

TITLE CERTIFICATE.

This is to certify that title of the property Consisting of All that the piece and parcel of land situated at Village Ronki, Taluka District RAJKOT bearing Revenue Survey Number 31 Paikki 2, T.P. No. 38, F.P. 30/2, bearing Single Unit Plot No. 5 and Common Plot No. 5 Total land admeasuring 2228.19 Sq. Mt. Commercial Cum Residential High- Rise Building Known as " **Sunflower Height** " at 150 Ft. Ring Road, After Madhapar Chowdi, Before ADB Hotel, 80 Ft. Road, Astha Sangrila Road, RAJKOT Its Boundaries are as under :-

Towards North	:-	18.00 Mt. Proposed TPS Road. That Side Curve.
Towards South	:-	Single Unit No. 4, Common Plot No. 4
Towards East	:-	R.S. No. 69 Land
Towards West	:-	24.00 Mt. Proposed TPS Road. That Side Curve.

Above Lands belonging is Owned and possessed by the owner **S. K. Developers** PAN NO. ACGFS 5379 C A Partnership Firm Through its Authorized Partner 1. Kirit Shashikant Khandhediya Hindu, Age. 51 Occupation : Business 2. Sharad Arvindhbai Popat Hindu, Age. 44 Occupation : Business Add. 1st, Floor, Pick Point Complex, Nr. Swami Vivekanand Statue, Dr. Yagnik Road, RAJKOT.

The Title of the said Property is clear, marketable and free from all encumbrances and free from any reasonable doubt, Whatsoever.

The Title Certificate is on the basis of Search Conducted from the Revenue Record of last 30 years.

Place :- RAJKOT.
Date. :- 03/10/2022



Yogesh J. Sommanek
Yogesh J. Sommanek
G/861/1993
(Advocate)

To,

S. K. Developers

A Partnership Firm Through its Authorized Partner

1. Kirit Shashikant Khandhediya
2. Sharad Arvindbhai Popat

Add.: 1st, Floor, Pick Point Complex,
Nr. Swami Vivekanand Statue, Dr. Yagnik Road, RAJKOT.

Dear Sir,

Sub:- Title Report of property in limitation of Rajkot All that the piece and parcel of land situated at Village Ronki, Taluka District RAJKOT bearing Revenue Survey Number 31 Paikki 2, T.P. No. 38, F.P. 30/2, bearing Single Unit Plot No. 5 and Common Plot No. 5 Total land admeasuring 2228.19 Sq. Mt. Commercial Cum Residential High- Rise Building Known as "Sunflower Height"

I on the basis of the title deeds forwarded to me by you vide your letter dtd. Nil pertaining to the said immovable property and the other information submitted by you have conducted a detailed search and investigation and submit my report as under:

1. NAME & ADDRESS OF THE OWNER AS PER LAST SALE DEED:

Name : S. K. Developers

A Partnership Firm Through its Authorized Partner

1. Kirit Shashikant Khandhediya
2. Sharad Arvindbhai Popat

Add.: 1st, Floor, Pick Point Complex,
Nr. Swami Vivekanand Statue, Dr. Yagnik Road, RAJKOT.

1/A NAME & ADDRESS OF THE PROPOSED PURCHASER:-

Name : NIL
Add :



2. TITLE DEEDS IN ORIGINAL SEEN BY ME:

All title deeds are original, certified and notarized true copies as described in tracing of title of this report.

3. DESCRIPTION OF IMMOVABLE PROPERTY

Survey No.	Extent Areas (In Ft./mtr.	Location	Boundaries
Ronki Revenue Survey No. 31 Paikki 2, T.P.No.38, F.P.No. 30/2 Paiki	Non agricultural Single Unit Plot No. 5 and Common Plot No. 5 Total land Adm. about Sq. Mt. 2228.19	150 Ft. Ring Road, After Madhapar Chowdi, Before ADB Hotel, 80 Ft. Road, Astha Sangrila Road, RAJKOT with under construction Residential and Commercial Building Named <u>Sunflower Height</u>	<u>North :-</u> 18.00 Mt. Proposed TPS Road. That Side Curve. <u>South :-</u> Single Unit No. 4, Common Plot No. 4 <u>East :-</u> R.S. No. 69 Land <u>West :-</u> 24.00 Mt. Proposed TPS Road. That Side Curve.

4. SEARCH IN SUB-REGISTRAR'S OFFICE

- 1). Location of the property as stated hereinabove.....
- 2). Search and Investigation
The search has been taken from the records of Sub-Registrar, Rajkot for the last 30 years from 1991 to 2021 and no registered charge or encumbrances has been disclosed. The receipts towards the Search Charges are annexed herewith at is at herewith produced
- 3). Whether the property is ancestral and/or under joint ownership. If so, details of the co-persons / Karta and/or the co-owner. The respective share should be incorporated specifically.
Not applicable.
- 4). Minor's interest
Not applicable.
- 5). Documents pending for registration.
No documents

5. Tracing of Title :-

Agriculture Land Situated at

Village Ronki, Taluka District RAJKOT bearing Revenue Survey Number 31 Paikki 2, land admeasuring Acre 9-19 Guntha Original Occupant, Owner and posses by agriculturist Ratna Kachara and others as per the Tippetan revenue record vide Entry No. 79.



After that partition was made among the Ratna Kachara and others. The land goes to Ramuben Arjan wife Of Limba Kachara in the Partition the same was recorded in the revenue record vide Entry No. 119.

After that the Agriculture land Ramuben Arjan given her land to Jayaben Limba. Along the same was recorded in the revenue record vide Entry No. 152.

After that the Jayaben added her legal heir name i.e Ramdev Chhaganbhai Dhankecha in the Land the same was recorded in the revenue record vide Entry No. 772.

Thereafter the Registered Deed of Exchange Land was made among the Jayaben Limbabbhai, Ramdev Chhaganbhai Dhankecha and Pravinbhai Ravjibhai vide registered deed serial no. 3085 Dt. 23/09/2015 the same was recorded in the revenue record vide Entry No. 1265. As per deed the owner is Pravinbhai Ravjibhai.

Thereafter the legal heirs of Pravinbhai Ravjibhai i.e 1) Bhartiben Pravinbhai Kakadiya, 2) Swetaben Pravinbhai Kakadiya, 3) Viddhiben Pravinbhai Kakadiya and 4) Rishitbhai Pravinbhai Kakadiya names were added in this land and the same was recorded in the revenue record vide Entry No. 1332.

Thereafter the legal heirs of Pravinbhai Ravjibhai i.e 2) Swetaben Pravinbhai Kakadiya and 3) Viddhiben Pravinbhai Kakadiya waived their right in this land and the same was recorded in the revenue record vide Entry No. 1352, Khata No. 80.

Thereafter Pravinbhai Ravjibhai 2) Bhartiben Pravinbhai Kakadiya, 3) Rishitbhai Pravinbhai Kakadiya applied for N.A Lay-out and same was approved by RUDA vide Permission No. Ruda/Teck/Dev/Ronki/1094/19/2323 Dt. 02/06/2020 and Approved Lay-Out. And DILR Plot Verification Sheet.

After that Applied for Conversion Of Land from Agriculture to Non-Agriculture Land and same was approved by Collector of RAJKOT vide Order No. 412/09/06/018/2020 Dt. 25/08/2020 along with the Revenue Record.

Thereafter Pravinbhai Ravjibhai Gifted to Naishad Kanjibhai Kakadiya vide Registered Gift Deed No. 6705 Dt. 09/05/2022. (i.e Single Unit Plot No. 5 and Common Plot No. 5) along with the Revenue Record.

Thereafter Pravinbhai Ravjibhai executed the Correction Deed in favor of Naishad Kanjibhai Kakadiya vide Registered Correction Deed No. 8559 Dt. 16/06/2022.

Zone Plan, Zone Certificate, Part Plan And Form-F.

Thereafter A Partnership Firm named " S. K. Developers " was made among the Partners 1) Kirit Shashikant Khandhediya, 2) Sharad Arvindbhai Popat, 3) Jagdishbhai Kantibhai Bhojani, 4) Bhavin Udaykumar Nathwani Dt. 17/05/2022. After that S.K. Developers A Partnership Firm Purchase the land from Naishad Kanjibhai Kakadiya vide Registered Sale Deed No. 9224 Dt. 30/06/2022 along with the Revenue Record.



There after S. K. Developers applied Before the Rajkot Municipal Corporation to sanction building plan for residential Cum Commercial units and Junior Town Planner RUDA had sanctioned the building plan and issued construction permission No. Ruda/Tech/De/Ronki/1048/21/8100 Dt. 12/09/2022, and Construction Permission No. 038 Dt. 27/09/2022 from Manharpur-Ronki Gram Panchayat and started to construction residential cum Commercial units as per Approved Plan and also give the name of the Building by Named Sunflower Height.

There after S. K. Developers is the owner of the property they have stated that construction of property in question is as per approved plan and as per rules. They have stated that documents of property in question produced by S. K. Developers is genuine and not fake. In said affidavit they have further stated that they have neither mortgage not created any charge nor transfer the property in question to any person in any manner. Property is free from all encumbrances.

6. **Whether Urban Land (Ceiling and Regulation) Act, 1976 is applicable in the state whether the property is located.**

The ULC Act has already been repealed.

7. **Whether the property is acquired under Land Acquisition Act, 1894 and applicability of other State Legislations.**

NOT APPLICABLE

8. **Leasehold immovable property (Whether land /building is leasehold, please verify the terms of lease, whether any permission/NOC from the lesser/competent authority is required for creation of the mortgage of such leasehold property and advice the precautions to be taken while obtaining such property in mortgage.**

Not Applicable.

9. **Investigation under Income Tax, 1961.**

This does not fall in our Professional Duty.

10. **Investigation in regard to Agricultural land.**

NOT APPLICABLE

11. **The details of Certified copies of the revenue records obtained to confirm that no dues are outstanding by the mortgagors:-**

..... NIL

12. **Any other special enactment which is applicable to the property proposed to be mortgaged and affects the title.**

NOT APPLICABLE.

13. **If property is owned by the Company, the additional safeguards like search before the Registrar of Companies to be obtained be stated.**
NOT APPLICABLE.



14. CERTIFICATE:

I, hereby certify that I have searched and verified the information furnished in this report. The statements and other information given in this report are correct and true. I certify that **S. K. Developers** has valid, clear, absolute and marketable title over the property under construction.

The documents produced before me are Original, Certified & notarized true copies/true copies as discussed in tracing of title of this report. I have verified original title deeds of property in question produced before me by owner of the property in question. All the title deeds of property in question produced before me are genuine and not fake.

Sr.	Date	Description	Remark
1.		Tippan	True Copy
2.		Entry No. 79	True Copy
3.		Entry No. 119	True Copy
4.		Entry No. 152	True Copy
5.		Entry No. 772	True Copy
6.		Entry No. 1265	True Copy
7.		Entry No. 1332	True Copy
8.		Entry No. 1352	True Copy
9.	02/06/2020	RUDA Approved Lay-out Vide Permission No. Ruda/Tech/Dev/Ronki/1094/19/2323	True Copy
10.		DILR Plot Verification Sheet	True Copy
11.	25/08/2020	N.A Order., No. 412/09/06/018/2020	True Copy
12.	09/05/2022	Reg. Gife Deed No. 6705 with Revenue Record.	True Copy
13.	16/06/2022	Reg. Correction Deed No. 8559 with Revenue Record.	True Copy
14.		Zone Plan, Zone Certificate, Part Plan And Form-F.	True Copy
15.	17/05/2022	Partnership Deed	True Copy
16.	30/06/2022	Reg. Sale Deed No.9224 with Revenue Record.	True Copy
17.		Reg. Sale Deed No. 4561 with Property Card.	True Copy
18.	12/09/2022	RUDA Construction Permission No. Ruda/Tech/De/Ronki/1048/21/8100 with Approved Plan	True Copy
19.	27/09/2022	Gram Panchayat Construction Permission No.038	True Copy
20.	03/10/2022	3 Search Receipt	Original

Thanking You,

Rajkot.
Date : 03/10/2022

Yours Faithfully

Yogesh J. Sommanek
YOGESH J. SOMMANEK
G/861/1993
Advocate

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

મિલકત નું વર્ણન : R.S. No. 31/P2 Single Unit No. 5 and Common Plot No. 5

Search in : RONKI.. /RONKI..

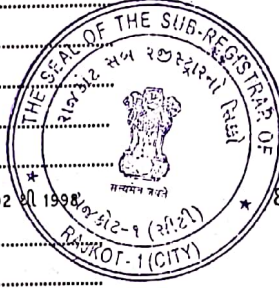
પહોંચ નંબર **202202200025340** અરજી નંબર **17918** અરજી વર્ષ **2022**
તારીખ **૩** માહે **ઓક્ટોબર** સને **2022**

રજુ કરનારનું નામ Sujen Yogeshbhai Sommanek - Advocate

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 : 1992 થી 1998.....
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....
અન્ય ફી



કુલ એકદરે રૂ. **80.00**

અંકે રૂપિયા એસી પુરા

P K Shukla
સબ રજીસ્ટ્રાર
રાણિકોટ - 1

અંકે રૂ. : 80.00

20221003282618516

સબ રજીસ્ટ્રાર, રાણિકોટ - 1

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

મિલકત નું વર્ણન : R.S. No. 31 / P 2 Single Unit No. 5 and Common Plot No. 5
Search in : RONKI/RONKI

પહોંચ નંબર ૨૦૨૨૦૨૩૦૦૦૩૩૨૩૯

અરજી નંબર ૧૯૦૫૪

અરજી વર્ષ ૨૦૨૨

તારીખ ૩

માહે

ઓફિસ નંબર

સને ૨૦૨૨

રજુ કરનારનું નામ Sujen Yogeshbhai Sommanek - Advocate

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીઓ.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાલીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી..... વર્ષ : ૨૦૨૧ થી ૨૦૨૨

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીઓ.....

ઈન્ડેક્સ-૨ ફી.....

અન્ય ફી

રૂ. પૈસા

૧૨૦.૦૦

કુલ એકદરે રૂ.

૧૨૦.૦૦

અંકે રૂપિયા એક સો વીસ પુરા

A. N. Dasani
સબ રજીસ્ટ્રાર
રાજકોટ - ૨

અંકે રૂ. : 120.00

20221003318009728

સબ રજીસ્ટ્રાર, રાજકોટ - ૨

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

મિલકત નું વર્ણન : R.S. No. 31/ P 2 Single Unit No. 5 and Common Plot No. 5

Search in : રોણકી /RANKI

પહોંચ નંબર ૨૦૨૨૦૨૪૦૦૦૨૦૧૮૪ અરજી નંબર ૧૧૮૩૨ અરજી વર્ષ ૨૦૨૨
તારીખ ૩ માહે ઓક્ટોબર સને ૨૦૨૨

રજુ કરનારનું નામ Sujen Yogeshbhai Sommanek - Advocate

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીઓ.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીઓ.....

ઈન્ડેક્સ-૨ ફી.....

અન્ય ફી.....



૧૬૦.૦૦

કુલ એકંદરે રૂ.	૧૬૦.૦૦
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અંકે રૂપિયા એક સો સાઈઠ પુરા

R K CHOPADA
સબ રજીસ્ટ્રાર
રાજકોટ - ૩

અંકે રૂ. : 160.00

20221003412415574

સબ રજીસ્ટ્રાર, રાજકોટ - ૩