

DHARMESH B.LADWA
B Com,LL.M

HEMANT N.BHATT
B Com,LL.M

ADVOCATE
303-302 Akshar Chambers,
Rajputpara Main Road,
B/H G.T.Girls High School,
RAJKOT

Date: 12-04-2019

TO WHOM IT MAY CONCERN

SUBJECT: Title Verification of immovable Property i.e Residential Building Known as **"Opera Elegance"** on land admeasuring 220-25 Sq.mt Of Plot No-121 of Revenue Survey No-39 Paiki, in area Known as **"Radhapark"** in Village Madhapar of Taluka and District Rajkot.

Owners- Partners of SHREEJI ENTERPRISE a Partnership Firm.

Asked to scrutinise the title of immovable property to in above subject.

- (1) Copy of Commencement Certificate No.RUDA/TEC/ DEV/MADHAPAR/ 1339/18/1893 dated.28-03-2019, and approved building Plan issued by Junior Town Planner, Rajkot Urban Development Authority.
- (2) Copy of Certificate for Payment of Tax dues issued by Talati-cum-Mantri, Madhapar Gram Panchayat on dated 25-09-2018.
- (3) Copy of Zoning Certificate and Part Plan issued by Junior Town Planner, Rajkot Urban Development Authority.
- (4) Copy of Gam Namuna No. 2, Entry No.955 issued by Talati-cum-Mantri, Madhapar in favour of Partners of M/s. SHREEJI ENTERPRISE.
- (5) Copy of Sale deed registered at No-6841 of Book No. 1 dated 18-09-2018 executed by Manishbhai Kishorbhai Rajguru in favour of Partners of Partners of M/s. SHREEJI ENTERPRISE.
- (6) Copy of Partnership deed registered at No-1749 of Book No. 1 dated 06-04-2017 executed between Partners of M/s. SHREEJI ENTERPRISE Smt.Shilpaben Rajeshbhai Tank and others.



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- (7) Copy of Gift deed registered at No-5479 of Book No. 1 dated 11-08-2009 executed by Kishorbhai Ratibhai Rajguru in favour of Manishbhai Kishorbhai Rajguru.
- (8) Copy of Gam Namuna No. 6,8/A, Entry No.2250 issued by Talati-cum-Mantri, Madhapar in favour of Kishorbhai Ratibhai Rajguru and Manishbhai Kishorbhai Rajguru.
- (9) Copy of Sale deed registered at No-1260 of Book No. 1 dated 24-02-2005 executed by Jayantibhai Devshibhai Pipliya and others in favour of Kishorbhai Ratibhai Rajguru and Manishbhai Kishorbhai Rajguru.
- (10) Copy of N.A Order No-NA-LERECOC-65-Case No.-2003-04 /Vashi/4522/29 dated 19-11-2003 issued by District Development Officer, Rajkot.
- (11) Copy of Approved Lay-Out Plan issued by Rajkot Urban Development Authority on dated 27-11-2002.
- (12) Copy of Amalgamation Plan of Survey No.39.
- (13) Copy of Hissa form No.4.
- (14) Copy of village Form No.6. Entry No.1623,210,22,57,84
- (15) Certified True copy of the Measurement Book of village Madhapar, made in the name of Dhungar Bhagwan with the Sketch attached thereto.

(B) Boundaries of above Property are as under.

NORTH : 10.50 Mt. wide roads, toward 19-00 mt.

SOUTH : Other's Property on Plot No.122, toward 19-00 mt.

EAST : Other's Property on Plot No.104, toward 12-00 mt.

SOUTH : 7.50 Mt. wide roads, toward 12-00 mt.



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(C) Brief History of above Property-

Scrutiny and perusal of above document reveal that the aforesaid N.A. land is a part of original agricultural land of Village Madhapar, Tal.Rajkot Dis.Rajkot. Jayantibhai Devshibhai Pipliya and Jayantibhai Devshi Pipliya were holding the total agricultural land acre 14-04 guntha of survey No.39 paiki of Village Madhapar. And entry no.1387 to that effect was made in the revenue record and which was certified by competent authority.

Thereafter Jayantibhai Devshibhai Pipliya and Jayantibhai Devshi Pipliya applied to the District Development Officer, Rajkot for conversation of use from agriculture to non-agriculture use. It seem that this application was granted and the District Development Officer, Rajkot issued order on dated 19-11-2003 that the aforesaid total land admeasuring Sq.mt 52405-07 of Survey No.39 Paiki of Village Madhapar can be utilised for the purpose of Construction of Residential premises.

The lay out plan of said land approved by Rajkot Urban Development Authority, Rajkot on dated 27-11-2002.

Thereafter Jayantibhai Devshibhai Pipliya and Jayantibhai Devshi Pipliya Sold Non- agricultural land admeasuring Sq.mt 220-25 of Plot No.-121 of Revenue Survey No.39 Paiki of Village Madhapar to Kishorbhai Ratibhai Rajguru and Manishbhai Kishorbhai Rajguru by the Sale deed registered on dated 24-02-2005. And entry no.225 to that effect was made in the revenue record and which was certified by competent authority.

It seems that Kishorbhai Ratibhai Rajguru gift 50% Undivided Share of Non-agricultural land admeasuring Sq.mt 220-25 of Plot No.-121 of Revenue Survey No.39 Paiki of Village Madhapar to Manishbhai Kishorbhai Rajguru by the Gift deed registered on dated 11-08-2009.



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It further appears that shri Shilpaben Rajeshbhai Tank (2) Shri Pareshbhai Chandulal Viramgama (3) Smt. Rashmiben Pareshbhai Virmgama (4) Shri Chandulal Veljibhai Virmgama (5) Smt. Radhaben Chandulal Virmgama (6) Smt. Rekhben Ravibhai Basiya have Constituted a Partnership firm to do the business in the name and Style of M/s SHREEJI ENTERPRISE and the Partnership deed was executed between them on dated 04-04-2017.

Thereafter Manishbhai Kishorbhai Rajguru Sold Non- agricultural land admeasuring Sq.mt 220-25 of Plot No.-121 of Revenue Survey No.39 Paiki of Village Madhapar to Partners of M/s.Shreeji Enterprise, a Partnership Firm by the Sale deed registered on dated 18-09-2018. And entry no 955 to that effect was made in the revenue record and which was certified by competent authority.

It seems that having the said Non agricultural land Partners of M/s.Shreeji Enterprise, a Partnership Firm Start Constructed Residential buildings Known as "Opera Elegance" as per Commencement Certificate No.RUDA/TEC/DEV/MADHAPAR/ 1339/18/1893 dated.28-03-2019, and approved building Plan issued by Junior Town Planner, Rajkot Urban Development Authority On land admeasuring 220.25 sq.mt of Plot No-121 of Revenue Survey no-39 Paiki, in area Known as "RadhaPak" in Village Madhapar, Taluka Rajkot of Rajkot District.

It appears that Partners of M/s.Shreeji Enterprise, a Partnership Firm is the owners and occupier of the property more particularly described in Subject hereinabove and they are competent to transfer.

We have carried out Search of relevant registers from 2005 to 2019 in the Office of the Sub registrar, Rajkot for Investigation of the title in respect of the Property referred to in above Subject.



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On Investigation and Verification I have not found any mortgage charge, pledge or any other encumbrances in respect of the above Property and title of the Property is Clear and marketable, flawless, and free from any reasonable doubt.

H. N. Bhatt.



(Hemant N.Bhatt)
B Com, LL.M
Advocate
Sanad No, G/1014/1991

RAJKOT

DATE 12-04-2019

Encl: Search Receipt

No:-2019024006827 dated 10-04-2019 (ZONE-3)

અરજી પહોંચ

મેલ્કતનું વર્ણન રાધા પાર્ક પ્લોટ નં.121 જમીન ચો.મી 220-25

Search in : માધાપર/MADHAPAR

પહોંચ નંબર: ૨૦૧૯૦૨૪૦૦૬૮૨૭

અરજી નંબર: ૪૧૧૭

અરજી વર્ષ: ૨૦૧૯

તા: ૧૦

માહે: એપ્રિલ

સને: ૨૦૧૯

રજ કરનારનું નામ એચ.એન.ભટ્ટ(એડ) શોધ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

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શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

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શોધ અગર તપાસણી.....

Year : ૨૦૦૫

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દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

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ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

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અંકે રૂપિયાપંચયાંસી પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

(H A Karia)

સબ રજીસ્ટ્રાર

રાજકોટ - ૩

IGR-NIC

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