

318, Ashish Commercial Complex, Sardar Nagar Main Road, Rajkot-360 002.
Ph.:0281-2460525 • M.9825631525 E-mail : chandreshpatel@lawyer.com



Chandresh Patel

Advocate & Attorney

To,

**The Gujarat Real Estate Regularity Authority,
Gandhinagar**

No Encumbrance Certificate

Sub .: No Encumbrance Certificate required for application to be made under section 3(1) of Gujarat Real estate (Regulation and Development) (General) Rules,2017.

This is to Certify that, Atlantis Infrastructure a Partnership firm are the sole owner and Occupant of the Immovable Open Plot No.11 land admeasuring about 2828-36 Sq. Mtr. of Non Agriculture & Building Construction Permission for Residential use consisting of Revenue Survey No.136 Paikae1 Paikae 1 within the village limits of Kankot, Taluka & Dist. Rajkot with Building Structure High rise Residential Building going to construct over it in which total Flats 38 to be constructed as per R.U.D.A. Approved Building Plan & Building Development Permission No. Ruda/Tech/Dev/Kankot/771/18/5421 Dt.5/8/2021 and Buildings Scheme to be known as "Atlantis Sky Villas" situated at Kankot 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 the Atlantis Infrastructure a Partnership firm to the said property is good, clear, Marketable and free from all encumbrances.

Rajkot

Date: 15/1/2022



Chandresh C. Patel
Advocate
G/1478/2003

Chandresh Patel

Advocate & Attorney

Date: 9/10/2020

To,

Atlantis Builders a Partnership firm,
Kankot,
Rajkot.

Ref.: Title Report

1. Description of the Property with boundaries:-

Immovable Open Plot No.11 land admeasuring about 2828-36 Sq. Mtr. of Non Agriculture & Building Construction Permission for Residential use consisting of Revenue Survey No.136 Paikae1 Paikae 1 within the village limits of Kankot, Taluka & Dist. Rajkot with Building Structure High rise Residential Building going to construct over it in which total Flats 40 to be constructed as per R.U.D.A. Approved Building Plan & Building Development Permission No. Ruda/Tech/Dev/Kankot/771/18/1406 Dt.5/3/2020 and Buildings Scheme to be known as "Atlantis Sky Villas"

Boundaries: -

On or towards North by : - Adjoining N.A. Land of Revenue Survey No.136 Paikae.
On or towards South by : - Common Plot.
On or towards East by : - Adjoining N.A. land of Revenue Survey No.135.
On or towards West by : - 24-00 Mtr. wide Public Road.

Sir,

You have asked my legal opinion as to investigate in respect of the captioned property and for which necessary papers are supplied to me.

2. Documents studies/ scrutinized:

- 1 Copy of Sale Deed No.6149 Dtd.22/9/2020 executed by Bhavanbhai Mavjibhai Vekariya in favor of Atlantis Infrastructure a Partnership firm with Registration Receipt.
- 2 Copy of Regd. Amendment in Partnership Deed No.6148 Dtd. 22/9/2020 executed by Dineshbhai Mavjibhai Vekariya & Oth.as a Partner of Atlantis Infrastructure with Registrar of Firms.
- 3 Copy of Regd. Partnership Deed No.34 Dtd.1/1/2020 executed by Dineshbhai Mavjibhai Vekariya & Oth.as a Partner of Atlantis Infrastructure with Registrar of Firms.
- 4 Copy of N.A. Order No. Na/Lrcs/65/Case No.106/15-16 Dtd.12/10/2015 issued by Collector, Rajkot in favor of Bhavanbhai Mavjibhai Vekariya.
- 5 Copy of Approved Lay out Plan with Permission No. Ruda/Tech/Dev/Kankot/870/14/2705 Dtd.12/6/2015 issued by Jr. T.P.O. Ruda in favor of Bhavanbhai Mavjibhai Vekariya.
- 6 Copy of Zoning Certificate with Part Plan issued By Jr. T.P.O.,R.U.D.A. in favour of Bhavanbhai Mavjibhai Vekariya.



- 7 Copy of Mapnai Sheet with Hissa Form No. 4 issued by D.I.L.R., Rajkot in favour of Bhavanbhai Mavjibhai Vekariya.
- 8 Copy of Building Development Permission No. Ruda/Tech/Dev/Kankot/771/18/1406 Dtd.5/3/2020 issued by Jr. T.P.O. Ruda in favor of Bhavanbhai Mavjibhai Vekariya.
- 9 Copy of Entry form Village Hak Register No.198,376,482,533,1102,2250,2509,2573, 2617,6896 from Hak Patrak Register & Village form No.8/A issued by Dy. Mamlatdar, E-Dhara, from Promulgation to Bhavanbhai Mavjibhai Vekariya.
- 9 Copy of village Form No. 2 Entry No.624 Dtd.29/9/2020 issued by Talati cum Mantri, Kankot in the name of Atlantis Builders a Partnership firm.

3. Tracing of title:

Originally the Agri. land of Revenue Survey No.136 A.23-28G. was belonged to Shamjibhai Dudabhai was mutated vide Entry No.198 Dtd.18/1/1964.

After that, Partition was made by Shamji Dudua so Revenue Survey No.136 Paikee A.16-00 G. came on Part of Mavji Shamji and that was Mutated vide Entry No.376.

After that, Family Partition was made by Mavji Shamji and his son so, Revenue Survey No.136 Paikee A.1-28G. was came on Part of Bhavan Mavji Vide Entry No.2617.

Thereafter Bhavanbhai Mavjibhai had applied to Collector, Rajkot had applied to the Collector, Rajkot to grant the permission to convert the said agricultural land into NA by Order No. Na/LrCs/65/Case No.106/15-16 Dtd.12/10/2015. which in turn was granted. The lay out plan and plotting was approved.

Shri Dineshbhai Mavjibhai Vekariya & 5 Others have constituted a partnership firm to do the business in the name and style of M/s. Atlantis Builders Partnership Deed was executed and Regd. Vide No.34 Dtd.1/1/2020 between them.

It appears that Bhavanbhai Mavjibhai Vekariya had submitted the plan for the construction of different High Rise residential buildings on the said land was submitted before RUDA, which was approved and the permission was granted.

Shri Dieshbhai Mavjibhai Vekariya & 76 Others have constituted a Deed of Reconstitutions of partnership firm to do the business in the name and style of M/s. Atlantis Builders Partnership Deed was executed and Regd. Vide No.6148 Dtd.22/9/2020 between them.

After that, Bhavanbhai Mavjibhai Vekariya sold that N.A. Plot No. 11 land admeasuring 2828.36Sq.Mts.with Right to Construct building over it as per approved Building Plan to Atlantis Builders a Partnership firm vide Sale Deed No.6149 Dtd.22/9/2020 and such entry was mutated in Village Register Form no. 2 vide Entry No.624.

The amount of the revenue dues and property dues has been paid as disclosed from the receipts towards the payment on the file.

4. Whether title is clear and property is free from any encumbrance?

I have carried out search from the office of Sub-registrar, Rajkot-1, Rajkot-2 & Rajkot-6 for the period of last 30 years and the best of his knowledge and information derived from the same I have not found any charge registered thereof.



5. Final Certificate/ Opinion :

On scrutiny of the above title deeds; do hereby certify that the right, title and Interest of M/s. Atlanits Builders a Partnership firm's over the captioned property under this report is clear, marketable and beyond reasonable doubt.



Yours faithfully,

A handwritten signature in black ink, appearing to be 'C.C. Patel', written over a horizontal dashed line.

Chandresh C. Patel
Advocate
G/1478/2003

અરજી પહોંચ

મિલકત નું વર્ણન : કણકોટ ના રે.સ.નં-136 પૈકી 1 પૈકી 1 પ્લોટ નં-11 જમીન ચો.મી 2828-36

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૦૦૨૨૦૧૭૮૮૦ અરજી નંબર ૧૨૨૮૫ અરજી વર્ષ ૨૦૨૦
તારીખ ૮ માહે ઓક્ટોબર સને ૨૦૨૦

રજુ કરનારનું નામ સી.સી.પટેલ(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: 1991 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૯૦.૦૦

કુલ એકંદરે રૂ. ૯૦.૦૦

અંકે રૂપિયા નેવું પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

એમ.જે.રાજયગુરુ
સબ રજીસ્ટ્રાર
રાજકોટ - 1

અંકે રૂ. : 90.00

20201006223128911

સબ રજીસ્ટ્રાર, રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : રેસ.ન 136 પૈકી 1 પૈકી 1, પ્લોટ ન 11

Search in : કણકોટ /KANKOT

પહોંચ નંબર ૨૦૨૦૦૨૪૦૧૪૭૦૭

અરજી નંબર

૮૫૩૭

અરજી વર્ષ

૨૦૨૦

તારીખ ૮

માહે

ઓક્ટોબર

સને

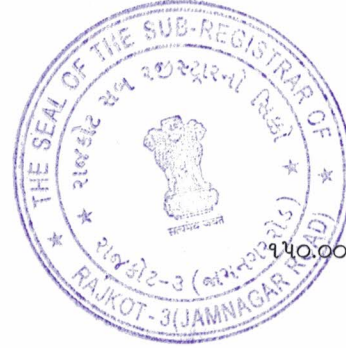
૨૦૨૦

રજુ કરનારનું નામ ચંદ્રેશ પટેલ (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: 1998 2011
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



કુલ એકંદરે રૂ.

૧૫૦.૦૦

અંકે રૂપિયા એક સો પચાસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.


H A Karia
સબ રજીસ્ટ્રાર
રાજકોટ - ૩

અંકે રૂ. : 150.00

20201008815482177

સબ રજીસ્ટ્રાર, રાજકોટ - ૩

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.136 પૈકી 1 પૈકી 1 પ્લોટ નં.11

Search in : Kankot/Kankot

પહોંચ નંબર ૨૦૨૦૩૨૬૦૧૧૭૫૩ અરજી નંબર ૪૭૮૬ અરજી વર્ષ ૨૦૨૦
તારીખ ૭ માહે ઓક્ટોબર સને ૨૦૨૦

રજુ કરનારનું નામ ચંદ્રેશ સી.પટેલ (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: 2012 2020
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૧૦૦.૦૦

કુલ એકંદરે રૂ. ૧૦૦.૦૦

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.

G.C.Barvadiya
સબ રજીસ્ટ્રાર
રાજકોટ - ૬ - મવડી

અંકે રૂ. : 100.00

20201006922293836

સબ રજીસ્ટ્રાર, રાજકોટ - ૬ - મવડી



Chandresh Patel
Advocate & Attorney

To,
Atlantis Builders a Partnership firm,
Kankot,
Rajkot.

Sub/: Certificate of Interim Search.

Ref.: Immovable Open Plot No.11 land admeasuring about 2828-36 Sq. Mtr. of Non Agriculture & Building Construction Permission for Residential use consisting of Revenue Survey No.136 Paikae1 Paikae 1 within the village limits of Kankot, Taluka & Dist. Rajkot with Building Structure High rise Residential Building going to construct over it in which total Flats 40 to be constructed as per R.U.D.A. Approved Building Plan & Building Development Permission No. Ruda/Tech/ Dev/Kankot/771/18/5241 Dt.5/8/2021 and Buildings Scheme to be known as “Atlantis Sky Villas”

Sir,

In continuation of my earlier TSR dated 9/10/2020, Building plan was revised by you so, I have studied Copy of Building Development Permission No. Ruda/Tech/Dev/Kankot/771/18/5241 Dtd.5/8/2021 issued by Jr. T.P.O. Ruda in favor of Atlantis Builders a Partnership firm. and there is no changes in Ownership so, I have arranged/visited to the Registrar's Office, and conducted search of the records for the last 2 years for that date but now I have Arranged to search from that Date 9/10/2020 to 12/1/2022 and ensured the correctness of the entries in the register and confirm there is no omission of any encumbrances in the EC/Search Report. (original search receipt attached).

Place: Rajkot
DATE:15/1/2022



Yours Faithfully

(Chandresh C. Patel)
Advocate

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં. 136 પૈકી 1, પ્લોટ નં. 11 ની જમીન ચો.મી. આશરે 2828-36 ઉપર આવેલ
એટલાનટીસ સ્કાય વીલા પ્રો.

Search in : Kankot/Kankot

પહોંચ નંબર ૨૦૨૨૩૨૬૦૦૦૫૫૬ અરજી નંબર ૨૦૭ અરજી વર્ષ ૨૦૨૨
તારીખ ૧૨ માહે જાન્યુઆરી સને ૨૦૨૨

રજુ કરનારનું નામ ચંદ્રેશ સી.પટેલ 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 ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 2020 2022

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી

કુલ એકંદરે રૂ.

૪૦.૦૦

અંકે રૂપિયા ચાલીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

J. S. RAMPARIYA

સબ રજીસ્ટ્રાર

રાજકોટ - 6 - મવડી

અંકે રૂ. : 40.00

20220112772502475

સબ રજીસ્ટ્રાર, રાજકોટ - 6 - મવડી