



VIRENDRA V. RANINGA

B.com; DCS, LLB; LLM; Advocate (Guj. Highcourt)

Office : Palace Road, 1/7, Jayraj Plot Corner, Opp. Central Bank, Rajkot-3600 001. Ph. : (0281) 2291581 M. 98248 55956

Dt. 25/01/2021

:: TO WHOM SOEVER IT MAY CONCERN ::

1.0 Name of the Owner as per the Last Sale Deed :-

"M/s. Sanidhya Skyline LLP"

Address : Giri Kandra, Amarnat Plot, Sahakar Nagar Main Road,
Kalawad Road, Rajkot.

2.0 Description of the Property :-

Under construction immovable Residential Property known as "**Shubham Heriteg**" situated & lying on total Land Admeasuring 210-375 Sq.Mtrs. of Sub Plot No. 9/B + 10/A + 10/B-1. And Land Admeasuring 210-375 Sq.Mtrs. of Sub Plot No. 9/B + 10/A + 10/B-2 of Total Land Adm. 420-75 Sq mts. Of T. P. Scheme No. 1, F. P. No. 266 paikie of Revenue Survey No. 452 paikie of City Survey Ward No. 15/2, City Survey No. 304/A, 304/B & 305/A of Rajkot in the State of Gujarat. Boundary of the said property as under :

NORTH : Sub Plot No. 9/A
SOUTH : Sub Plot No. 11/A
EAST : F. P. No. 268
WEST : 9-00 Mtrs. wide Road

3.0 Description of the Documents :-

- [1] Xerox copy of Construction Permission No. 1209, Dtd. 08/01/2020 with Commencement Certificate issued by the Rajkot Municipal Corporation along with Building Plan approved by it.
- [2] Xerox copy of Partnership Deed, Dtd. 23/08/2019 of "M/s. Sanidhya Skyline LLP".
- [3] Xerox copy of Sub Plotting Permission No. 78, Dtd. 07/08/2019 issue by Rajkot Municipal Corporation along with Sub Plotting Plan approved by it.
- [4] Xerox copy of Sale Deed No. 4062, Dtd. 31/05/2019 in favour of Shri Dhiren Amrutlal Dhorda & Amisha Dhiren Dhorda with R.R.
- [5] Xerox copy of Sale Deed No. 3127, Dtd. 02/05/2019 in favour of Shri Sandhyaben Kishorbhai Pattani & Kishorbhai Keshavlal Pattani with R.R.
- [6] Xerox copy of Sale Deed No. 1237, Dtd. 20/02/2019 in favour of Shri Bakul Chunilal Dhanaka with R.R.





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- [7] Xerox copy of Heirship Certificate from the Civil Judge (S.D.), Rajkot vide CMA No. 1115/2018, Dtd. 27/02/2019.
- [8] Xerox copy of Power of Attorney executed by Shri Pradhyuman Jivanlal Bhatt on Dtd. 30/10/2018.
- [9] Xerox copy of Heirship Certificate from the Civil Judge (S.D.), Rajkot vide CMA No. 48/2018, Dtd. 17/04/2018.
- [10] Xerox copy of Order No. DHRAM/FDCH/01/ 263 to 272/2012, Dtd. 27/03/2012 passed by the Registrar of Societies, Rajkot.
- [11] Xerox copy of Sub Plotting Permission No. 1180, Dtd. 31/03/1984 issued by Rajkot Municipal Corporation along with Sub Plotting Plan approved by it.
- [12] Xerox copy of Allotment Letter, Dtd. 24/08/1969 issued by Shri Jeevan Aanand Co. Op. Housing Society Ltd. in favor of Shri C. M. Gusani.
- [13] Xerox copy of Allotment Letter, Dtd. 24/08/1969 issued by Shri Jeevan Aanand Co. Op. Housing Society Ltd. in favor of Shri C.D. Modi.
- [14] Xerox copy of Allotment Letter, Dtd. 24/08/1969 issued by Shri Jeevan Aanand Co. Op. Housing Society Ltd. in favor of Shri P. J. Bhatt.
- [15] Xerox copy of Share Certificate issued by Shri Jeevan Aanand Co. Op. Housing Society Ltd. in favor of Shri P. J. Bhatt.
- [16] Xerox copy of Share Certificate vide bearing No. 125 to 136, Dtd. 09/07/1969, vide bearing No. 901 to 1020, Dtd. 15/07/1969 & vide bearing No. 1653 to 1656, Dtd. 14/08/1969 issued by Shri Jeevan Aanand Co. Op. Housing Society Ltd. in favor of Shri Pradhyuman Jivanlal Bhatt.
- [17] Xerox copy of Share Certificate vide bearing No. 64 to 75, Dtd. 09/07/1969, vide bearing No. 1021 to 1140, Dtd. 15/07/1969 & vide bearing No. 1657 to 1660, Dtd. 14/08/1969 issued by Shri Jeevan Aanand Co. Op. Housing Society Ltd. in favor of Shri Chandrakishor Motilal Gusani.
- [18] Xerox copy of Sale Deed/Conveyance Deed No. 3069, Dtd. 16/09/1969 in favour of "Jeevan Anand Co. Op. Housing Society Ltd".
- [19] Xerox copy of Sale Deed/Conveyance Deed No. 1679, Dtd. 06/06/1964 in favour of "M/s. Vohra Construction Co.".
- [20] Xerox copy of Sale Deed/Conveyance Deed No. 1678, Dtd. 06/06/1964 in favour of "M/s. Vohra Construction Co.".





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- [21] Xerox copy of Sale Deed/Conveyance Deed No. 1677, Dtd. 06/06/1964 in favour of "M/s. Vohra Construction Co."
- [22] Xerox copy of Sale Deed/Conveyance Deed No. 1676, Dtd. 06/06/1964 in favour of "M/s. Vohra Construction Co."
- [23] Xerox copy of Sale Deed/Conveyance Deed No. 558, Dtd. 03/03/1964 in favour of "M/s. Vohra Construction Co."
- [24] Xerox copy of Partition Deed No. 441, Dtd. 18/02/1964 made between Shri Dansinhji Balubha Jadeja & Others.
- [25] Xerox copy of Sale Deed No. 2732, Dtd. 09/12/1958 in favour of Shri Dansinhji Balubha Jaeja.
- [26] Xerox copy of Sale Deed No. 2728, Dtd. 09/12/1958 in favour of Shri Narshiprasad Khimjibhai Kundaliya.
- [27] Xerox copy of N. A. Order No. Land-1-1940, Dt. 13/06/1958 passed by the Mamlatdar, Rajkot.
- [28] Xerox copy of Lay-out Plan.
- [29] Xerox copy of Release/Re-conveyance Deed No. 334, Dtd. 24/01/2003.
- [30] Xerox copy of Release/Re-conveyance Deed No. 333, Dtd. 24/01/2003.
- [31] Xerox copy of Release/Re-conveyance Deed No. 332, Dtd. 24/01/2003.
- [32] Xerox copy of Release/Re-conveyance Deed No. 9982, Dtd. 28/05/1996.
- [33] Xerox copy of Release/Re-conveyance Deed No. 9981, Dtd. 28/05/1996.
- [34] Xerox copy of Release/Re-conveyance Deed No. 374, Dtd. 18/01/1994.
- [35] Xerox copy of City Survey Sanad.
- [36] Xerox Property Card.
- [37] Xerox copy of Revenue Records.
- [38] Xerox copy of Gazette.
- [39] Xerox copy of Development Agreement No. 414, Dtd. 15/01/2021 in favour of **Sanidhya Skyline LLP**





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[40] Original Receipts towards the Payment of Search Charges issued by Sub-Registrar, Rajkot.

5.0 Description of the Property :-

It transpires from the Chain of the documents that Shri Bogha Karamshi was Original Owners & Occupant of Land Admeasuring Acre 6-14 Guntha of R.S.N. 452 Rajkot.

Then, Shri Bogha Karamshi got the Non Agricultural Permission from the Mamlatdar, Rajkot vide No. Land-1-1940, Dt. 13/06/1958. I have seen the copy of the same.

Then, Shri Bogha Karamshi sold aforesaid land to Shri Narshiprasad Khimjibhai Kundaliya by Registered Sale Deed No. 2728, Dtd. 09/12/1958. I have seen the copy of the same.

Then, Shri Naranprasad Khimjibhai Kundaliya sold Land Admeasuring 19152-8-0 Sq.Yrds. to Shri Dansinhji Balubha Jaeja by Registered Sale Deed No. 2732, Dtd. 09/12/1958. I have seen the copy of the same.

Then, Shri Dansinhji Balubha Jadeja & Others executed a Registered Partition Deed vide No. 441, Dtd. 18/02/1964. I have seen the copy of the same.

Then, Shri Bahadursinh Balubhabhai sold Land Admeasuring 3296-6-0 Sq.Mtrs. to "M/s. Vohra Construction Co." by Registered Sale Deed No. 558, Dtd. 03/03/1964. I have seen the copy of the same.

Then, Shri Dansinhji Balubha Jadeja sold Land Admeasuring 2722-0-0 Sq.Yrds to "M/s. Vohra Construction Co." by Registered Sale Deed No. 1676, Dtd. 06/06/1964. I have seen the copy of the same.

Then, Shri Popatlal Parshotambhai sold Land Admeasuring 3186-3-0 Sq.Yrds to "M/s. Vohra Construction Co." by Registered Sale Deed No. 1677, Dtd. 06/06/1964. I have seen the copy of the same.

Then, Shri Kishorsinh Balubha Jadeja sold Land Admeasuring 3400-2-0 Sq.Yrds to "M/s. Vohra Construction Co." by Registered Sale Deed No. 1678, Dtd. 06/06/1964. I have seen the copy of the same.

Then, Shri Aatmaram Prabhudas sold Land Admeasuring 3364-6-0 Sq.Yrds to "M/s. Vohra Construction Co." by Registered Sale Deed No. 1679, Dtd. 06/06/1964. I have seen the copy of the same.

Then, "M/s. Vohra Construction Co." sold Land Admeasuring 1995-8-59 Sq. Yrds. of Plot No. 7 to 12 to "Jeevan Anand Co. Op. Housing Society Ltd" by Registered Sale Deed/Conveyance Deed No. 3069, Dtd. 16/09/1969. I have seen the copy of the same.

Then, Shri Jeevan Aanand Co. Op. Housing Society Ltd. issued Share Certificate vide bearing No. 64 to 75, Dtd. 09/07/1969, vide bearing No. 1021 to 1140, Dtd. 15/07/1969 & vide bearing No. 1657 to 1660, Dtd.





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14/08/1969 in favor of Shri Chandrakishor Motilal Gusani respectively. I have seen the copy of the same.

Then, Shri Jeevan Aanand Co. Op. Housing Society Ltd. issued Share Certificate vide bearing No. 125 to 136, Dtd. 09/07/1969, vide bearing No. 901 to 1020, Dtd. 15/07/1969 & vide bearing No. 1653 to 1656, Dtd. 14/08/1969 in favor of Shri Pradhyuman Jivanlal Bhattt respectively. I have seen the copy of the same.

Then, Shri Jeevan Aanand Co. Op. Housing Society Ltd. issued an Allotment Letter for Land Admeasuring 168-05 Sq.Yrds. of Plot No. 10/A in favor of Shri P. J. Bhatt on Dtd. 24/08/1969. I have seen the copy of the same.

Then, Shri Jeevan Aanand Co. Op. Housing Society Ltd. issued an Allotment Letter for Land Admeasuring 168-05 Sq.Yrds. of Plot No. 10/B in favor of Shri C. M. Gusani on Dtd. 24/08/1969. I have seen the copy of the same.

Then, Shri Jeevan Aanand Co. Op. Housing Society Ltd. issued an Allotment Letter for Land Admeasuring 168-05 Sq.Yrds. of Plot No. 9/B in favor of Shri C.D. Modi on Dtd. 24/08/1969. I have seen the copy of the same.

Then, Shri Jeevan Aanand Co. Op. Housing Society Ltd. got the Sub Plotting Permission from the Rajkot Municipal Corporation vide No. 1180, Dtd. 31/03/1984. I have seen the copy of the same.

Then, Registrar of Societies, Rajkot cancelled a registration of "Shri Jivan Aanand Co. Op. Housing Society" vide Order No. DHRAM/FDCH/01/263 to 272/2012, Dtd. 27/03/2012. I have seen the copy of the same.

After the death of Shri Chandrakishor Motilal Gusani, his Legal Heir – Jagrutiben Chandrakishor Gusani & Bhveshbhai Chandrakishor Gusani got the Heirship Certificate from the Civil Judge (S.D.), Rajkot vide CMA No. 48/2018, Dtd. 17/04/2018. I have seen the copy of the same.

Then, Shri Pradhyuman Jivanlal Bhatt executed a Power of Attorney in favour of Ajay Pradhyuman Bhatt on Dtd. 30/10/2018. I have seen the copy of the same.

After the death of Chunilal Durlabhji Modi & Gulabben Chnilal Modi, their Legal Heir – Arunaben Chunilal Modi got the Heirship Certificate from the Civil Judge (S.D.), Rajkot vide CMA No. 1115/2018, Dtd. 27/02/2019. I have seen the copy of the same.

Then, Shri Ajay Pradhyuan Bhatt – A Power of Attorney holder of Pradhyuman Jivanlal Bhatt sold Property on Land Admeasuring 140-28 Sq.Mtrs. of Plot No. 10/A of Revenue Survey No. 452 paikie of Rajkot to Shri Bakul Chunilal Dhanak by Registered Sale Deed No. 1237, Dtd. 20/02/2019. I have seen the copy of the same.





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Then, Shri Jagrutiben Chandrakishor Gusani & Bhaveshbhai Cahndrakishor Gusani (Legal Heirs of deceased Shri Chandrakishor Motilal Gusani) sold Property on Land Admeasuring 140-89 Sq.Mtrs. (As per City Survey, Admeasuring 140-28) Sq.Mtrs. of Plot No. 10/B of Revenue Survey No. 452 paikie of Rajkot to Shri Sandhyaben Kishorbhai Pattani & Kishorbhai Keshavlal Pattani by Registered Sale Deed No. 3127, Dtd. 02/05/2019. I have seen the copy of the same.

Then, Shri Aruna Chunilal Modi (Legal Heir of deceased Shri Chnial D Modi) sold Property on Land Admeasuring 140-28 Sq.Mtrs. of Plot No. 9/B of Revenue Survey No. 452 paikie of Rajkot to Shri Dhiren Amrutlal Dhorda & Amisha Dhiren Dhorda by Registered Sale Deed No. 4062, Dtd. 31/05/2019. I have seen the copy of the same.

Then, Shri Dhiren Amrutlal Dhorda etc. got the Sub Plotting Permission from the Rajkot Municipal Corporation vide No. 78, Dtd. 07/08/2019. I have seen the copy of the same.

Then, Kishorbhai Keshavlal Pattani & Others executed a LLP Agreement in the name & style of "M/s. Sanidhya Skyline LLP" on Dtd. 23/08/2019. I have seen the copy of the same.

Then, Shri Dhiren Amrutlal Dhorda etc. got the Construction Permission from the Rajkot Municipal Corporation vide No. 1209, Dtd. 08/01/2020. I have seen the copy of the same.

It transpires that Shri Dhiren Amrutlal Ghorda & Shri Amisha Dhiren Dhorda [Owner of Plot No 9/B & 10/A] & Kishorbhai Keshavlal Pattani & Smt. Sandhyaben Kishorbhai Pattani [Owner of Plot No 10/B] & Shri Bakul Chunilal Dhanak [Owner of Plot No 10/A] is the owner & occupier of the property more particularly described in Para-2 hereinabove and he is competent to transfer it.

Then, Kishorbhai Keshavlal Pattani & Others Development agreement of Property on on total Land Admeasuring 210-375 Sq.Mtrs. of Sub Plot No. 9/B + 10/A + 10/B-1, And Land Admeasuring 210-375 Sq.Mtrs. of Sub Plot No. 9/B + 10/A + 10/B-2 of Total Land Adm. 420-75 Sq mts. Of T. P. Scheme No. 1, F. P. No. 266 paikie of Revenue Survey No. 452 paikie of City Survey Ward No. 15/2, City Survey No. 304/A, 304/B & 305/A of Rajkot to **Sanidhya Skyline LLP** by Registered Development Agreement No. 441 Dtd. 15/01/2021. I have seen the copy of the same.

5.0 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, except the charge of **Cholamandalam Finance Ltd. & ICICI Bank Ltd.** The receipts towards the search charges are annexed.





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6.0 Certificate of Title/Opinion :-

On examination of the entire chain of the documents, I do hereby certify that the right, title and interest of **M/s. Sanidhya Skyline LLP** is respect of the Property described in Para-2 hereinabove are correct with all respective title-deeds and right, title and interest of said Property are clear, marketable, free from any encumbrance and beyond reasonable doubts. The property can be accepted by way of SECURITY for the advances granted or to be granted.

Place : RAJKOT.

Yours faithfully,

V.V. Raninga
(V. V. RANINGA)
Advocate



અરજી પહોંચ

મિલકત નું વર્ણન : વો.નં.15/2 સી.સ.નં. 304,305 TP:-1 FP:- 266

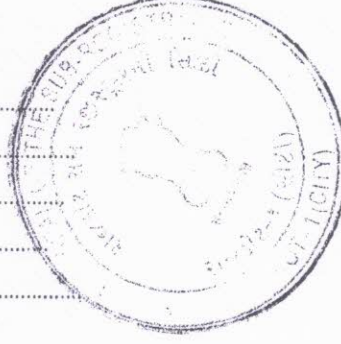
Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૦૦૨૨૦૨૦૭૧૨ અરજી નંબર ૧૪૨૩૦ અરજી વર્ષ ૨૦૨૦
તારીખ ૭ માહે નવેમ્બર સને ૨૦૨૦

રજુ કરનારનું નામ વિ.વિ.રાણીગા (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 ઘાટીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 1990 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઇન્ડેક્સ-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.

એમ.જી.રાજયગુરુ

સબ રજીસ્ટ્રાર

રાજકોટ - 1

અંકે રૂ. : 100.00

20201105403059039

સબ રજીસ્ટ્રાર, રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : સી.સ.નં. 304, 305, ટી પી નં. 1, એફ પી નં.266

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

પહોંચ નંબર ૨૦૨૦૦૨૪૦૧૬૮૬૩

અરજી નંબર

૯૮૦૮

અરજી વર્ષ

૨૦૨૦

તારીખ ૭

માહે

નવેમ્બર

સને

૨૦૨૦

રજુ કરનારનું નામ વી વી રાણીગા (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 ચાલીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 1999 2020



૨૩૦.૦૦

ઈડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી

કુલ એકદરે રૂ.

૨૩૦.૦૦

અંકે રૂપિયા બે સો ત્રીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.


H A Karim
સબ રજીસ્ટ્રાર
રાજકોટ - ૩

અંકે રૂ. : 230.00

20201107431314185

સબ રજીસ્ટ્રાર, રાજકોટ - ૩