

SAURABH P. PATEL

B.Com., LL.B.

Advocate Gujarat High Court

"Aadarsh Sukham", 4th Floor, B/h. Sanskar Building, Nr. KKV Chowk,
150 Feet Ring Road, Rajkot-360005
Mobile No. 9824800766

To Whom It May Concern

(TITLE CLEARANCE REPORT)

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

M/s. AASTHA SH, a Limited Liability Partnership
Firm, with Partners:

- 1) Shri Ajayrajsinh Rahendrasinh Jadeja
- 2) Shri Ajay Nileshkumar Jagani
- 3) Shri Alpeshkumar Shamjibhai Ladani
- 4) Shri Vandanaben Alpeshbhai Ladani
- 5) Shri Shailesh Premjibhai Malani
- 6) Shri Mansiben Shailesh Malani
- 7) Shri Anil Premjibhai Malani
- 8) Shri Nehaben Anilbhai Malani
- 9) Shri Manish Premjibhai Malani
- 10) Shri Parulben Manishbhai Malani
- 11) Shri Meet Dineshkumar Tilala
- 12) Shri Tej Dilipbhai Tilala
- 13) Shri Avaniben Rupeshkumar Vachhani
- 14) Shri Dipti Rajeshkumar Vachhani



ADDRESS:

801-Aastha Apartment-A, Jalaram-2, Behind
Wockhardt Hospital, University Road, Rajkot.

(2) DESCRIPTION OF THE PROPERTY:

Land admeasuring **1884.49 Sq. Mtrs. of Plot No. 1** with rights to use of Land admeasuring **209.51 Sq. Mtrs. of Common Plot** and its FSI etc. of **Revenue Survey No.28 Paiki 1 (T.P. Shceme No.10 (Motamava-Rajkot, F.P. No.46 Paiki)** of Village **Motamava**, Tal. & Dist. : Rajkot with the construction of Residential High Rise Building under progress and known as “ **Sanidhya Heaven** ”, and situate at Plot No.1, R.S. No.28 Paiki 1, Motamava, Rajkot; within the limit of RMC and the entire property is bounded as under :



NORTH : Other's property of Adj. R.S. No.28 Paiki
(Final Plot No.46 Paiki).

SOUTH : Other's property of Adj. Final Plot No.45Paiki.

EAST : 18.00 Mtr. Wide T.P. Road.

WEST : Other's property of Adj. Final Plot No.50/A.

(3) DESCRIPTION OF THE DOCUMENTS:

- 1) True copy of the Entry from Jungle Book, dated 18.04.1956.
- 2) True copy of the Village Form No.VI Entry No.97, 1177, 1861, 5669, 7073, 9305; VIII A Khata No.381 with VII & XII.
- 3) True copy of the Redistribution Sheet of Final Plot No.46 of Town Planning Scheme No.10 (Motamava).
- 4) True copy of the Sketch of Final Plot No.46 of Town Planning Scheme No.10 (Motamava).

- 5) Original Receipt of Possession Taken/Given of Final Plot No.46 of Town Planning Scheme No.10 (Motamava).
- 6) True copy of the Zoning Certificate and Part Plan of Revenue Survey No.28 Paiki, Final Plot No.46 of Town Planning Scheme No.10 (Motamava).
- 7) Copy of the Public Notice, dated 10.08.2019 published in Daily "Akila" by Shri Anil J. Dobariya, Advocate.
- 8) Original Certificate, dated 26.08.2019, issued by Shri Anil J. Dobariya, Advocate.
- 9) Original Layout Permission No. RUDA/Tech/Dev/ Motamava/446/20/3812, dated 29.07.2020, issued by Rajkot Urban Development Authority with the Layout Plan approved by it.
- 10) Original Order of N.A. No. 208/09/06/039/2020, dated 13.03.2020, passed by Collector, Rajkot.
- 11) True copy of the Entry from Village Form No.VI, Entry No.9405; VIII A, Khata No.381 with VII & XII.
- 12) True copy of the Entry from Village Form No.II.
- 13) Copy of the Public Notice, dated 08.09.2020 published in Daily "Akila" by Shri Saurabh P. Patel, Advocate.
- 14) Original Certificate, dated 15.09.2020, issued by Shri Saurabh P. Patel, Advocate.
- 15) Original Sale Deed registered at No. 3849, dated 24.09.2020 executed by Shri Pareshbhai Govindbhai Meghani in favor of Shri Mansukhlal Lalji Changela and Others.



- 16) True copy of the Entry from Village Form No.II.
- 17) Original Deed of Partnership of M/s. Aastha SH registered at No. 5293, dated 08.06.2022.
- 18) Original Sale Deed registered at No. 3636, dated 20.06.2022 executed by Shri Mansukhlal Lalji Changela and Others in favor of Shri Ajayrajsinh Rahendrasinh Jadeja and Other Partners of M/s. Aastha SH.
- 19) True copy of the Entry from Village Form No.II.
- 20) Original Building Permission No.075, dated 20/07/2023 and Commencement Certificate issued by Rajkot Municipality Corporation with the Building Plan approved by it.
- 21) Original Receipts towards the Payment of Search Charge issued by Sub-Registrar, Rajkot.



(4) TRACING OF THE TITLE :-

On resurvey of the agricultural land of Village Mota mava Dist. Rajkot in the year 1956 Shri Aamba Hira was found in occupation of the agricultural land admeasuring Acre 1.29 Guntha of Revenue Survey No.28 of Motamava and Entry No.97 to that effect was made in the revenue record on dated 22.03.1963 which was certified accordingly.

Shri Ambabhai Hirabhai had divided and distributed their agricultural land of different survey numbers including of Survey No. 28 of Motamava between their heirs. By virtue of the said division/distribution, agricultural land admeasuring

Acre 1.29 Guntha of Survey No. 28 of Motamava had fallen to the share of Shri Govind Aambabhai and Shri Babubhai Aambabhai and Entry No. 1176 on division thereof was made in the revenue record on dated 11.11.1995, which was certified on dated 21.12.1995 by Mamlatdar, Rajkot Taluka.

Shri Govind Aambabhai had divided and distributed their agricultural land of Survey No. 28 of Motamava to his son. By virtue of the said division/distribution, agricultural land admeasuring Acre 1.29 Guntha of Survey No. 28 of Motamava had fallen to the share of Shri Paresh Govind and Shri Babubhai Aambabhai and Entry No. 1861 on family partition thereof was made in the revenue record on dated 27.07.2001, which was certified on dated 04.09.2001 by Mamlatdar, Rajkot Taluka.



There was a change of name of land of Survey No. 28 of Motamava. By virtue of the same name of farm is Munjkana Marge Navanvwadi and Entry No. 5669 as per order was made in the revenue record on dated 14.04.2009, which was certified on dated 30.07.2009 by Mamlatdar, Rajkot Taluka.

Shri Babubhai Ambabhai Patel had divided and distributed their agricultural land (his share) of Survey No.28 of Motamava between their heirs. By virtue of the said division/distribution, agricultural land admeasuring He.Are.Sq Mtr.0-69-81 of Survey No. 28 of Motamava had fallen to the share of Shri Manujulaben Babubhai Meghani and Tushar Babubhai Meghani and

Entry No.7073 on right enter thereof was made in the revenue record on dated 28.08.2010, which was certified on dated 31.10.201. by Mamlatdar, Rajkot Taluka.



Shri Pareshbhai Govindbhai, Shri Babubhai Aambabhai Patel, Shri Manjulaben Babubhai Meghani and Shri Tushar Babubhai Meghani had divided and distributed their agricultural land of Survey No.28 of Motamava between them. By virtue of the said division/distribution, agricultural land admeasuring He.Are.Sq Mtr.0-69-81 of Survey No.28 of Motamava had fallen to the share of Shri Pareshbhai Govindbhai Meghani-South Side land admeasuring He.Are.Sq Mtr.0-34.90 and Shri Babubhai Aambabhai Patel, Shri Manjulaben Babubhai Meghani and Shri Tushar Babubhai Meghani-North Side land admeasuring He.Are.Sq Mtr. 0.34.91 of Survey No.28 of Motamava and Entry No.9305 on partition thereof was made in the revenue record on dated 20.07.2018, which was certified on dated 29.09.2018 by Mamlatdar, Rajkot Taluka.

Town Planning Scheme No.10 (Motamava-RUDA) came in force and allotted land admeasuring Sq. Mtr. 4189.00 against Survey No.28 of Motamava to Shri Pareshbhai Govindbhai, Shri Babubhai Aambabhai Patel, Shri Manjulaben Babubhai Meghani and Shri Tushar Babubhai Meghani which reflect in Redistribution Sheet (Form- " F ").

Possession Taken/Given between Rajkot Urban Development Authority and Shri Pareshbhai Govindbhai

Shri Babubhai Aambabhai Patel, Shri Manjulaben Babubhai Meghani and Shri Tushar Babubhai Meghani of land of Final Plot No.46 of Town Planning Scheme No.10 (Motamava) on dated 20.02.2018.

Public notice were published in Daily "Akila" on dated 10.08.2019 respectively by Shri Anil J. Dobariya, Advocate; inviting objections, if any, in respect of agricultural land admeasuring 0-34-90 Hecter-Are-Sq.Mtrs. of Survey No.28 paiki 1 of Motamva but no objections were received in response thereof, as disclosed from the Certificate, dated 26.08.2019, issued by said Shri Anil J. Dobariya, Advocate on the file.



Shri Pareshbhai Govindbhai had submitted a lay out plan of land admeasuring Sq. Mtr. 2094.00 of Final Plot No.46 Paiki of T.P. Scheme No.10 (Motamava), Revenue Survey No.28/P1 of Motamava for the residential purpose before Rajkot Urban Development Authority, which is approved by Development Permission for Lay-Out Prakaran Kramank : No.-RUDA/Tech/Dev/Motamava/446/20/3812, dated 29.07.2020.

Shri Pareshbhai Govindbhai Meghani had applied to the Collector, Rajkot to grant the permission to convert agricultural land admeasuring total 2094.00 Sq. Mtrs. of Survey No.28/Paiki 1 (T.P. No.10, F.P. No.46) of Motamava into NA for multi purpose, which in turn was granted by Order No.208/09/06/039/2020, dated 13.03.2020. Entry of same certified on No.9405 on dated 09.06.2020 in Village Form No.VI and also certified in Village Form No.II.

Public notice were published in Daily "Akila" on dated 08.09.2020 respectively by Shri Saurabh P. Patel, Advocate; inviting objections, if any, in respect of non-agricultural land admeasuring Sq. Mtrs.1884.49 of Plot No.1 and (with all rights of including F.S.I. of land admeasuring 209.51 of Common Plot) of Survey No.28 paiki 1 of Motamva, but, no objections were received in response thereof, as disclosed from the Certificate, dated 15.09.2020, issued by said Shri Saurabh P. Patel, Advocate.



Shri Mansukhlal Lalji Changela and Other 2 has purchased the Land admeasuring **1884.49 Sq. Mtrs. of Plot No.1** with rights to use of Land admeasuring **209.51 Sq. Mtrs. of Common Plot** and its FSI etc. of **Revenue Survey No.28 Paiki 1 (T.P. Shceme No.10)** (Motamava-Rajkot, **F.P. No.46 Paiki**) of Village **Motamava**, Tal. & Dist. : Rajkot, as described in Para 2 hereinabove from Shri Pareshbhai Govindbhai Meghani by the sale deed registered at No.3849, dated 24.09.2020 with the Sub-Registrar, Rajkot. Shri Sumitaben Pareshbhai Meghani had also signed the said sale deed as the Confrimng Parties. Entry of same is certified in Village Form No.II. The Original Sale Deed and true copy of Village Form No.II are on the file.

1) Shri Ajayrajsinh Rahendrasinh Jadeja, 2) Shri Ajay Nileshkumar Jagani, 3) Shri Alpeshkumar Shamjibhai Ladani, 4) Shri Vandanaben Alpeshbhai Ladani, 5) Shri Shailesh Premjibhai Malani, 6) Shri Mansiben Shailesh Malani, 7) Shri Anil Premjibhai

Malani 8) Shri Nehaben Anilbhai Malani, 9) Shri Manish Premjibhai Malani, 10) Shri Parulben Manishbhai Malani, 11) Shri Meet Dineshkumar Tilala, 12) Shri Tej Dilipbhai Tilala, 13) Shri Avaniben Rupeshkumar Vachhani and 14) Shri Dipti Rajeshkumar Vachhani have constituted partnership firm to do the business in the name and style of **M/s. AASTHA SH** and the partnership deed was executed between them on 11.05.2022 at Rajkot, which was registered at No. 5293, dated 08.06.2022 with the Sub-Registrar, Rajkot. From the recital of the said partnership deed on Page 7, Para 12, it transpires that Shri Alpeshkumar Shamjibhai Ladani and Shri Shailesh Premjibhai Malani have been authorized to execute necessary documents on behalf of the Firm by any one out of above two including of Agreement to Sell/Sale Deeds etc. on behalf of the Firm. The Original partnership deed is on the file.



M/s. Aastha SH, a Partnership Firm with 14 partners has purchased the Land admeasuring **1884.49 Sq. Mtrs. of Plot No.1** with rights to use of Land admeasuring **209.51 Sq. Mtrs. of Common Plot** and its FSI etc. and (with all rights of construction etc. of building plan submitted for approval by inward No.336 dated 29.03.2022 in Rajkot Municipal Corporation) of **Revenue Survey No.28 Paiki 1 (T.P. Shceme No.10 (Motamava-Rajkot, F.P. No.46 Paiki) of Village Motamava, Tal. & Dist. : Rajkot**, as described in Para 2 hereinabove from Shri Mansukhlal Lalji Changela and Other 2 by the sale deed registered at No.3636, dated

20.06.2022 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.

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

Mansukhlal Laljibhai Changela and Others, had submitted a plan for the construction of Residential High Rise Building on the aforesaid land of Plot No.1 before RMC, which was approved and the permission was granted by No.075 on dated 20.07.2023.

M/s. Aastha SH, a Partnership Firm is started construction of Residential High Rise Building on Land admeasuring **1884.49 Sq. Mtrs. of Plot No.1** with rights to use of Land admeasuring **209.51 Sq. Mtrs. of Common Plot** and its FSI etc. of **Revenue Survey No. 28 Paiki 1 (T.P. Shceme No.10 (Motamava-Rajkot, F.P. No.46 Paiki)** of Village **Motamava**, Tal. & Dist. : Rajkot, construction of building is under progress and known as "**Sanidhya Heaven**".



It transpires that **M/s. Aastha SH**, a Partnership Firm with fourteen partners is the owner of the property more particularly described in Para 2 hereinabove and the Firm is competent to transfer it.

(5) SEARCH:

The search has been taken from the records of Sub-Registrar, Rajkot for the last 30 years and no any

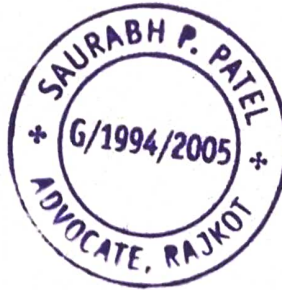
...11...

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. Aastha SH**, 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. Aastha SH**, a Partnership Firm, over the above referred property are clear, marketable, and free from any encumbrance and beyond reasonable doubt.

Date : - 25/07/2023.



Yours Faithfully,

SAURABH P. PATEL
ADVOCATE
(Enrl. No.G-1994/2005)

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

મિલકત નું વર્ણન : Motamava R.S.No.28 Paiki 1 T.P.Shceme No.10(Motamav-Rajkot), F.P.No.46
Paiki, Plot No.1

Search in : MOTA MAVA T.P.S.NO. 10 - (DRAFT).. /MOTA MAVA T.P.S.NO. 10 -
(DRAFT)..

પહોંચ નંબર 202302200019272

અરજી નંબર 12628

અરજી વર્ષ 2023

તારીખ 28

માહે જુલાઈ

સને 2023

રજુ કરનારનું નામ SAURABH P PATEL

ડ્રાન્જેક્સન નંબર 20230725320328686

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાટીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....વર્ષ : 1993 થી 1998

70.00

ઈંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી

અન્ય ફી

કુલ એકદરે રૂ.

70.00

અંકે રૂપીયા સીત્તેર પુરા



A.M. Desai
સબ રજીસ્ટ્રાર
રાજકોટ - ૧

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

મિલકત નું વર્ણન : Motamava R.S.No.28 Paiki 1 T.P.Shceme No.10(Motamava-Rajkot), F.P.No.46
Paiki, Plot No.1

Search in : Mato Mava/Mato Mava

પહોંચ નંબર	૨૦૨૩૩૨૫૦૦૦૦૮૨૯૬	અરજી નંબર	૨૨૯૪	અરજી વર્ષ	૨૦૨૩
તારીખ	૨૭	માહે	જુલાઈ	સને	૨૦૨૩

રજુ કરનારનું નામ SAURABH P PATEL

ટ્રાન્ઝેક્શન નંબર 20230725832330158

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.....વર્ષ : 2012 થી 2023

૧૩૦.૦૦

ઈડ કલમ-૨૫.....

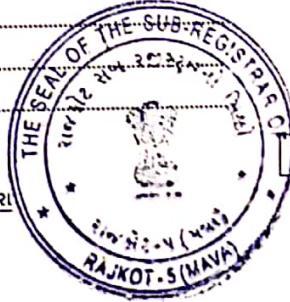
કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

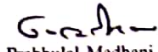
ઈન્ડેક્સ-૨ ફી.....

અન્ય ફી.....

અંકે રૂપિયા એક સો ત્રીસ પુરા



કુલ એકદરે રૂ. ૧૩૦.૦૦


Jasmin Prabhulal Madhani
સબ રજીસ્ટ્રાર
રાજકોટ - ૫ - મવા

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

મિલકત નું વર્ણન : Motamava R.S.No.28 Paiki 1 T.P.Shceme No.10(Motamava-Rajkot), F.P.No.46
Paiki, Plot No.1

Search in : મોટામવા /MATO MAVA

પહોંચ નંબર 202302400015893 અરજી નંબર 8462 અરજી વર્ષ 2023
તારીખ 27 માટે જુલાઈ સને 2023

રજુ કરનારનું નામ SAURABH P PATEL

ટાન્કેક્સન નંબર 20230725719495050

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 53 થી 57).....
શોધ અગર તપાસણી.....વર્ષ : 1998 થી 2012
દંડ કલમ-24.....
કલમ-33 (કલમ-47).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-2 ફી.....
અન્ય ફી

160.00



કુલ એકદર રૂ. 160.00

અંકે રૂપીયા એક સો સાઈડ પૂરા

G.C.Barvadiya
સબ રજીસ્ટ્રાર
રાજકોટ - 3