



Mo. 98248 00766  
Ph: (0)2921375

**SAURABH**

**P. PATEL**

B.Com., L.L.B. (Advocate)

16/17 - Chitralekha Complex,  
Near Prasang Hall,  
150 ft. Ring Road,  
Rajkot.

**To Whom It May Concern**

**(TITLE CLEARANCE REPORT)**

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

**M/s. Aquablue Enterprise LLP, with Partners:**

- i) Shri Hiteshkumar Chhaganlal Gondha
- ii) Shri Vinodbhai Nanjibhai Koradiya
- iii) Shri Bharatkumar Vitthaldas Rachhadiya
- iv) Shri Ashwinbhai Bavanjibhai Sanandiya

**ADDRESS :- " Decora Square ", Office No.204, Sadhu Vasvani Road, Rajkot.**

**(2) DESCRIPTION OF THE PROPERTY:**

Land admeasuring 4647.68 Sq. Mtrs. of Single Unit No. 2 with the right to use of Land admeasuring 517.92 Sq. Mtrs. of Common Plot No.2 of Revenue Survey No.132/4 of Village MotaMava, Dist. : Rajkot with the construction of high rise residential building over it in progress and known as " Aqua Blue " and entire property is bounded as under :

NORTH : 15.00 Mtr. T. P. Road

SOUTH : T.P. Reservation, Road and Land of Others  
of adjoining Survey No. 133 paiki 1

EAST : Land of Others of adjoining Survey No.  
132 paiki 2 paiki

WEST : 9.00 Mtr. T.P. Road

(3) DESCRIPTION OF THE DOCUMENTS:

- 1) Certified true copy of the Entry from Jungle Book, dated 14.02.1956.
- 2) True copy of Village Form No. VI, Entry No. 14, 99, 143.
- 3) Original Certificate, dated 01.08.2018 issued by Collector, Rajkot.
- 4) Certified true copy of the Sale Deed registered at No. 2124, dated 05.06.1978.
- 5) True copy of Village Form No. VI, Entry No. 259, 1178, 3056.
- 6) Certified copy of the Entry from Hissa Form No. IV with the Sketch from Measurement Sheet attached.
- 7) True copy of the Lay out Permission No.Ruda/Tech/Dev/Mota Mava/195/04/1442,dated 25.05.2005 issued by Ruda with the Layout Plan approved by it.
- 8) Certified true copy of the Order No. NA/LRCC/ 65/ Case No. 36/05-06/Vashi/3749/56, dated 11.10.2005 passed by Collector, Rajkot.
- 9) Original Certificate, dated 01.08.2008 issued by TDO, Rajkot.
- 10) True copy of Village Form No. VI, Entry No. 3655.
- 11) True copy of the Entries from Hissa Form No. IV with the Sketch from measurement sheet attached thereto.



- 12) True copy of Village Form No. VI, Entry No. 5665.
- 13) Certified true copy of the Order, dated 03.05.2016 passed by Mamlatdar, Rajkot.
- 14) True copy of Village Form No. VI, Entry No. 9167; VIII A, Khata No. 175 with VII & XII.
- 15) Certified true copy of the Entry from Redistribution & Valuation Statement in respect of T. P. Scheme No. 24 (Draft) of Mota Mava.
- 16) Original Zone Certificate, dated 14.05.2018 issued by Ruda with the Sketch attached.
- 17) True copy of the Lay out Permission No. Ruda/Tech/Dev/MotaMava/195/04/4346, dated 09.09.2016 issued by Ruda with the Revised Layout Plan approved by it.
- 18) Certified true copy of the Order No. NA/LRCC/ 65/ Case No. 11/16-17, dated 04.02.2017 passed by Collector, Rajkot.
- 19) Original Certificate, dated 16.08.2018 issued by Mamlatdar, Rajkot.
- 20) True copy of the Entry from Village Form No. II.
- 21) True copy of the Receipts, dated 07.01.2017 towards the payment of Revenue Dues.
- 22) Original Construction Permission No. Ruda/Tech/Dev/MotaMava/440/17/2319, dated 13.04.2018 issued by Ruda with the Lay out Plan approved by it.
- 23) Copy of the Public Notice, dated 18.09.2018 published by Shri Saurabh P. Patel, Advocate.
- 24) Original Certificate, dated 28.09.2018 issued by Shri Saurabh P. Patel, Advocate.
- 25) True copy of the LLP Agreement, dated 07.07.2018 of M/s. Aquablue Enterprise LLP.



- 26) Certified true copy of the Resolution, dated 23.07.2018 passed by Board of Directors of M/s. Aquablue Enterprise, LLP.
- 27) Original Sale Deed registered at No. 5450, dated 03.11.2018.
- 28) True copy of the Entry from Village Form No. II.
- 29) Original Receipts towards the Payment of Search Charge issued by Sub-Registrar, Rajkot.

**(4) TRACING OF THE TITLE :-**

Shri Narshi Karman was holding the agricultural land of different fields of Village Mota Mava, Dist. : Rajkot and his occupancy rights were promulgated, as disclosed from the Entry No. 14 from the revenue record on the file.



On resurvey of the agricultural land of Village Mota Mava, Dist. : Rajkot in the year 1963; Shri Narshi Karman was found in occupation of the agricultural land admeasuring 18 A 35 G of Survey No. 132 with land of other survey numbers and Entry No. 99 to that effect was made in the revenue record on 22.03.1963; which was certified on 11.09.1963 by Mamlatdar, Rajkot.

On the death of Narshi Karman, the names of his legal heirs, Shri Gangaben Dungar, Shamji Narshi, Mani Narshi, Shanti Narshi and Minors Popat, Jaya, Parvati and Limbabhai, through their legal guardian, Shri Gangabai Dungar were entered in the revenue record by Entry No. 143 on 18.08.1965 in respect of different holdings left by deceased including of Survey No. 132 of Mota Mava, which was certified on 19.10.1965 by Mamlatdar, Rajkot.

Shri Gangaben Narshibhai and Others had sold agricultural land admeasuring total 9 A 35 G of Revenue Survey No. 132 paiki of Mota Mava, Dist. : Rajkot to Shri Kurjibhai Narshibhai Sakhiya by the sale deed registered at No. 2124, dated 05.06.1978 with the Sub-Registrar, Rajkot.

Shri Kurjibhai Narshibhai had divided and distributed his agricultural land of different survey numbers including of Survey No. 132 of Mota Mava between his sons by way of family arrangements. By virtue of the said division/distribution; agricultural land admeasuring 4 A 37 G of Survey No.132 paiki had fallen to the share of Shri Nileshbhai Kurjibhai and Entry No. 1178 on division thereof was made in the revenue record on 12.11.1995, which was certified on 01.02.1996 by Mamlatdar, Rajkot.



Shri Nileshbhai Kurjibhai Sakhiya had applied to the Collector, Rajkot to grant the permission to convert agricultural land admeasuring total 19981 Sq. Mtrs. of Survey No. 132/4 paiki of Mota Mava into NA for residential purpose, which in turn was granted by Order, dated 11.10.2005. The layout plan and plotting was approved. The Sanad in respect of said land was not issued, as disclosed from the Certificate to that effect on the file and on conversion into NA, Entry to that effect was made and certified in the revenue record accordingly.

On implementation of T. P. Scheme No. 23 of Mota Mava, Final Plot No. 25/1 and 25/2 were assigned to the land of Survey No. 132/4 paiki of Mota Mava of the ownership of Shri Nileshbhai Kurjibhai Sakhiya with area admeasuring total 16416 Sq. Mtrs. of the Scheme, as disclosed from the Entry from Redistribution & Valuation Statement on the file.

Shri Nileshbhai Kurjibhai Sakhiya had submitted revised Lay out Plan for approval before Ruda, which was approved and the permission was granted on 09.09.2016. Similar conversion permission was obtained from Collector, Rajkot vide Order, dated 04.02.2017. On approval of revised Lay out Plan, Entry to that effect was made and certified in the revenue record accordingly. As per the revised approved Layout Plan, entire land is plotted as Single Unit No. 1 and Single Unit No. 2.

Shri Nileshbhai Kurjibhai Sakhiya had submitted a plan for the construction of high rise residential building on the land of Single Unit No. 2, as described in Para 2 hereinabove before Ruda, which was approved and the permission was granted on 13.04.2018. The construction work is under progress and the building under construction is known as "Aqua Blue".

A public notice was published in Daily "Akila" on 18.09.2018 by Shri Saurabh P. Patel, Advocate; inviting objections, if any, in respect of aforesaid land of Single Unit No. 2 of the ownership of Shri Nileshbhai Kurjibhai Sakhiya, but, no objections were received in response thereof, as disclosed from the Certificate, dated 28.09.2018 issued by the undersigned on the file.

Shri Hiteshkumar Chhaganlal Gondha, 2) Shri Vinodbhai Nanjibhai Koradiya, 3) Shri Bharkumar Vitthaldas Rachhadiya, 4) Shri Ashwinbhai Bavanjibhai Sanandiya have constituted LLP Firm, under the provisions of Section 23(4) of the Limited Liability

Partnership Act, 2008 to do the business in the name and style of M/s. Aquablue Enterprise, LLP and the LLP Agreement to that effect was executed between them on dated 07/07/2018 at Rajkot. From the recital of the said LLP Agreement, it transpires that 1) Shri Hiteshkumar Chhaganlal Gondha, 2) Shri Vinodbhai Nanjibhai Koradiya, 3) Shri Bharatkumar Vitthaldas Rachhadiya, 4) Shri Ashwinbhai Bavanjibhai Sanandiya have been authorized to execute necessary documents by any Two out of above four on behalf of the Firm.

M/s. Aquablue Enterprise, LLP has purchased the Land admeasuring 4647.68 Sq. Mtrs. of Single Unit No. 2 with the right to use of Land admeasuring 517.92 Sq. Mtrs. of Common Plot No. 2 and its FSI of Survey No. 132/4 paiki of Mota Mava, Dist. :Rajkot from Shri Nileshbhai Kurjibhai Sakhiya by the sale deed registered at No. 5450, dated 03.11.2018 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. Aquablue Enterprise, LLP has been transferred in its name in the revenue record; as disclosed from the Entry from Village Form No. II on the file.

It transpires that M/s. Aquablue Enterprise, LLP is the owner of the property more particularly described in Para 2 hereianbove.

**(5) 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. 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. Aquablue Enterprise, LLP 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. Aquablue Enterprise, LLP over the above referred property are clear, marketable, and free from any encumbrance and beyond reasonable doubt.

Date :- 07/12/2018.



Yours Faithfully,

A handwritten signature in black ink, appearing to read "Saurabh P. Patel", written in a cursive style.

SAURABH P. PATEL  
ADVOCATE

અરજી પહોંચ

મેલકતનું વર્ણન રે.સ.નં. 132/4, સીંગલ યુનીટ નં. 2 તથા કોમન પ્લોટ નં. 2

Search in : Mato Mava/Mato Mava

પહોંચ નંબર:

2016324010866

અરજી નંબર:

8428

અરજી વર્ષ:

2016

તા: ૫

માહે: ડિસેમ્બર

સને: 2016

રજ કરનારનું નામ એસ. પી. પટેલ (એડ) શોધ

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોવીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....

Year: 2012 2016

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોવીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી



રૂ. પેસા

0

0

84

0

કુલ ચેકેદરે રૂ.

84

અંકે રૂપીયા પીસ્તાલીસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.



(V B Tankariya)

સબ રજીસ્ટ્રાર

રાજકોટ - ૫ - મવા

IGR-NIC

-4390344931593361188

૫/૧૨/૨૦૧૮

૧૧:૫૧:૩૬ am

અરજી પહોંચ

મેલકતનું વર્ણન રે.સ.નં. 132/4, સીંગલ યુનીટ પ્લોટ નં. 2 તથા કોમન પ્લોટ નં. 2  
Search in: મોટામવા/MATO MAVA

પહોંચ નંબર: ૨૦૧૮૦૨૪૦૨૪૦૭૫

અરજી નંબર: ૧૪૯૩૮

અરજી વર્ષ: ૨૦૧૮

તા: ૫

માહે: ડિસેમ્બર

સને: ૨૦૧૮

રજુ કરનારનું નામ એસ.પી.પટેલ (એડ) શોધ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાર્થક / કોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી..... Year: ૧૯૯૮ ૨૦૧૨

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૮૫

અંકે રૂપિયાપંચયાંતી 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

