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Apurva Complex, 1st Floor, Opp. Sadguru Tirth Dham, Raiya Road, Rajkot

Date : 30th April, 2018.

To,
SHRI RASMIKANT VALJIBHAI POPAT,
Sanidhya, 4th Floor, Opp. Nagrik Bank Society,
Nirmala Convent School Road, Rajkot

Sub.: Investigation of title of SHRI RASMIKANT VALJIBHAI POPAT of Rajkot over his Immovable property consisting of Residential Flats situated at Madhapar Revenue Survey No. 27p5 paikee binkheti Plot No. 1 land Sq. Mtrs. 4148 AND Madhapar Revenue Survey No. 27p3 paikee binkheti Plot No. 2 land Sq. Mtrs. 986.37 total land Sq. Mtrs. 5134.37 paikee "The Space" Buildings (Wing-A, B, C, D) on remaining land Sq. Mtrs. 5106.05 (Net Plot area Sq. Mtrs. 4595.44 + C P Sq. Mtrs. 510.61) situated within the village limit of Madhapar, sub-district and district Rajkot.

Dear Sir,

With reference to the subject aforesaid, I am giving here under, the Title Report of the property, which the description and boundaries are stated herein below:

A. DESCRIPTION:

Immovable property consisting of Residential Flats situated at Madhapar Revenue Survey No. 27p5 paikee binkheti Plot No. 1 land Sq. Mtrs. 4148 AND Madhapar Revenue Survey No. 27p3 paikee binkheti Plot No. 2 land Sq. Mtrs. 986.37 total land Sq. Mtrs. 5134.37 paikee "The Space" Buildings (Wing-A, B, C, D) on remaining land Sq. Mtrs. 5106.05 (Net Plot area Sq. Mtrs. 4595.44 + C P Sq. Mtrs. 510.61) situated within the village limit of Madhapar, sub-district and district Rajkot.

ON THE NORTH : 45.00 mtrs. wide road

ON THE SOUTH : Road and other's land

ON THE EAST : R. S. No. 27 paikee land

ON THE WEST : Other's land

I am submitting following documents for title clearance report:

Original Revenue Tax Receipts issued by Talati cum Mantri dated 2017



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□ Thereafter SHRI RASMIKANT VALJIBHAI POPAT commences the construction of Residential Flats situated at Madhapar Revenue Survey No. 27 paikie "The Space" Buildings (Wing-A, B, C, D) on Plot No. 1 + 2 total land Sq. Mtrs. 5134.37 [Net Plot Area as per calculation Sq. Mtrs. 5106.05 (Net Plot area Sq. Mtrs. 4595.44 + C P Sq. Mtrs. 510.61)] as per Amalgamation cum Construction Permission No. 541 / 17 / 2657 dated 27-04-2018 and Plan passed by Rajkot Urban Development Authority. Now, these premises are in under construction.

□ So, legal owner of the above referred property is SHRI RASMIKANT VALJIBHAI POPAT

I have taken search from Index register of sale, mortgage, gift etc. maintained by Sub-Registrar, Rajkot. The search fee Rs. 115/- has been paid by Receipt No. 2018024008765 dated 23-04-2018 for search from the year 1998 to 2018 and I have found nothing adverse to the title of the above said owner. There are no other transactions or dealing affecting the title of above said owner. Nothing adverse to this found. The search receipt is produced herewith.

From the persual, scrutiny and verification of the above, I am of the opinion that title of SHRI RASMIKANT VALJIBHAI POPAT with respect to above described property is quite clear and marketable and the said property is without any encumbrance.

I am returning herewith the document send to me for title verification.

Thanking you,

Yours sincerely,

Maheshbhai Yadav

Maheshbhai Yadav - Advocate

