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SAURABH

P. PATEL

B.Com., LL.B.(Advocate)

16/17 - Chitraklekha 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. P P Associates, a Partnership Firm, with
Partners:

- 1) Shri Jayrajsinh Pravinshin Jadeja
- 2) Shri Yogirajsinh Jayrajsinh Jadeja
- 3) Shri Ravirajsinh Jayrajsinh Jadeja
- 4) Shri Ushaba Pradhyumansinh Jadeja
- 5) Shri Gayatriba Jayrajsinh Jadeja
- 6) Shri Jyotirajsinh Pravinsinh Jadeja
- 7) Shri Parthrajsinh Jyotirajsinh Jadeja
- 8) Shri Pritiba Jyotirajsinh Jadeja

ADDRESS :301, Chitraklekha Complex, 150 Feet
Ring Road, Kalawad Road, Rajkot.

(2) DESCRIPTION OF THE PROPERTY:

Land admeasuring 6977.00 Sq. Mtr. of Net No.
Area (With all rights of land admeasuring 782.00 of
Common Plot 1 and 2) of Revenue Survey No.231/1/1
Paiki 1, T.P. Scheme No.26 (Mavdi), F.P. No. 56/1 of
Village **Mavdi**, Dist. : Rajkot with the construction of
Residential High Rise buildings under progress and
known as " **Pradhyuman Platina** " and the entire
property is bounded as under :



NORTH :- 18.00 Mtr. Wide Road.

SOUTH :- Adj. F.P. No.56 A.

EAST :- Adj. F.P. No.56/2.

WEST :- Adj. F.P. No.54/1.

(3) DESCRIPTION OF THE DOCUMENTS:

1. True copy of the Entry from Jungle Book, dated 20.06.1958.
2. True copy of Village Form No. VI, Entry No. 1071, 176, 1781, 30 and 7023.
3. True copy of the Entry from Hissa Form No. IV with the Sketch from Measurement Sheet attached.
4. Copy of the Public Notice, dated 21.08.2014, published by Shri Saurabh P. Patel, Advocate.
5. Original Certificate, dated 01.09.2014 issued by Shri Saurabh P. Patel, Advocate.
6. Original Sale Deed registered at No. 3685, dated 09.11.2015.
7. True copy of Village Form No. VI, Entry No. 11326.
8. True copy of Village Form No. VI, Entry No.11328.
9. True copy of Hissa Mapni Sketch and Form No. 15-A.
10. True copy of Village Form No. VI, Entry No. 11378.
11. True copy of Village Form No. VI, Entry No.11407.
12. True copy of Part Plan and Zoning Certificate.
13. True copy of Part Plan (T.P. Sketch).



14. Original Rojkam of Possession Transfer dated 05.12.2020.
15. True copy of N.A. Order No.811/09/18/111/2020 dated 21/12/2020.
16. True copy of Village Form No. VI, Enry No.11480.
17. True copy of Villafe Form No.II, Sr. No.5851.
18. Original Letter of Asst. Town Planner, Rajkot Municipal Corporation, Vargikaran No.40 dated 14.09.2021 with Approved Lay Out Plan attached.
19. Original Receipt of Rajkot Urban Development Authoriy of Development Charge "RMC" No.3443 dated 26.07.2021 with certificate attached.
20. Original (Duplicate) Receipt of Rajkot Municipal Corporation of Batterment Levy and Open Plot Charges No.8912/2021-2022 dated 20.07.2021.
21. Original Deed of Partnership of P P Associates dated 03.04.2021.
22. True copy of Village Form No.II, Sr. No.5851.
23. True Copy of Form G of P P Associates issued by Registrar of Firms.
24. Original Building Permission No.074 dated 04.06.2022 and Commencement Certificate issued by Rajkot Municipal Corporation with approved building plans attached.



(4) TRACING OF THE TITLE :-

Shri Arjan Thakarshi was holding the agricultural land of R.S. No. 231/1 of Village Mavdi, Dist. : Rajkot and his occupancy rights were promulgated; as disclosed from the Entry No. 30 and 176 from the revenue record on the file.

Shri Arjan Thakarshi had transferred his agricultural land of R.S. No. 231 of Mavdi to his son Mavji Arjan and Entry No. 1781 on division thereof was made in the revenue record on 03.10.1980.

Shri Mavji Arjan had transferred his agricultural land of R.S. No. 231 of Mavdi to his two sons Nanjibhai Mavjibhai Sorathiya and Vallabhbhai Mavjibhai Sorathiya and Entry No. 1071 on division thereof was made in the revenue record on 06.11.1999.

Entry No.7023 as per order of Dy. Collector Rajkot for record correction was made in the revenue record on dated 26.10. 2009.

A public notice was published in Daily "Akila", "Sanj Samachar" and "Aaj Kaal" on 21.08.2014 by Shri Saurabh P. Patel, Advocate; inviting objections, if any, in respect of land admeasuring 2 A 33 G equal to He.Are.Sq. Mtr.1-14-32 of Survey No.231/1 paiki 1 of Mavdi of the ownership of Shri Gordhanbhai Ramjibhai Rachchh and Shri Nanjibhai Mavjibhai Arjanbhai Sorathiya, but, no objections were received in response thereof, as disclosed from the Certificate, dated



01.09.2014 issued by the undersigned to that effect on the file.

Shri Nanjibhai Mavjibhai Arjanbhai had sold the agricultural land admeasuring 2 A 33 G equal to He.Are.Sq. Mtr.1-14-32 of Survey No.231/1 paiki 1 of Mavdi-2, Dist.: Rajkot to (1) Shri Ushaba Pradhyumansinh Jadeja, (2) Jayrajsinh Pravinsinh Jadeja and (3) Jyotirajsinh Pravinsinh Jadeja by the sale deed registered at No. 3685 on 09.11.2015 with the Sub-Registrar, Rajkot-8 and entry of same in revenue record on No. 11326 on dated 03.02.2016.



Entry No.11378 as per order of District Inspector Land Record, Rajkot for KJP Durasti was made in the revenue record on dated 15.06.2018 and as per this entry New Revenue Survey Number is 231/1/1.

Entry No.11407 Jayrajsinh Pravinsinh Jadeja and Jyotirajsinh Pravinsinh Jadeja entered name of their heirs (total 5 heirs) in Revenue Survey No.231/1/1 and entry was made in the revenue record on dated 16.02.2019.

Possession transfered between Rajkot Municipality Corporation and Owners of Revenue Survey No.231/1/1, T.P. Scheme No.26, Original Plot No.56/1 and Final Plot No.56/1 and Rojakam of same was made on dated 05.12.2020.

Shri Ushaba Pradhyumansinh Jadeja and Others had applied to the Collector, Rajkot to grant the permission to convert the agricultural land admeasuring total 7759.00 Sq. Mtrs. of Survey No. 231/1/1 of Mavdi into NA for multi purpose; which in turn was granted by Order No.811/09/18/111/2020, dated 21.12.2020. Entry of same in revenue record Village Form No. VI on No. 11480 on dated 02.02.2021 and in Village Form No.II on Sr. No.5851 on dated 08.04.2021.

Shri Ushaba Pradhyumansinh Jadeja and Others paid Development Charge "RMC" to Rajkot Urban Development Authority on dated 26.07.2021 and Receipt No.3443 and Certificate of same are on file.



Shri Ushaba Pradhyumansinh Jadeja and Others paid Batterment Levy and Open Plot Charges to Rajkot Municipal Corporation on dated 20.07.2021 and Receipt No. 8912/2021-2022 is on file.

Shri Ushaba Pradhyumansinh Jadeja and Others had submitted a lay out plan of land admeasuring Sq. Mtr. 7759.00 of Revenue Survey No.231/1/1 paiki 1 of Mavdi for the residential purpose before Rajkot Municipal Coropration, which was approved by Letter Vargikarn No.40 dated 14.09.2021.

Shri Ushaba Pradhyumansinh Jadeja and 7 Others have constituted a partnership firm to do the business in the name and style of P P Associates in respect of

aforesaid land of Survey No. 231/1/1 paiki 1 of Mavdi, and the Partnership Deed was executed between them on dated 03.04.2021 at Rajkot which was Notraized on dated 06.04.2021 and entry of same in Village Form No.II on Sr. No.5851 on dated 09.04.2021.

Shri Ushaba Pradhyumansinh Jadeja and Others as Partners of P P Associates had submitted high rise building plan of land admeasuring **6977.00 Sq. Mtr. of Net No. Arca** (With all rights of land admeasuring 782.00 of Common Plot 1 and 2) of **Revenue Survey No.231/1/1 Paiki 1, T.P. Scheme No.26 (Mavdi), F.P. No. 56/1** of Village **Mavdi** for the residential purpose before Rajkot Municipal Coropration, which was approved by Building Permission No.074 dated 04.06.2022 and Commencement Certificate was also issued. The construction work is under progress and the buildings under construction is known as "**Pradhyuman Platina**".



It transpires that **P P Associates**, a Partnership Firm, with eight Partners are 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 **P P Associates**, 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 **P P Associates**, a Partnership Firm, over the above referred property are clear, marketable, and free from any encumbrance and beyond reasonable doubt.

Date : - 18 / 07 / 2022.

Yours Faithfully,



SAURABH P. PATEL

ADVOCATE

(Enrl. No.G-1994/2005)