦૨૨૦૦૬૮૮૭ અરજી નંબર ૪૯૨૮ અરજી વર્ષ ૨૦૨૧
તારીખ ૧૭ માહે માર્ચ સને ૨૦૨૧

રજુ કરનારનું નામ કે.એમ.વારોતરીયા(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
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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 20210317917522445  સબ રજીસ્ટ્રાર, રાજકોટ - 1
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ENCUMBRANCE CERTIFICATE

This is to certify that **M/S. RADHE INFRA, PARTNERSHIP FIRM** is the sole owner and occupant of the Immovable property consisting of Commercial Show Room / Office situated at Rajkot Revenue Survey No. 461/6 paikie City Survey Ward No. 15/2, City Survey No. 1/A paikie, T. P. Scheme No. 1, F. P. No. 621 paikie "**Golden Club-A**" Building on Plot No. 3, land Sq. Mtrs. 253.25 situated Rajkot, Rajkot Municipal Corporation within the sub-district and district Rajkot.

I have thoroughly verified the records of the property in question and I hereby certify that the title of **M/S. RADHE INFRA, PARTNERSHIP FIRM** to the said **property is good, clear, marketable and free from all encumbrances.**

Place : Rajkot

Date : 19-03-2021



Varotariya K.M. Be

Kesur M. Varotariya -Advocate