

--: Title Clearance & Search Report :-

To,

The partners of the partnership firm running by name as "Siddhi Vinayak Enterprise" :

- (1) **Mukeshbhai Gordhanbhai Togadiya**
Hindu by religion, Age 42 yrs., Occupation: Business,
- (2) **Parth Vijaybhai Sakhiya**
Hindu by religion, Age 22 yrs., Occupation: Business,
- (3) **Ramniklal Karamshibhai Meghpara**
Hindu by religion, Age 64 yrs., Occupation: Business,
- (4) **Jainam Ramniklal Meghpara**
Hindu by religion, Age 30 yrs., Occupation: Business,
- (5) **Jeel Rameshbhai Makadiya**
Hindu by religion, Age 22 yrs., Occupation: Business,
- (6) **Jeel Rameshbhai Makadiya**
Hindu by religion, Age 28 yrs., Occupation: Business,
Add. of all : Shop No.7, Tridan Heights, Mavdi-Kankot Road, Nr.Gol Trio, Rajkot.

I, the undersigned **Mr.Hemanshu P. Shishangiya**, Advocate (G-1932/2005) do hereby give my opinion as under regarding the below mentioned property after studying of documents file of the same which has been present before me by the above named applicant.

--: Description of the property :-

- (1) A highrise building constructed for residential + commercial purpose known as "**Nandan**" which constructed on total land admeasuring Sq.Mts.Apr.7811-44 (including receivable rights of land Sq.Mts.Apr.869-56 of Common plot) of Plot No.1 land Sq.Mts.Apr.3768-49 and its allied (including receivable rights of land Sq.Mts.Apr.419-51 of common plot) out of non-agriculture land plots of Revenue Survey No.65 Paikee-1 and Plot No.1 land Sq.Mts.Apr.4042-95 and its allied (including receivable rights of land Sq.Mts.Apr.450-05 of common plot) out of non-agriculture and construction approved land plots of Revenue Survey No.65 Paikee-2 of land Sq.Mts. Apr.8681-00 Paikee of F.P. No.19, T.P. Scheme No.15 (Vavdi) of Revenue Survey No.65 Paikee-1 and Revenue Survey No.65 Paikee-2 of Vavdi Village which included in the limits of Rajkot City of District Rajkot of Gujarat State. Four boundaries of the said high rise building are as follows :

Towards North side	:	Land of allied F.P. No.19/A.
Towards South side	:	Land of allied F.P. No.27/A.
Towards East side	:	Land of allied F.P. No.20.
Towards West side	:	24-00 Meter Public Road.



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(2) Below mentioned gradually title deeds have been presented before me by the applicant for the aforesaid described property:

1. Original Development Plan and Development Permission No.310 of dated 31/01/2023 obtained from Rajkot Municipal Corporation.
2. Original Regd. Sale Deed Sr.No.735, Dt.08/02/2023 executed in favour Mukeshbhai Gordhanbhai Togadiya etc. partners of the partnership firm running by name as Siddi Vinayak Enterprise by Pravinbhai Chanabhai Sakhiya and Vijaybhai Chanabhai Sakhiya.
3. Original Regd. Sale Deed Sr.No.736, Dt.08/02/2023 executed in favour Mukeshbhai Gordhanbhai Togadiya etc. partners of the partnership firm running by name as Siddhi Vinayak Enterprise by Ashokbhai Chanabhai Sakhiya and Hareshbhai Chanabhai Sakhiya.
4. Copy of Regd. Partnership Deed Sr. No.9614, Dt.02/09/2022 of the partnership firm running by name as Siddhi Vinayak Enterprise.
5. Original Amelgmation No.18, Dt.09/05/2019 approved of land limitation and devidation application approved by Rajkot Municipal Corporation and original approved lay-out plan (R.S.No.65 Paikee-1).
6. Original Non-agriculture Order No.10/09/06/056/2019 of Dt.10/04/2019 issued by The Hon'ble Collector Saheb of Rajkot. (R.S.No.65 Paikee-1).
7. Original Regd. Sale Deed Sr.No.2182, Dt.07/02/2012 executed in favour of Pravinbhai Chanabhai Sakhiya and Vijaybhai Chanabhai Sakhiya by Sureshbhai Karamshibhai Bhatti and Janakbhai Karamshibhai Bhatti.
8. Original Regd. Sale Deed Sr.No.5456, Dt.16/07/2005 executed in favour of Pravinbhai Chanabhai Sakhiya etc. by Habibbhai Kesarbhai Kureshi etc. (R.S.No.65 Paikee-1).
9. Original Amelgmation No.19, Dt.09/05/2019 approved of land limitation and devidation application approved by Rajkot Municipal Corporation and original approved lay-out plan (R.S.No.65 Paikee-2).
10. Original Non-agriculture Order No.20/09/06/056/2019 of Dt.11/04/2019 issued by The Hon'ble Collector Saheb of Rajkot. (R.S.No.65 Paikee-2).
11. Original Regd. Sale Deed Sr.No.2176, Dt.07/02/2012 executed in favour of Ashokbhai Chanabhai Sakhiya and Hareshbhai Chanabhai Sakhiya by Sureshbhai Karamshibhai Bhatti and Janakbhai Karamshibhai Bhatti (R.S.No.65 Paikee-2).
12. Original Regd. Sale Deed Sr.No.5455, Dt.16/07/2005 executed in favour of Hareshbhai Chanabhai Sakhiya etc. by Akbarbhai Kesarbhai Kureshi etc. (R.S.No.65 Paikee-2).
13. Copy of gradually revenue records.



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(3) Description of the titles of the above said property are as follows :-

- ➡ Originally the original ownership and perceptible possession of agriculture land Acre 5-16 Guntha known as Pipalvadi of Vavdi was of Sipai Amad Sultan. The entry of which being certified vide Entry No.21, Dt.20-10-1955 in the revenue record.
- ➡ Thereafter, as the owner of agriculture land known as Pipalvadi of Vavdi Sipai Amad Sultan being died the partition was done between his sons Kesar Sultan Sipai etc. The entry of which being certified vide Entry No.54, Dt.05-08-1959 in the revenue record.
- ➡ Thereafter, as the new measurement came in execution from Dt.10-11-1964 land Acre 3-29 Guntha came in execution of new R.S.No.65 of Pipalvadi land of the account of Sapai Kesar Sultan. The entry of which being certified vide Entry No.165, Dt.10-11-1964 in the revenue record.
- ➡ Thereafter as the owner of land Acre 3-29 Guntha of R.S.No.65 of Vavdi Kesar Sultanbhai died so the names of his legal heirs (1) Ahmed Kesar Kureshi (2) Habib Kesar Kureshi (3) Amina Kesar Kureshi (4) Akbar Kesar Kureshi (5) Aysha Kesar Kureshi (6) Amad Kesar Kureshi entered by hereditary. The entry of which being certified vide Entry No.817, Dt.06-02-1984 in the revenue record.
- ➡ Thereafter the names of Aysha Kesar Kureshi etc. being deducted from the land Acre 3-29 Guntha of R.S.No.65 of Vavdi. The entry of which certified vide Entry No.2148, Dt.28-12-2001 in the revenue records.
- ➡ Thereafter, the owners (1) Ahmed Kesar Kureshi (2) Habib Kesar Kureshi (3) Akbar Kesar Kureshi (4) Mamad Kesar Kureshi etc. were distributed their ownership land Acre 3-29 Guntha of R.S.No.65 of Vavdi. The entry of which certified vide Entry No.2185, Dt.07-09-2002 in the revenue records.
- ➡ Thereafter, as done the distribution of land Acre 3-29 Guntha of R.S. No.65 of Vavdi land Acre 3-29 Guntha of R.S.No.65 of Vavdi its owners (1) Ahemad Kesar Kureshi (2) Habib Kesar Kureshi got share on their parts land Acre 1-35 Guntha of R.S.No.65 Paikee-1 and (1) Akbar Kesar Kureshi (2) Mamad Kesar Kureshi got share on their parts land Acre 1-34 Guntha of R.S.No.65 Paikee-2. The distribution entry of which certified vide Entry No. 2185, Dt. 07-09-2002 in the revenue record.



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- ➡ Thenafter, the owners of land Acre 1-35 Guntha of R.S.No.65 Paikie-1 of Vavdi (1) Ahemad Kesar Kureshi (2) Habib Kesar Kureshi given sold the said land to (1) Pravinbhai Chanabhai Sakhiya (2) Vijaybhai Chanabhai Sakhiya (3) Sureshbhai Karamshibhai Bhatti (4) Janakbhai Karamshibhai Bhatti. The entry of which certified vide Entry No.2900, Dt.23-11-2005 in the revenue record.
- ➡ Thenafter, the owners of land Acre 1-34 Guntha of R.S.No.65 Paikie-2 of Vavdi (1) Akbar Kesar Kureshi (2) Mamad Kesar Kureshi given sold the said land to (1) Pravinbhai Chanabhai Sakhiya (2) Vijaybhai Chanabhai Sakhiya (3) Sureshbhai Karamshibhai Bhatti (4) Janakbhai Karamshibhai Bhatti. The entry of which certified vide Entry No.2901, Dt.23-11-2005 in the revenue record.
- ➡ Thenafter, (1) Sureshbhai Karamshibhai Bhatti and (2) Janakbhai Karamshibhai Bhatti sold their undevide 50% share of land He.Are.Sq.mts. 0-75-88, Acre 1-35 Guntha of R.S.No.65 Paikie-1 of Vavdi given sold to (1) Pravinbhai Chanabhai Sakhiya and (2) Vijaybhai Chanabhai Sakhiya. The entry of which certified vide Entry No.6860, Dt.28-05-2021 in the revenue record.
- ➡ Thenafter, (1) Sureshbhai Karamshibhai Bhatti and (2) Janakbhai Karamshibhai Bhatti sold their undevide 50% share of land He.Are.Sq.mts. 0-74-87, Acre 1-34 Guntha of R.S.No.65 Paikie-2 of Vavdi given sold to (1) Ashokbhai Chanabhai Sakhiya and (2) Harehbhai Chanabhai Sakhiya. The entry of which certified vide Entry No.6861, Dt.28-05-2021 in the revenue record.
- ➡ Thereafter, as T.P.Scheme No.15(Vavdi) being in execution by Rajkot Municipal Corporation in land He.Are-Sq.Mts.0-69-80 of R.S.No.65 Paikie -1 and He.Are.Sq.Mts.0-75-88 of R.S.No.65 Paikie-2 of Vavdi Village, so land Sq.Mts.8681-00 of joint F.P. No.19 allotted against the land of above said both survey number. Thenafter on Dt.19-02-2019 Pravinbhai Chanabhai Sakhiya etc.4 accepted their possession according to their shares of the said F.P. No.19 Paikie.



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- ➡ Thenafter, as the owners (1) Pravinbhai Chanabhai Sakhiya and (2) Vijaybhai Chanabhai Sakhiya decided to convert their ownership land Sq.Mts.4188-00 of R. S. No.65 Paikie-1 of Vavdi, so the hon'ble collector saheb of Rajkot done non-agriculture of the said land by its Order No. 10/09/06/056/2019, Dt.10-04-2019 for multi-purpose use purpose. The entry of which certified vide Entry No.8895, Dt.03-07-2019 in the revenue record. And approved lay-out plan of Single Unit in the said land being non-agricultured which land Sq.Mts. 3768-49 including recevable rights of land Sq.Mts.419-51 of common plot.
- ➡ Thenafter, as the owners (1) Ashokbhai Chanabhai Sakhiya and (2) Hareshbhai Chanabhai Sakhiya decided to convert their ownership land Sq.Mts.4493-00 of R. S. No.65 Paikie-2 of Vavdi, so the hon'ble collector saheb of Rajkot done non-agriculture of the said land by its Order No. 20/09/06/056/2019, Dt.11-04-2019 for multi-purpose use purpose. The entry of which certified vide Entry No.8894, Dt.03-07-2019 in the revenue record. And approved lay-out plan of Single Unit in the said land being non-agricultured which land Sq.Mts. 4042-95 including recevable rights of land Sq.Mts.450-05 of common plot.
- ➡ Thereafter (1) Ashokbhai Chanabhai Sakhiya and (2) Hareshbhai Chanabhai Sakhiya sold their ownership land Sq.Mts.4042-95 of Plot No.1 including recevable rights of land Sq.Mts.450-05 by Regd. Sale Deed Sr.No.736 of Dt.08/02/2003 to Mukeshbhai Gordhanbhai Togadiya etc. partners of "Siddhi Vinayak Enterprise". The entry of which certified vide Entry No.7104, Dt.28-02-2023 in Village Format No.2.
- ➡ Thereafter, they have started the construction of 34-Shops and 317 flats as per approved building plan and according to the development permission No.310, Dt.31-03-2023 on the said total land admeasuring Sq.Mts.Apr. 7811-44 (including receivable rights of land Sq.Mts.Apr.869-56 of Common plot) of Plot No.1 land Sq.Mts.Apr.3768-49 and its allied (including receivable rights of land Sq.Mts.Apr.419-51 of common plot) out of non-agriculture land plots of Revenue Survey No.65 Paikie-1 and Plot No.1 land Sq.Mts.Apr.4042-95 and its allied (including receivable rights of land Sq.Mts.Apr.450-05 of common plot) out of non-agriculture and construction approved land plots of Revenue Survey No.65 Paikie-2 of land Sq.Mts. Apr.8681-00 Paikie of F.P. No.19, T.P. Scheme No.15 (Vavdi) of Revenue Survey No.65 Paikie-1 and Revenue Survey No.65 Paikie-2 of Vavdi Village which included in the limits of Rajkot City of District Rajkot of Gujarat State and they have given the name as "Nandan" to the said residential and commercial purpose building and so, Mukeshbhai Gordhanbhai Togadiya etc.6 the partners of **M/s.Siddhi Vinayak Enterprise** are the absolute owners of the said property.



HEMANSHU P. SHISHANGIYA

Advocate (Gujarat High Court) & Notary (Govt. of INDIA)



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- (4) I have been investigated the above said all the documents in teh Sub-Registrar of Rajkot which had been registered since 30 years and satisfied. For the same a Receipt No. 202332700004198 dated 17-04-2023 and Receipt No. 202302300014131, dated 17-04-2023 and Receipt No.202302200010159, dated 17-04-2023 had been issued by the Sub-Registrar Office Rajkot, which original copies are present hereby.
- (5) On investigation & verification, I am of the opinion that the title deeds of the said property referred to above are clear - marketable & free from all encumbrances as well as there is no other mortgage or loan found, and the property is totally free from any doubt or mortgage and no any claim arises or pending on the aforesaid property and the link has been clear according to the titles of the said property.

Place : Rajkot.

Date : 19/04/2023

[Hemanshu P. Shishangiya]

Advocate

Enrolment No.G/1932/2005



Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

મિલકત નું વર્ણન : VAVDI R.S.NO.65 P-1,65 P-2,PLOT NO.1+1

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૩૦૨૨૦૦૦૧૦૧૫૯

અરજી નંબર

૬૪૧૫

અરજી વર્ષ

૨૦૨૩

તારીખ ૧૭

માહે

એપ્રિલ

સને

૨૦૨૩

રજુ કરનારનું નામ હેમાંશુ પ્રવીણભાઈ શિશાંગીયા

ટ્રાન્ઝેક્સન નંબર 20230416232037046

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.....વર્ષ : 1993 થી 1998

૭૦.૦૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી

અન્ય ફી

કુલ એકંદરે રૂ.

૭૦.૦૦

અંકે રૂપીયા સીત્તેર પુરા



A.M. Desai
સબ રજીસ્ટ્રાર
રાજકોટ - 1

**Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ**

મિલકત નું વર્ણન : VAVDI R.S.NO.65 P-1 AND 65 P-2 PLOT NO.1+1 LAND SQ.MT. 8681

Search in : Vavdi/Vavdi

પહોંચ નંબર ૨૦૨૩૩૨૭૦૦૦૦૪૧૮૮ અરજી નંબર ૧૫૩૦ અરજી વર્ષ ૨૦૨૩
તારીખ ૧૭ માહે એપ્રિલ સને ૨૦૨૩

રજુ કરનારનું નામ હેમાંથુ પ્રવીણભાઈ શિશાંગીયા
દ્રાન્જેક્સન નંબર 20230416116892847

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાલીઓ (કલમ ૬૪ થી

શોધ અગર તપાસણી..... વર્ષ 2012 થી 2023

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી

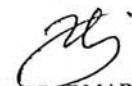
અન્ય ફી



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કુલ એકંદરે રૂ. ૧૩૦.૦૦

અંકે રૂપીયા એક સો ત્રીસ પુરા


T.N. PARMAR
સબ રજીસ્ટ્રાર
રાજકોટ - ૭ - કોઠારીયા

Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

મિલ્કત નું વર્ણન : VAVDI R.S.NO.65 P-1 AND 65 P-2, PLOT NO.1+1 LAND SQ.MT.8681
Search in : વાવડી /VAVDI

પહોંચ નંબર ૨૦૨૩૦૨૩૦૦૦૧૪૧૩૧
તારીખ ૧૭

અરજી નંબર ૭૪૫૮
માહે એપ્રિલ

અરજી વર્ષ ૨૦૨૩
સને ૨૦૨૩

રજુ કરનારનું નામ હેમાંશુ પ્રવીણભાઈ શિશાંગીયા
ટ્રાન્ઝેક્સન નંબર 20230416254685713

નીચે પ્રમાણે ફી પહોંચી

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.....વર્ષ : 1998 થી 2012
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....
અન્ય ફી



પૈસા

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કુલ એકંદરે રૂ. ૧૬૦.૦૦

અંકે રૂપીયા એક સો સાઈઠ પુરા

A. N. Dasani
સબ રજીસ્ટ્રાર
રાજકોટ - ૨