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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. Jogi Enterprise, a Partnership Firm with Partners :

- 1) Shri Rudabhai Laxmanbhai Tilala
- 2) Shri Vijaybhai Jamnadas Kanabar
- 3) Shri Jamnadas Liladharbhai Kanabar
- 4) Shri Dineshbhai Jamnadas Kanabar
- 5) Shri Dineshbhai Keshavjibhai Pedhadiya
- 6) Shri Chiragbhai Dineshbhai Pedhadiya

ADDRESS:

Opp. Pramukh Swami Auditorium Hall, Nr. Alap Green
City, Raiya Road, Rajkot.

(2) DESCRIPTION OF THE PROPERTY:

Land admeasuring 197.58 Sq. Mtrs. of Plot No. 56,
Final Plot NO. 5/1, T. P. Scheme No. 22, Revenue Survey No.
157/1 paiki of Village Raiya, Dist. : Rajkot with Land
admeasuring 624 Sq. Mtrs. of Plot No. 1 (Single Unit), Final
Plot No. 12, T. P. Scheme No. 22, Revenue Survey No. 157/2
paiki of Village Raiya, Dist. : Rajkot with the construction of
lowrise residential



building under progress and known as " **Harikrushna** " and the entire property is bounded as under :

NORTH :- Lagu F.P.No.5/A & Common Plot.

SOUTH :- 9.00 Mtr. Road,

EAST :- Plot No.57,58,59.

WEST :- F.P.No.14/3.

(3) DESCRIPTION OF THE DOCUMENTS:

1. Certified true copy of the Entry from Jungle Book, dated 05.02.1955.
2. True copy of Village Form No. VI, Entry No. 21, 145, 402, 594, 1945, 4310, 4405 and 4420.
3. Certified true copy of the Order, dated 28.10.1997 passed by Adl. Collector, ULC, Rajkot.
4. True copy of Village Form No. VI, Entry No. 9178; VIII A, Khata No. 43 with VII & XII.
5. True copy of the Power of Attorney, dated 18.12.1998; executed by Shri Bhikhabhai N. Patel and Others.
6. True copy of the Entry from Hissa Form No. IV with the Sketch attached.
7. Original Zone Certificate, dated 27.07.2016 issued by Ruda with the Sketch attached.
8. True copy of the Lay out Permission No. 5306, dated 22.03.2000 issued by RMC with the Layout Plan approved by it.
9. Certified true copy of the Order No. NA/LRCC/65/Case No. 199/99-2000, dated 16.06.2000 passed by Collector Rajkot



11. Certified true copy of the Entry from Redistribution & Valuation Statement in respect of T.P. Scheme No. 22 of Raiya with the Sketch of Part Plan attached thereto.
12. True copy of the Sale Deed registered at No. 5122, dated 31.08.2000.
13. True copy of Village Form No. VI, Entry No. 9474; VIII A, Khata No. 5.
14. True copy of the Partnership Deed, dated 01.09.2003 of M/s. Jagjit Builders and Developers with the Extract of Registration attached thereto.
15. True copy of the Sale Deed registered at No. 7653, dated 13.11.2003
16. True copy of Village Form No. VI, Entry No. 10821; VIII A, Khata No. 5.
17. True copy of the Power of Attorney, dated 19.11.2003; executed by Shri Mahendra R. Sanghavi and Others.
18. True copy of the Title Report, dated 02.02.2004; prepared by Shri Devang P. Dave, Advocate.
19. Original Sale Deed registered at No. 5183, dated 27.04.2007.
20. True copy of Village Form No. VI, Entry No. 14100; VIII A, Khata No. 140.
21. Original Sale Deed registered at No. 3653, dated 18.03.2008.
22. True copy of Village Form No. VI, Entry No. 15388; VIII A, Khata No. 140.
23. Original Letter, dated 15.07.2016 written by City Survey Supdt., Rajkot.



25. Original Correction Deed, registered at No. 7067, dated 14.10.2016.
26. Original Correction Deed, registered at No. 7068, dated 14.10.2016.
27. True copy of Village Form No. VI, Entry No. 9514; VIII A, Khata No. 77.
28. Original Sale Deed registered at No. 8875, dated 11.08.2006.
29. True copy of Village Form No. VI, Entry No. 13310.
30. Original Release Deed registered at No. 2435, dated 28.02.2007.
31. True copy of Village Form No. VI, Entry No. 13845.
32. Original Sale Deed registered at No. 1884, dated 19.02.2008.
33. True copy of Village Form No. VI, Entry No. 15255.
34. Original Receipts, dated 14.09.2015 towards the payment of Revenue Dues.
35. Certified true copy of the Entry from Redistribution & Valuation Statement in respect of T.P. Scheme No. 22 of Raiya with the Sketch of Part Plan and Rojkam etc. attached thereto.
36. Original Lay out Permission No. 1, dated 02.05.2012 issued by RMC with the Lay out Plan approved by it.
37. Certified true copy of the Order No. NA/LRCC/65/Case No. 75/15-16, dated 28.09.2015 passed by Collector, Rajkot.
38. Original Certificate, dated 15.07.2016 issued by Mamlatdar, Rajkot.
39. True copy of Village Form No. VI, Entry No. 21107:



40. Original Letter, dated 15.07.2016 written by City Survey Supdt., Rajkot.
41. Original Receipts, dated 14.07.2016 towards the payment of Revenue Dues.
42. Copy of the Public Notice, dated 27.06.2016; published by Shri Saurabh P. Patel, Advocate.
43. Original Certificate, dated 07.07.2016 issued by Shri Saurabh P. Patel, Advocate.
44. Original Partnership Deed, registered at No. 6412, dated 20.09.2016 f M/s. Jogi Enterprise.
45. Original Supplimentary Partnership Deed, dated 23.02.2017 of M/s. Jogi Enterprise.
46. Original Sale Deed registered at No. 1159, dated 01.03.2017.
47. True copy of the Entry from Village Form No. II.
48. Original Construction Permission No. 449, dated 02.08.2017 with the Commencement Certificate and approved Bldg. Plan issued by RMC.
49. Original Receipts towards the payment of Search Charges issued by Sub-Registrar, Rajkot.



(4) TRACING OF THE TITLE :-

Shri Naran Jiva was holding the agricultural land of different fields of Village Raiya, Dist. : Rajkot and his occupancy rights were promulgated; as disclosed from the Entry No. 21 from the revenue record on the file.

Shri Naran Jina had divided and distributed his

...6...

Entry No. 145 on division thereof was made in the revenue record on 01.11.1960; which was certified by Mamlatdar, Rajkot.

On resurvey thereof; Shri Natha Naran was found in occupation of the agricultural land admeasuring 14 A 12 G + 5 Gunthas of Survey No. 157/1 and 9 Gunthas of Survey No. 157/2 with other land of Raiya and Entry No. 402 to that effect was made in the revenue record on 21.09.1962; which was certified on 01.01.1963.



On the death of Nathabhai Naranbhai; the names of his legal heirs, Smt. Motiben, Bachubhai, Bhikhabhai and Parvatiben were entered in the revenue record by Entry No. 4310 on 13.06.1987 in respect of different holdings of deceased including of Survey No. 157/1/2 paiki of Raiya; which was certified accordingly.

Shri Motiben Jadavbhai and Others had divided and distributed their agricultural land of different survey numbers including of Survey No. 157/1/2 paiki of Raiya. By virtue of the said division/distribution; agricultural land admeasuring 6 A 32 G of Survey No. 157/1 and 9 Gunthas of Survey No. 157/2 with other land had fallen to the joint share of Shri Motiben, Bhikhabhai and Parvatiben Nathabhai, while Land admeasuring 36 Gunthas of Survey No. 157/1 with other land fallen to the joint share of Shri Jadavbhai, Girdharbhai and Jamnaben Bachubhai; and Entry No. 4405 to that effect was made in the revenue record on

Shri Motiben Jadavbhai and Others with Shri Jadavbhai Bachubhai and Others had requested the revenue authority for amalgamation of their land of Survey No. 157/1 and 157/2 paiki of Raiya; which in turn was granted and Entry No. 9178 to that effect was made in the revenue record on 15.04.1999; which was certified on 18.12.1999 by Dy. Mamlatdar, Rajkot.

On the death of Motiben Nathabnai; her name was deleted and Entry No. 4420 to that effect was made in the revenue record on 03.07.1993; which was certified on 05.08.1993 by Circle Officer, Rajkot.



Shri Bhikhabhai Natbhabhai and Others had applied to the Collector, Rajkot to grant the permission to convert the agricultural land admeasuring total 21690.72 Sq. Mtrs. of Survey No. 157/1/2 paiki of Raiya into NA for residential purpose; which in turn was granted by Order, dated 16.06.2000. The lay out plan and plotting was approved. On conversion into NA; Entry to that effect was made and certified in the revenue record accordingly.

Shri Bhikhabhai N. Patel and Others had executed a Power of Attorney authorising Shri Danubha Gumansinh Jadeja and Shri Anand Nitinchandra Mehta to do acts and things on their behalf in respect of aforesaid NA land on 18.12.1998.

On implementation of T. P. Scheme No. 22 of Raiya, Final Plot No. 5/1 was assigned to the aforesaid land of

disclosed from the Entry from Redistribution & Valuation Statement with the Sketch on the file.

Shri Bhikhabhai N. Patel and Others had sold the Land admeasuring total 1563.73 Sq. Mtrs. of Plot No. 56 to 69, total 11 Plots of Survey No. 157/1/2 paiki of Raiya to Shri Navinbhai Tharyabhai Bhanushali by the sale deed registered at No. 5122, dated 31.08.2000 with the Sub-Registrar, Rajkot.



Shri Mahendrabhai Ratilal Sanghavi, Karta of HUF with 5 Others have constituted a partnership firm to do the business in the name and style of M/s. Jagjit Builders and Developers and the partnership deed was executed between them on 01.09.2003 at Rajkot. The said Firm is registered at No. GUJ/RJT/57414 on 09.09.2003 with Six partners with the Registrar of Firms, Rajkot; as disclosed from the Extract of Registration of the said Firm on the file.

M/s. Jagjit Builders and Developers, a partnership firm had purchased aforesaid land admeasuring total 1563.73 Sq. Mtrs. of Plot No. 56 to 69 from Shri Navinbhai T. Bhanushali by the sale deed registered at No. 7653, dated 13.11.2003 with the Sub-Registrar, Rajkot.

Shri Mahendrabhai R. Sanghavi and Others, partners of M/s. Jagjit Builders and Developers had executed a Power of Attorney authorizing Shri Jigneshbhai M. Sanghavi and Shri Jiteshbhai M. Sanghavi to do acts and things jointly or severally on their behalf on 19.11.2003.

firm had sold the Land admeasuring 236.31 Sq. Yards = 197.58 Sq. Mtrs. of Plot No. 56 to Shri Ramniklal Haribhai Gami by the sale deed registered at No. 5183, dated 24.07.2007 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.

Shri Ramniklal H. Gami in turn had sold the said land of Plot No. 56 to Smt. Ashaba Yuvrajsinh Rana and Shri Sarlaben Maiyabhai Delvadiya by the sale deed registered at No. 3653, dated 18.03.2008 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.



It transpires that originally, aforesaid land of Plot No. 56 was belonging to Survey No. 156/1 ONLY and not, of Survey No. 156/1/2 of Raiya and therefore, M/s. Jagjit Builders and Developers, a partnership firm had executed Correction Deed in favour of Shri Ramniklal H. Gami, confirming and rectifying the above mistake, which was registered at No. 7066, dated 14.10.2016 with the Sub-Registrar, Rajkot. The Original Correction Deed is on the file.

Similar Correction Deed, confirming and rectifying the mistake was executed by Shri Ramniklal H. Gami in favour of Smt. Ashaba Y. Rana and Shri Sarlaben M. Delvadiya, which was registered at No. 7067, dated 14.10.2016 with the Sub-Registrar, Rajkot. The Original Correction Deed is on the file.

Smt. Ashaba Y. Rana and Shri Sarlaben M. Delvadiya had also made a Declaration, confirming the above Facts of

It transpires that Shri Motiben, Bhikhabhai and Parvatiben Nathabhai had released and relinquished their respective right, share and interest in respect of agricultural land admeasuring 9 Gunthas of Survey No. 157/2 paiki of Raiya in favour of Shri Jamnaben Bachubhai, Jadavbhai Bachubhai and Shri Girdharbhai Bachubhai and Entry No. 9514 to that effect was made in the revenue record on 19.12.2000, which was certified on 13.02.2001 by Dy. Mamlatdar, Rajkot.



Shri Jamnaben Bachubhai Sakariya and aforesaid Others had sold their agricultural land admeasuring 9 Gunthas of Survey No. 157/2 paiki of Raiya, Dist. : Rajkot to Shri Ramniklal Haribhai Gami and Shri Ashishbhai Jayantibhai Thumar by the sale deed registered at No 8875, dated 11.08.2006 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.

It transpires that Shri Ashishbhai J. Thumar had released and relinquished his respective 50% undivided right, share and interest in respect of aforesaid land of Survey No. 157/2 paiki of Raiya in favour of Shri Ramnikbhai H. Gami by the Release Deed registered at No. 2435, dated 28.02.2007 with the Sub-Registrar, Rajkot. The Original Release Deed is on the file.

Shri Ramniklal H. Gami in turn had sold the aforesaid land to Smt. Ashaba Yuvrajsinh Rana and Shri Sarlaben Maiyabhai Delvadiya by the sale deed registered at No.

On implementation of T. P. Scheme No. 22 of Raiya, Final Plot No. 12 was assigned to the aforesaid land of Survey No. 157/2 paiki of Raiya with area admeasuring total 624 Sq. Mtrs. of the Scheme. The possession of Final Plot No. 12 was handed over to Smt. Ashaba Yuvrajsinh Rana and Shri Sarlaben Maiyabhai Delvadiya and Rojkam to that effect was prepared and signed between the parties on 20.04.2012, which is on the file.

Smt. Ashaba Yuvrajsinh Rana and Shri Sarlaben Maiyabhai Delvadiya had applied to the Collector, Rajkot to grant the permission to convert agricultural land admeasuring total 624 Sq. Mtrs. of Survey No. 157/2, Final Plot No. 12, T. P. Scheme No. 22 of Raiya into NA for residential purpose, which in turn was granted by Order, dated 28.09.2015. The layout plan and plotting was approved. On conversion into NA; Entry No. 21107 to that effect was made in the revenue record on 30.12.2015, which is certified on 29.03.2016 by Mamlatdar, Rajkot.



A public notice was published in Daily "Akila" on 27.06.2016 by Shri Saurabh P. Patel, Advocate; inviting objections if any, in respect of land of Plot No. 56 of Survey No. 157/1 and land of Plot No. 1 of Survey No. 157/2 of Raiya of the ownership of Smt. Ashaba Yuvrajsinh Rana and Shri Sarlaben Maiyabhai Delvadiya, but, no objections were received in response thereof, as disclosed from the Certificate, dated 07.07.2016 issued by the undersigned on the file.

4) Shri Dineshbhai Jamnadas Kanabar, 5) Shri Dineshbhai Keshavjibhai Pedhadiya and 6) Shri Chiragbhai Dineshbhai Pedhadiya have constituted a partnership firm to do the business in the name and style of M/s. Jogi Enterprise and the partnership deed was executed between them on 07.09.2016 at Rajkot; which was registered at No. 6412, dated 20.09.2016 with the Sub-Registrar, Rajkot. The Original Partnership Deed is on the file. From the recital of the said Partnership Deed at Page 7, Para 20; it transpires that Shri Rudabhai Laxmanbhai Tilala and Shri Vijaybhai Jamnadas Kanabar have been authorized to execute necessary documents on behalf of the Firm.



It transpires that due to oversight, there were some mistakes in the spelling of the name of the partners of the Firm, and therefore, Supplimentary Partnership Deed, rectifying and confirming the same was executed between the same six partners of the Firm on 23.02.2017. The Original Supplimentary Partnership Deed is on the file.

M/s. Jogi Enterprise, a Partnership Firm had purchased the Land admeasuring 197.58 Sq. Mtrs. of Plot No. 56, Final Plot No. 5/1, T. P. Scheme No. 22, Survey No. 157/1 paiki of Raiya with Land admeasuring 624 Sq. Mtrs. of Plot No. 1, Final Plot No. 12, T. P. Scheme No. 22, Survey No. 157/2 of Raiya, admeasuring total 821.58 Sq. Mtrs., as described in Para 2 hereinabove from Smt. Ashaba Y. Rana and Shri Sarlaben B. Delvadiya by the sale deed registered at No. 1159, dated 01.03.2017 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file

purchased by M/s. Jogi Enterprise, a Partnership Firm has been transferred in its name in the revenue record, as disclosed from the Entry from Village Form No. II in the name of the firm on the file.

The amount of Revenue Dues have been paid upto the year 2016, as disclosed from the receipts towards the payment on the file.

M/s. Jogi Enterprise, a Partnership Firm had submitted a plan for the amalgamation of its land of Plot No. 56 and Plot No. 1, Survey No. 157/1 and 157/2 of Raiya and then, construction of lowrise residential building over it before RMC, which was approved and the permission was granted on 02.08.2017. The construction work is under progress and the building under construction is known as “**Harikrushna**”.



It transpires that M/s. Jogi Enterprise, a Partnership Firm with Six partners is the owner of the property more particularly described in Para 2 hereinabove.

(5) SEARCH:

The search has been taken from the records of Sub-Registrar, Rajkot for the last 13 years and no registered charge or encumbrance has been disclosed. The receipts towards the Search Charges are annexed.

(6) OPINION:

do, hereby certify that the right, title and interest of M/s. Jogi Enterprise, a Partnership Firm 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. Jogi Enterprise, a Partnership Firm over the above referred property are clear, marketable, and free from any encumbrance and beyond reasonable doubt.

Thanking You.

Dt:- 10/08/2017



Yours faithfully,

Saurabh P. Patel

ADVOCATE

અરજી પહોંચ

મેલકતનું વર્ણન રે.સ.નં 157/1

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર: ૨૦૧૭૦૨૨૦૧૯૧૮૩ અરજી નંબર: ૧૩૮૫૩ અરજી વર્ષ: ૨૦૧૭

તા: ૮ માહે: ઓગસ્ટ સને: ૨૦૧૭

રજી કરનારનું નામ જોગી એન્ટરપ્રાઇઝ લા.પેઢી (શોધ)

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા પાટીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસખી Year: ૧૯૮૬ ૧૯૯૦ ૭૫

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૧૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકઠેર રૂ. ૭૫

અંકે રૂપિયાપંચોતેર પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(P K Shukla

સબ રજીસ્ટ્રાર

રાજકોટ - ૧

IGR-NIC

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૮/૮/૨૦૧૭

૧:૨૭:૦૩ pm

અરજી પહોંચ

મેલકતનું વર્ણન રેયા રેસ.ન 157/1

Search in : રેયા-1/RAIYA-1

પહોંચ નંબર: ૨૦૧૭૦૨૫૦૧૧૯૯૮

અરજી નંબર:

૬૭૦૩

અરજી વર્ષ:

૨૦૧૭

તા: ૮

માહે: ઓગસ્ટ

સને: ૨૦૧૭

રજ કરનારનું નામ જોગી એન્ટરપ્રાઇઝ ભાગી.પેઢી (શોધ)

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસાણી.....

Year :

૧૯૯૮

૨૦૧૭

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી.....



અંકે રૂપીયા એકસો દસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(જ.એસ.જોષી)

સબ રજીસ્ટ્રાર

રાજકોટ - ૪

IGR-NIC

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૮/૮/૨૦૧૭

૧૨:૩૩:૧૫ pm