



MANANI LAW FIRM

MAHESH M. MANANI

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(Gujarat High Court)
Notary - Govt. of Gujarat

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JAY M. MANANI

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(Gujarat High Court)
Cell : 89808 94624

Date: 17.02.2020

**To,
Shivalay Builders,
Rajkot.**

Dear Sir,

As desired by you, I have verified all the documents for the period of last 30 years for investigation of title in respect of below property on the basis of below documents my REPORT/CERTIFICATE is given as under: -

TITLE CLEARANCE REPORT-CERTIFICATE

Name of Borrower/ Applicant / Intending Owner	Shivalay Builders – Partnership Firm
Name of Current	Shivalay Builders – Partnership Firm
Name of Building / Area/ Project / Scheme Name	Shivalay-1
Property Details; Residential House, Shed, Shop Number	Flats
Total Land Admeasuring	211-78 Sq. Mt.

All that pieces and parcels of immovable property comprising of Residential low rise building known as "SHIVALAY-1" constructed on land admeasuring 211-78 Sq. Mt. (As per document 211-72 Sq. Mt.) of Plot No.28/F, 28/P & 28/G of Revenue Survey No.156/1 of F.P No. 20/1 of T.P.S. No.8 (Mavdi) Village Mavdi of Rajkot Taluka & District and with limit of RMC and bounded as;

North : Plot No.29/P
South : Plot No.28/A, B, E
East : 9-00 Meters Road
West : Plot No.32

❖ **Particulars of all documents made available for verification with their Registration No., Date, (State here Whether Original or Photo Copy) :-**

1. Copy of Commencement Certificate.
2. Copy of Construction Permission No. 1248 Dt. 24/01/2020.
3. Copy of Approved Building Plan.
4. Copy of Form No.2 in the name of Shivalay Builders dated on 25/09/2019.





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5. Copy of Partnership Deed with Form-G of M/s. Shivalay Builders Dt. 05/07/2019.

Title Documents of Plot No.28/P

6. Copy of Regd. Sale Deed No.6327 Dt. 07/09/2019 executed by Arvindbhai Hirabhai Akbari & Nareshbhai Kadvabhai Akbari in favour of M/s. Shivalay Builders.
7. Copy of Regd. Sale Deed No.7262 Dt. 17/05/2007 executed by Nitinkumar Bhagwanjibhai Kalariya & Nalinkumar Bhagwanjibhai Kalariya in favour of Arvindbhai Hirabhai Akbari & Nareshbhai Kadvabhai Akbari.
8. Copy of Regd. Sale Deed No.2257 Dt. 26/05/1999 executed by Nalinkumar Bhagwanjibhai Kalariya POA holder of Harilal Dalpatbhai Sarvaiya in favour of Nitinkumar Bhagwanjibhai Kalariya & Nalinkumar Bhagwanjibhai Kalariya.
9. Copy of Power of Attorney executed by Harilal Dalpatbhai Sarvaiya in favour of Nalinkumar Bhagwanjibhai Kalariya.
10. Copy of Regd. Sale Deed No.3366 Dt. 27/05/1983 executed by Chhaganlal Gokalbhai Vispara POA holder of Gordhanbhai Mohanbhai in favour of Harilal Dalpatbhai Sarvaiya.
11. Copy of Power of Attorney executed by Gordhanbhai Mohanbhai in favour of Chhaganlal Gokalbhai Vispara.

Title Documents of Plot No.28/F

12. Copy of Regd. Sale Deed No.6610 Dt. 20/09/2019 executed by Jayeshbhai Shivabhai Limbasiya & Ranjanben Jayeshkumar Limbasiya in favour of M/s. Shivalay Builders.
13. Copy of Regd. Sale Deed No.6851 Dt. 11/12/2017 executed by Dhirubhai Dhanjibhai Lathiya & Rameshbhai Dhanjibhai Lathiya in favour of Jayeshbhai Shivabhai Limbasiya & Ranjanben Jayeshkumar Limbasiya.
14. Copy of Letter of Administration with copy of Will, C.M.A No. 1036/2017 Dt. 29/11/2017.
15. Copy of Will executed by Sakarben Dhanjibhai Lathiya.
16. Copy of Regd. Sale Deed No.5466 Dt. 10/08/1982 executed by Gordhanbhai Mohanbhai in favour of Sakarben Dhanjibhai Lathiya.





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Title Documents of Plot No.28/G

17. Copy of Regd. Sale Deed No.6328 Dt. 07/09/2019 executed by Ratilal Kalyanjibhai Sitapara in favour of M/s. Shivalay Builders.
18. Copy of Regd. Sale Deed No.6477 Dt. 01/11/1983 executed by Chhaganlal Gokalbhai Vispara POA holder of Gordhanbhai Mohanbhai in favour of Ratilal Kalyanjibhai Sitapara.
19. Copy of POA executed by Gordhanbhai Mohanbhai in favor of Ratilal Kalyanjibhai Sitapara dated on 30/12/1982.

Common Title Documents:

20. Copy of Regd. Sale Deed No. 80 Dt. 05/01/1982 executed by Chunilal Jivrajbhai Katkoriya POA holder of Chandrikaben Jayantilal Gorasiya in favour of Gordhanbhai Mohanbhai.
21. Copy of Power of Attorney executed by Chandrikaben Jayantilal Gorasiya in favour of Chunilal Jivrajbhai Katkoriya.
22. Copy of Regd. Sale Deed No. 2552 Dt. 05/07/1969 executed by Patel Parshotam Ukabhai, Narendrakumar Harjibhai Vadera & Vrujlal Popatlal Desai in favour of Chandrikaben Jayantilal Gorasiya.
23. Copy of Regd. Partition Deed No. 1486 Dt. 26/07/1965 executed between Parshotam Ukabhai & others.
24. Copy of N.A Order No. 1/21 Dt. 03/07/1963.
25. Copy of Revenue Record.

Evolution, Background & Tracing of Title property/ies i.e. flow of title during last 30 years (Tracing of the title explained in chronological order beginning with the earliest available title deed documents given by you. All the title deeds discussed fully, stating registration number, document number, dates of execution, names of executors and executants, etc., & complete history of mutation entries, village records. The chain of title deeds is clearly established the title of the property holder. If the chain broken, the same explained in a convincing manner.):

Title Flow

Common Flow:

From the documents referred herein above, it transpires that Original Agri. land admeasuring A 08-22 G of Revenue Survey No. 156/1 of village Mavdi was in account & ownership of Damji Ukabhai & others





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That Damji Ukabhai applied to convert the said Agri. land admeasuring A 08-22 G of Revenue Survey No. 156/1 of village Mavdi into N.A. for Residential purpose which was granted by Taluka Panchayat, Rajkot vide N.A. order No. 1/21 Dt. 03/07/1963.

That Damji Ukabhai & others executed a Regd. Partition Deed No. 1486 Dt. 26/07/1965. Thus N.A land admeasuring 597-5-0 Sq. Yd. of Plot No.28 of Revenue Survey No.156/1 of Village Mavdi was came in share of Patel Parshotam Ukabhai, Narendrakumar Harjibhai Vadera & Vrujlal Popatlal Desai.

That Patel Parshotam Ukabhai, Narendrakumar Harjibhai Vadera & Vrujlal Popatlal Desai sold the N. A. land admeasuring 597-5-0 Sq. Yd. of Plot No. 28 of Revenue Survey No. 156/1 of Village Mavdi to Chandrikaben Jayantilal Gorasiya by Reg. Sale Deed No.2552 Dt. 05/07/1969.

That Chunilal Jivrajibhai Katkoriya POA holder of Chandrikaben Jayantilal Gorasiya sold the N. A. land admeasuring 597-5-0 Sq. Yd. of Plot No. 28 of Revenue Survey No. 156/1 of Village Mavdi to Gordhanbhai Mohanbhai by Reg. Sale Deed No.80 Dt. 05/01/1982.

That Gordhanbhai Mohanbhai made Sub Plotting into 7 sub-plots on N. A. land admeasuring 597-5-0 Sq. Yd. of Plot No. 28 of Revenue Survey No. 156/1 of Village Mavdi vide Sub plotting No.28/A to 28/G. He had constructed various tenements on the said sub-plots.

Flow of Plot No.28/P

That Chhaganlal Gokalbhai Vispara POA holder of Gordhanbhai Mohanbhai sold the Residential Tenement constructed on N. A. land admeasuring 83-3-0 Sq. Yd. of Plot No. 28 paiki of Revenue Survey No. 156/1 of Village Mavdi to Harilal Dalpatbhai Sarvaiya by Reg. Sale Deed No. 3366 Dt. 27/05/1986.

That Nalinkumar Bhagwanjibhai Kalariya POA holder of Harilal Dalpatbhai Sarvaiya sold the Residential Tenement constructed on N. A. land admeasuring 83-3-0 Sq. Yd. of Plot No. 28 paiki of Revenue Survey No. 156/1 of Village Mavdi to Nitinkumar Bhagwanjibhai Kalariya & Nalinkumar Bhagwanjibhai Kalariya by Reg. Sale Deed No. 2257 Dt. 26/05/1999.

That Nitinkumar Bhagwanjibhai Kalariya & Nalinkumar Bhagwanjibhai Kalariya sold the Residential Tenement constructed on N. A. land admeasuring 83-3-0 Sq. Yd. of Plot No. 28 paiki of Revenue Survey No. 156/1 of Village Mavdi to





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Arvindbhai Hirabhai Akbari & Nareshbhai Kadvabhai Akbari by Reg. Sale Deed No. 7262 Dt. 17/05/2007.

That Arvindbhai Hirabhai Akbari & Nareshbhai Kadvabhai Akbari sold the Residential Tenement constructed on N. A. land admeasuring 83-3-0 Sq. Yd. of Plot No. 28 paiki of Revenue Survey No. 156/1 of Village Mavdi to M/s. Shivalay Builders – Partnership Firm by Reg. Sale Deed No. 6327 Dt. 07/09/2019. And the same is mutated in V.F. No. 2.

Flow of Plot No.28/G

That Chhaganlal Gokalbhai Vispara POA holder of Gordhanbhai Mohanbhai sold the Residential Tenement constructed on southern side at road of western side N. A. land admeasuring 83-3-0 Sq. Yd. of Plot No. 28 paiki of Division No. G of Revenue Survey No. 156/1 of Village Mavdi to Ratilal Kalyanjibhai Sitapara by Reg. Sale Deed No. 6477 Dt. 01/11/1983.

That Ratilal Kalyanjibhai Sitapara sold the Residential Tenement constructed on southern side at road of western side N. A. land admeasuring 83-3-0 Sq. Yd. of Plot No. 28 paiki of Division No. G of Revenue Survey No. 156/1 of Village Mavdi to M/s. Shivalay Builders – Partnership Firm by Reg. Sale Deed No. 6328 Dt. 07/09/2019.

Flow of Plot No.28/F

That Gordhanbhai Mohanbhai sold the Residential Tenement constructed on N. A. land admeasuring 86-6-0 Sq. Yd. of Plot No. 28 paiki of Division No. F of Revenue Survey No. 156/1 of Village Mavdi to Sakarben Dhanjibhai Lathiya by Reg. Sale Deed No. 5466 Dt. 10/08/1982.

That upon death of Sakarben Dhanjibhai Lathiya her legal heirs Dhirubhai Dhanjibhai Lathiya & Rameshbhai Dhanjibhai Lathiya obtained Letter of Administration with copy of Will from Hon'ble Court of 3rd Addl. Senior Civil Judge, Rajkot bearing C.M.A. No. 1036/2017 Dt. 29/11/2017 for the property of deceased Sakarben Dhanjibhai Lathiya.

That Dhirubhai Dhanjibhai Lathiya & Rameshbhai Dhanjibhai Lathiya sold the Residential Tenement constructed on N. A. land admeasuring 86-6-0 Sq. Yd. of Plot No. 28 paiki of Division No. F of Revenue Survey No. 156/1 of Village Mavdi to Jayeshbhai Shivabhai Limbasiya & Ranjanben Jayeshkumar Limbasiya by Reg. Sale Deed No. 6851 Dt. 11/12/2017.





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That Jayeshbhai Shivabhai Limbasiya & Ranjanben Jayeshkumar Limbasiya sold the Residential Tenement constructed on N. A. land admeasuring 86-6-0 Sq. Yd. of Plot No. 28 paiki of Division No. F of Revenue Survey No. 156/1 of Village Mavdi to M/s. Shivalay Builders – Partnership Firm by Reg. Sale Deed No. 6610 Dt. 20/09/2019. And the same is mutated in V.F. No. 2.

Common Flow:

That M/s. Shivalay Builders - Partnership Firm constructed a Low Rise Residential low rise building constructed on land admeasuring 211-78 Sq. Mt. (As per document 211-72 Sq. Mt.) of Plot No. 28/F, 28/P & 28/G of Revenue Survey No. 156/1 of F.P No. 20/1 of Village Mavdi as per approved building plan and permission for construction given by Rajkot Municipal Corporation and constructed building known as "SHIVALAY – 1".

That M/s. Shivalay Builders – Partnership Firm is the owner and occupier of the property more particularly described herein above and is competent to transfer, assign, mortgage, etc.

Documents required while creating Equitable Mortgage [List/Details of title deeds/documents to be deposited for creating mortgage by deposit of title deeds]: -

1. **Original Draft Deed / Registered or Notarized Agreement for Sale** to be executed by Shivalay Builders – Partnership Firm in favor of Applicant / Intending Owner or Borrower.
2. **Original Regd. Sale Deed** to be executed by Shivalay Builders – Partnership Firm in favor of Applicant / Intending Owner or Borrower with RR.

Final Certificate/Opinion (Advocate certified whether the title is clear, free from all encumbrances and marketable subject to availability of all documents mentioned in required documents list and technical clearance, also stating whether equitable mortgage or registered mortgage is to be created. He also stated as to how we arrived at the conclusion.)





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CERTIFICATE

This is to certify that **M/s. Shivalay Builders – Partnership Firm** is the absolute owner and has/have CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES subject to availability of documents mentioned in required list.

SEARCH REPORT

Search for the period from 1990 to 2020 = 31 Years are carried wide Receipt No.2020022004043, 2020023004899 & 2020326002279, dated 17.02.2020 in Sub-Registrar offices situated at Rajkot.

Search Report Prepared & Verified By:

*Thank You
Yours Truly,
Manani Law Firm,*

*(Chirag M. Manani)
Advocate*



અરજી પહોંચ

મિલકત નું વર્ણન : મવડી રે સ નં.156/1 પ્લોટ નં.28/એફ 28/પી 28/જી

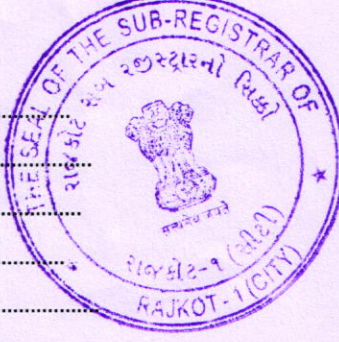
Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૦૦૨૨૦૦૪૦૪૩ અરજી નંબર ૨૮૮૫ અરજી વર્ષ ૨૦૨૦
તારીખ ૧૭ માહે ફેબ્રુઆરી સને ૨૦૨૦

રજુ કરનારનું નામ ચિરાગ એમ મનાણી (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: 1990 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૧૦૦.૦૦

કુલ એકંદરે રૂ.	૧૦૦.૦૦
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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 મોકલશે.

એમ.જે.રાજયગુરુ

સબ રજીસ્ટ્રાર

રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.ન:156/1 પ્લોટ નં:28/એફ,28/પી,28/જી

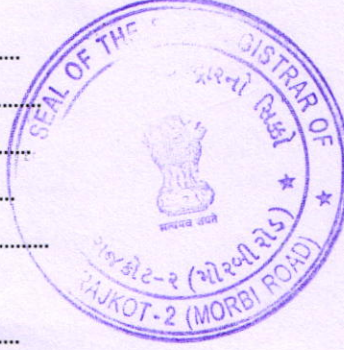
Search in : મવડી /MAVDI

પહોંચ નંબર ૨૦૨૦૦૨૩૦૦૪૮૯૯ અરજી નંબર ૩૦૦૬ અરજી વર્ષ ૨૦૨૦
તારીખ ૧૭ માહે ફેબ્રુઆરી સને ૨૦૨૦

રજુ કરનારનું નામ ચિરાગ એમ.મનાણી (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 ચાલીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 1998 2012
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૧૬૦.૦૦

કુલ એકંદરે રૂ. ૧૬૦.૦૦

અંકે રૂપીયા એક સો સાઈઠ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

A. N. Dasani
સબ રજીસ્ટ્રાર
રાજકોટ - ૨

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં. 156/1, પ્લોટ નં. 28/એફ, 28/પી, 28/જી

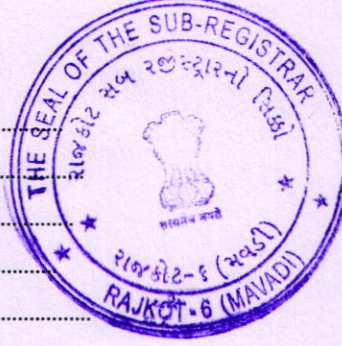
Search in : Mavdi/Mavdi

પહોંચ નંબર 2020325002296 અરજી નંબર 1055 અરજી વર્ષ 2020
તારીખ 19 માહે ફેબ્રુઆરી સને 2020

રજુ કરનારનું નામ ચીરાગ મનાણી (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 54 થી 59).....
શોધ અગર તપાસણી.....Year: 2012 2020
દંડ કલમ-24.....
કલમ-34 (કલમ-49).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-2 ફી



100.00

કુલ એકંદરે રૂ.	100.00
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અંકે રૂપિયા એક સો શૂન્ય પુરા

દસ્તાવેજ
ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.


S. T. Kordiya
સબ રજીસ્ટ્રાર
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