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SAURABH

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16/17 - Chitralekha Complex,
Near Prasang Hall,
150 ft. Ring Road,
Rajkot.

To Whom It May Concern

(TITLE CLEARANCE REPORT)

(1) NAME & ADDRESS OF THE OWNER OF THE PROPERTY:

M/s. Dev Realities, a Partnership Firm with Partners:

- 1) Shri Ashokkumar Bavandas Lashkari
- 2) Shri Yuvraj Devrajbhai Rathod
- 3) Shri Devrajbhai Laxmanbhai Rathod
- 4) Shri Hareshbhai Valjibhai Moridhara
- 5) Shri Nayanbhai Avcharbhai Gangani
- 6) Shri Harshadbhai Nanubhai Agravat
- 7) Smt. Jasminaben Rajeshbhai Vora
- 8) Shri Dharmendrabhai Jayantilal Ghataliya
- 9) Shri Samirbhai Pravinbhai Kamdar
- 10) Shri Hemalkumar Dipakbhai Somaiya
- 11) Shri Kevin Jitendrabhai Pandya



ADDRESS:

Shop No. 2, Akash Complex, Nr. Avadh Residency,
Jamangar Road, Rajkot.

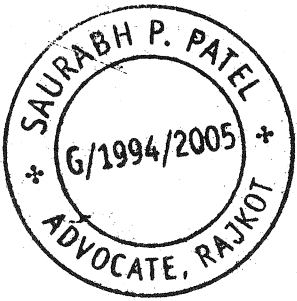
(2) DESCRIPTION OF THE PROPERTY:

Land admeasuring 7568.13 Sq. Mtrs. of Plot No. 1 (Single Unit) with the right to use of Land admeasuring 841.32 Sq. Mtrs. of Common Plot with FSI etc. of Revenue Survey No. 56 paiki 1 of Village Madhapar, Dist. : Rajkot with the construction of high rise residential building under progress and known as "Sundaram Gold" and the entire property is bounded as under :

NORTH : 15.00 Mtr. T. P. Road
SOUTH : Land of Others of Survey No. 55 paiki
EAST : 15.00 Mtr. T. P. Road
WEST : Land of Others of Survey No. 55 paiki

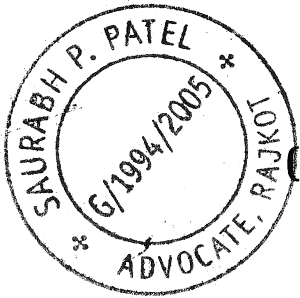
(3) DESCRIPTION OF THE DOCUMENTS:

- 1) True copy of the Entry from Jungle Book, dated 12.02.1958.
- 2) True copy of Village Form No. VI, Entry No. 1, 187, 863, 1846.
- 3) Original Sale Deed registered at No. 6892, dated 09.12.2004.
- 4) True copy of Village Form No. VI, Entry No. 2188.
- 5) Original Sale Deed registered at No. 8593, dated 09.10.2006.
- 6) True copy of Village Form No. VI, Entry No. 3539.
- 7) Original Sale Deed registered at No. 1795, dated 08.06.2017.
- 8) True copy of Village Form No. VI, Entry No. 9957; VIII A, Khata No. 271 with VII & XII.
- 9) Certified copy of the Entry from Hissa Form No. IV with the Sketch from measurement sheet.
- 10) Original Zone Certificate, dated 17.04.2018 issued by Ruda with the Sketch attached.
- 11) Original Lay out Permission No. Ruda/Tech/Dev/Madhapar/643/17/2174, dated 07.04.2018 issued by Ruda with the Lay out Plan approved by it.



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- 12) Certified true copy of the Order No. NA/LRCC/65/ Case No.38/18-19, dated 28.06.2018 passed by Collector, Rajkot.
- 13) True copy of Village Form No. VI, Entry No. 10018.
- 14) True copy of the Entry from Village Form No. II.
- 15) Original Receipts, dated 02.11.2018 towards the payment of Revenue Dues.
- 16) True copy of the Partnership Deed, registered at No. 7447, dated 12.10.2018 of M/s. Dev Realities.
- 17) Original Sale Deed registered at No. 8172, dated 05.11.2018.
- 18) True copy of the Entry from Village Form No. II.
- 19) Original Construction Permission No. Ruda/Tech/Dev /Madhapar/1357/18/4011, dated 18.06.2019 issued by Ruda with the Bldg. Plan approved by it.
- 20) Original Receipts towards the payment of Search Charges issued by Sub-Registrar, Rajkot.



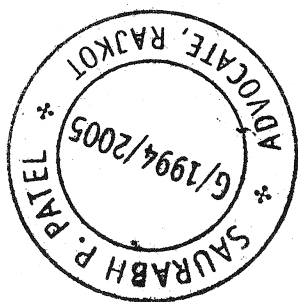
(4) TRACING OF THE TITLE :-

Originally, Shri Jivraj Vasta was holding the agricultural land of different field of Village Madhapar, Dist. :Rajkot and on his death, the holdings of deceased were transferred in the names of his legal heirs, Shri Gandu Jivraj and Shri Ravji Jivraj, as disclosed from the Entry No. 1 from the revenue record on the file.

On resurvey of the agricultural land of Village Madhapar, Dist. : Rajkot in the year 1967, Shri Gandu Jivraj and Shri Ravji Jivraj were found in occupation of the agricultural land admeasuring 6 A 15 G of Survey No. 56 with land of other survey numbers of Madhapar and Entry No. 187 to that effect was made in the revenue record on 19.06.1967, which was certified on 19.08.1967 by Mamlatdar, Rajkot.

Shri Gandu Jivraj and Shri Ravji Jivraj had divided and distributed their agricultural land of different survey numbers including of Survey No. 56 of Madhapar between them. By virtue of the said division/distribution; agricultural land admeasuring 3 A 88 G of Survey No. 56 paiki with other land had fallen to the share of Shri Gandubhai Jivrajbhai and Entry No. 863 on division thereof was made in the revenue record on 04.04.1994, which was certified on 18.05.1994 by Mamlatdar, Rajkot.

Shri Gandubhai Jivrajbhai had also divided and distributed his agricultural land of Survey No. 56 paiki with other land of Madhapar between his sons. By virtue of the said division/distribution; agricultural land admeasuring 3 A 8 G of Survey No. 56 paiki had fallen to the joint share of Shri Chhaganbhai Gandubhai and Shri Ashwinbhai Gandubhai and Entry No. 1846 on division thereof was made in the revenue record on 11.12.2003, which was certified accordingly.



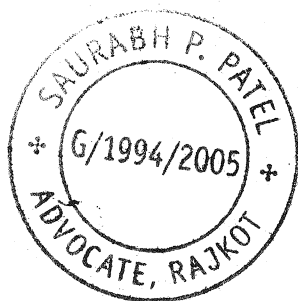
Shri Chhaganbhai Gandubhai and Shri Ashwinbhai Gandubhai Sankhavara had sold their aforesaid agricultural land admeasuring 3 A 8 G of Survey No. 56 paiki of Madhapar, Dist. : Rajkot to Shri Arjanbhai Popatbhai Hapaliya by the sale deed registered at No. 6892, dated 09.12.2004 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.

Shri Arjanbhai Popatbhai Hapaliya in turn had sold the said land admeasuring 3 A 8 G of Survey No. 56 paiki 1 of Madhapar to Shri Anantrai Maganlal Anadkat by the sale deed registered at No. 8593, dated 09.10.2006 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.

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Shri Anantrai Maganlal Anadkat in turn had sold the said land admeasuring 3 A 8 G of Survey No. 56 paiki 1 of Madhapar to Shri Devrajbhai Laxmanbhai Rathod by the sale deed registered at No. 1795, dated 08.06.2017 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.

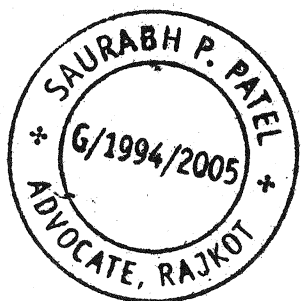
Shri Devrajbhai Laxmanbhai Rathod had applied to the Collector, Rajkot to grant the permission to convert agricultural land admeasuring total 8409.45 Sq. Mtrs. of Survey No. 56 paiki 1 of Madhapar into NA for residential purpose, which in turn was granted by Order, dated 28.06.2018. The layout plan and plotting was approved. On conversion into NA, Entry to that effect was made and certified in the revenue record accordingly. As per the Lay out Plan approved, entire land is Plotted as Plot No. 1 (Single Unit).



Shri Ashokkumar Bavandas Lashkari, 2) Shri Yuvraj Devrajbhai Rathod, 3) Shri Devrajbhai Laxmanbhai Rathod, 4) Shri Hareshbhai Valjibhai Moridhara, 5) Shri Nayanbhai Avcharbhai Gangani, 6) Shri Harshadbhai Nanubhai Agravat, 7) Smt. Jasminaben Rajeshbhai Vora, 8) Shri Dharmendrabhai Jayantilal Ghataliya, 9) Shri Samirbhai Pravinbhai Kamdar, 10) Shri Hemalkumar Dipakbhai Somaiya and 11) Shri Kevin Jitendrabhai Pandya have constituted a partnership firm to do the business in the name and style of M/s. Dev Realities and the partnership deed was executed between them on 03.10.2018 at Rajkot, which is registered at No. 7447 on 12.10.2018 with the Sub-Registrar, Rajkot. From the recital of the said Partnership Deed on Page 7, it transpires that Shri Ashokbhai B. Lashkari, Shri Yuvraj D. Rathod and Shri Harshadbhai N. Agravat have been authorized to execute necessary documents by any two jointly out of said three on behalf of the Firm, including of Agreement to Sell/Sale Deeds etc.

M/s. Dev Realities, a Partnership Firm with 11 partners has purchased the Land admeasuring 7568.13 Sq. Mtrs. of Plot No. 1 (Single Unit) with the right to use of Land admeasuring 841.32 Sq. Mtrs. of Common Plot with FSI etc. of Revenue Survey No. 56 paiki 1 of Village Madhapar, Dist. : Rajkot, as described in Para 2 hereinabove from Shri Devrajbhai Laxmanbhai Rathod by the sale deed registered at No. 8172, dated 05.11.2018 with the Sub-Registrar, Rajkot.

On the strength of the above sale deed, the land so purchased by M/s. Dev Realities, a Partnership Firm has been transferred in its name in the revenue record, as disclosed from the Entry from Village Form No. II in its name on the file.



M/s. Dev Realities, a Partnership Firm had submitted a plan for the construction of high rise residential building on the aforesaid land of Plot No.1 (Single Unit) before Ruda, which was approved and the permission was granted on 18.06.2019. The construction work is under progress and the building under construction is known as "Sundaram Gold".

The amount of revenue dues have been paid upto the year 2018, as disclosed from the receipts towards the payment on the file.

It transpires that M/s. Dev Realities, a Partnership firm with Eleven partners is the owner of the property more particularly described in Para 2 hereinabove.

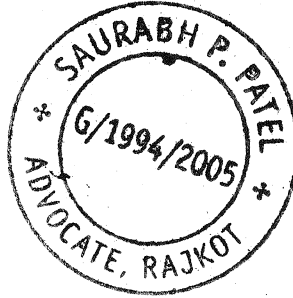
(5) SEARCH:

The search has been taken from the records of Sub-Registrar, Rajkot for the last 30 years and no registered charge or encumbrance has been disclosed. The receipts towards the Search Charges are annexed.

(6) OPINION:

On examination of the entire chain of the documents, I do, hereby certify that the right, title and interest of M/s. Dev Realities, a Partnership firm in respect of the property described in Para-2 hereinabove are covered with all respective title deeds. The right, title and interest in respect of the aforesaid property of said M/s. Dev Realities, a Partnership firm over the above referred property are clear, marketable, and free from any encumbrance and beyond reasonable doubt.

Date : - 25 / 06 / 2019.



Yours Faithfully,

SAURABH P. PATEL

ADVOCATE

(Sanad No.G-1994/2005)