

Piyush N. Chhatbar

B.Com., LL.B., (Advocate)

Office : 211- Unicorn Plaza Building, 7- Panchnath Plot, Rajkot.

Mobile : 96245 99888.

Date: 27th December 2019

TO WHOM SO EVER IT MAY CONCERN

TITLE REPORT

1. Name of the owner : M/s SHREE SIDDHIVINAYAK BUILDCON
of the Property : 1) Shri Ketan Manharlal Hindocha
: 2) Shri Mayur Manharlal Hindocha
: 3) Shri Hareshkumar Kantilal Sheth
: 4) Smt. Bhavna Sanat Shah
Registered office at Plot No. 21-22, Jadav park,
Avadh Road, Opp. Decora Hills, Kalawad road,
Rajkot - 360 005
2. Full Description of Property
 - 2.1 : Nature of Immovable Property: Immovable property residential building
project named "THE HILLS" situated at
Jadav park, Avadh road, near Kalawad
road, at Village: Vajdi (Virda), Taluka:
Rajkot, Dist. Rajkot (Gujarat)
 - 2.2 : (i) Name of Village / City : Vajdi (Virda) (In RUDA area)
(ii) Survey No. : R.S.No. 82 paiki,
(iii) Plot No. : 21 and 22
(iv) T. P. No. : Not Applicable
(Vi) O. P. No. : -----
(Vi) F. P. No. : -----
(Vii) Khata No. : 3060 & 3061 of Village Specimen No. 2.
(Viii) Name of Building : " THE HILLS" Building



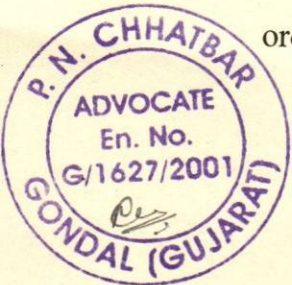
2.3 : Number / Identification detail : Rajkot Urban Development
as per building map / plan Authority permission No. Ruda/
Tech/Dev/Vajdi-Virda/576/19/ 7160
Dt. 9-11-2019.

2.4 : Extent of Property : Land Sq.Mtrs. 882-96.

2.5 : possession & construction of the property is subject to verification.

3. **Tracing of title**

1. As per New measurement pramolagation entry land Survey No. 82 A. 25-33 G. in the name of Jadeja lalubha Dolubha and Visubha Dolubha and Tatubha Dolubha as per entry No. 70 Dt. 28-5-1964 of Village specimen No.6.
2. Vishubha Dolubha died and legal heirs of deceased Bhurubha and Harbhamji and Jivubaben and Surajbaben and Jayababen and Jikuvarbaben Vishubha entered in record of survey No. 82 as per entry No. 131 Dt. 14-8-1979 of Village Specimen No. 6.
3. Jivubaben and Surajbaben and Jayababen and Jikuvarbaben Vishubha released their rights in survey No. 82 as per Entry No. 132 Dt. 14-8-1979 of Village specimen No. 6.
4. Land of RSNo. 82 transferred into Agri. land form Vidi as per District Collector-Rajkot order No. Rev-Ten-Vashi-2496 Dt. 19-11-1979.
5. Permission for Sale of Agriculture land of RSNo. 82 issued by Dy. Colldector-Rajkot vide order No. Prak/JMN/Vashi/5702/5708 Dt. 24-11-1979.
6. Bhupendra Chunilal Mandaviya and Ramesh Chunilal Mandaviya and Suresh Chunilal Mandaviya had purchased land survey no. 82 paiki A. 25-33 G. from Jadeja Bhurubha Vishubha etc vide Sale deed Reg. No. 1706 Dated. 21-3-1980 and mutation entry of same as per entry No. 142 Dt. 25-3-1980 of Village specimen No. 6.
7. Bhupendra Chunilal Mandaviya had applied for Binkheti (N. A.) and order of the same is made by Taluka Development Office-Rajkot Vide order



No. TP-JMN-BiKhe-Vashi-1610 Dt. 11-9-1980 of Vajdi-Virda RSNo. 82 paiki A. 15-16 G. for residencial purpose.

8. Layout Plan of Vajdi-Virda RSNo. 82 paiki had been sanctioned by Taluka Development Office-Rajkot Vide order No. TP-JMN-BKP-Vashi-1874 Dt. 28-11-1980.

9. Land of owner Bhupendra Chunilal Mandaliya etc was restored in Government as per Assi. Collector Rajkot office order No. Prak-Parchuran-Case No. 24/83-84 Dt. 28-3-1985 thereafter appeal made by Bhupendra Chunilal Mandaliya etc and as per order of District Collector order made said case remand to Dy. Collector Rajkot and as per order No. Prak-Parchuran-Case No. 2/86-87 Dt. 29-4-1989 of Dy. Collector Rajkot Notic revock and Bhupendra Chunilal Mandaliya etc remained owners as it is.

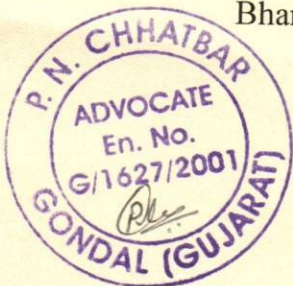
10. Vajdi-virad RSNo. 82 paiki A. 15-16 G. N.A. residential land taked into partnership firm name "Maninagar Estate" as property vide partnership deed Dt. 17-4-1980.

11. Plot No. 21 of RSNo. 82 paiki had been purchased by Girish Natvarlal Maru from Maninagar Estate partnership firm through partners Chunilal Jadavji Mandaliya and Bhupendra Chunilal Mandaliya vide sale deed Reg. No. 5077 Dt. 11-5-1994.

12. Plot No. 22 of RSNo. 82 paiki had been purchased by Bharat Natvarlal Maru from Maninagar Estate partnership firm through partners Chunilal Jadavji Mandaliya and Bhupendra Chunilal Mandaliya vide sale deed Reg. No. 5076 Dt. 11-5-1994.

13. Plot No. 21 of RSNo. 82 paiki had been purchased by Bauddhik Kiritkumar Parekh from Girish Natvarlal Maru vide sale deed Reg. No. 5156 Dt. 11-12-2014.

14. Plot No. 22 of RSNo. 82 paiki had been purchased by Bauddhik Kiritkumar Parekh from Girish Natvarlal Maru power of attorney holder of Bharat Natvarlal Maru vide sale deed Reg. No. 5157 Dt. 11-12-2014.



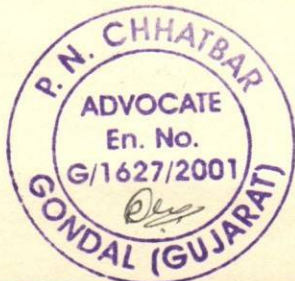
15. Plat no. 21 & 22, M/s Shree Siddhivinayak Buildcon partners Ketan Manharlal Hindocha and Mayur Manharlal Hindocha and Hareshkumar Kantilal Sheth and Bhavna Sanat Shah had purchased from Bauddhik Kiritkumar Parekh vide Rg. Sale deed no. 1704 Dt. 11-4-2019 and entry of the same made in village specimen no.2.

16. For Construction of new building, Construcion development permission is issued by Rajkot Urban Development Authority vide No. Ruda/ Tech/ Dev/ Vajdi-Virda/576/19/ 7160 Dt. 9-11-2019 with its Building plan Sanctioned.

4. **List of encumbrances** : No encumbrance found
- 1) Nature of encumbrance : Not Applicable
- 2) Name of the person in whose favour encumbrance is subsisting. : N. A.
- 3) Date on which encumbrance has come into existence. : N. A.
5. **View on encumbrance** : Not Applicable
6. **Regulatory Issues** : This Property is not subject any regularity issues.
7. **View on regulatory hurdles** : Not Applicable
8. **List of documents/deeds provided to me and perused by me for title report:**
- (1) Measurement Jungle Book (Tippan) of Survey No. 82 of Vajdi-Virda.
- (2) Certified copy of Village Specimen-6 Entry No. 70, 131, 132, 142, 150, 1030, 1031, 1926 and 1927.
- (3) Certified copy of District Collector Rajkot order No. Rev-Ten-Vashi-2496 Dt. 19-11-1979.
- (4) Original Letter No. Prak/Appeal/Certifiedcopy/Vashi/524/14 Rg. No. 4/14 Dt. 4-12-2014 of Dy. Collector-Rajkot city for certified copy not availble of order No. Prak/JMN/Vashi/5702/5708 Dt. 24-11-1979.
- (5) Certified copy of Sale Deed Reg. No. 1706 Dt. 21-3-1980 executed by Bhurubha Visubha etc infavor of Bhupendra Chunilal Mandliya etc.



- (6) Certified copy of N. A. order by Taluka Development Office-Rajkot Vide order No. TP-JMN-BiKhe-Vashi-1610 Dt. 11-9-1980 for residencial purpose.
- (7) Certified copy of N.A. Layout Plan Sanction by by Taluka Development Office-Rajkot Vide order No. TP-JMN-BKP-Vashi-1874 Dt. 26-11-1980 with Layout Plan.
- (8) Certified copy of Ass. Collector Rajkot order No. Prak/ Parchuran-Case No. 24/ 83-84 Dt. 28-3-1985.
- (9) Certified copy of Dy. Collector Rajkot order No. Prak-Parchuran- Case No. 2/ 86-87 Dt. 29-4-1989.
- (10) Prtnership Deed of "Maninagar Estate" partnership firm Dt. 17-4-1980.
- (11) Original Sale Deed Reg. No. 5077 Dt. 11-5-1994 executed by Maninagar Estate partnership firm through partners Chunilal Jadavji Mandaliya and Bhupendra Chunilal Mandaliya infavor of Girish Natvarlal Maru.
- (12) Original Sale Deed Reg. No. 5076 Dt. 11-5-1994 executed by Maninagar Estate partnership firm through partners Chunilal Jadavji Mandaliya and Bhupendra Chunilal Mandaliya infavor of Bharat Natvarlal Maru.
- (13) Original Power of Attorney executed by Bharat Natvarlal Maru infavor of Girish Natvarlal Maru Dt. 19-3-2014.
- (14) Original Sale Deed Reg. No. 5156 Dt. 11-12-2014 executed by Girish Natvarlal Maru infavor of Bauddhik Kiritkumar Parekh.
- (15) Original Sale Deed Reg. No. 5157 Dt. 11-12-2014 executed by Girish Natvarlal Maru power of attorney holder of Bharat Natvarlal Maru infavor of Bauddhik Kiritkumar Parekh.
- (16) Original Sale Deed Reg. No. 1704 Dt. 11-4-2019 executed by Bauddhik Kiritkumar Parekh infavor of M/s Shree Siddhivinayak Buildcon partners Ketan Manharlal Hindocha and Mayur Manharlal Hindocha and Hareshkumar Kantilal Sheth and Bhavna Sanat Shah.
- (17) Original Lease tax paid receipt No. 90 & 91 Dt. 20-4-2019.



- (18) Certified copy of Village Specimen No. 2 Sr. No. 3060 and 3061 of plot No. 21 & 22 of Survey no. 82 in the name of M/s Shree Siddhivinayak Buildcon partners Ketan Manharlal Hindocha and Mayur Manharlal Hindocha and Hareshkumar Kantilal Sheth and Bhavna Sanat Shah.
- (19) True copy of Parnership deed of M/s Shree Siddhivinayak Buildcon Dated: 11-2-2019.
- (20) Original Building Development permisson issued by Rajkot Urban Development Authority vide No. Ruda/Tech/ Dev/ Vajdi-Virda/576/19/ 7160 Dt. 9-11-2019 with sanctioned Building Plan.

9. **List of documents foundout while examining the deeds as above and in the search in the offices of registrar/revenue authorities affecting the property and examined.**

As per the details shown above documents examined by me and randomly search made by me on Dt. 26-12-2019 for 30 years from the year 2012 to 2019 in the Sub-registrar office, Rajkot Zone (5), in Index, vide Receipt No. 2019325011123 and from the year 1998 to 2012 in the Sub-registrar office, Rajkot Zone (3), in Index, vide Receipt No. 2019024025507 and from the year 1990 to 1998 in the Sub-registrar office, Rajkot Zone (1), in Index, vide Receipt No. 2019022034116 I have not found out any encumbrance affecting the said property.

10. **Whether the documents examined are duly stamped as per stamp Act. :**

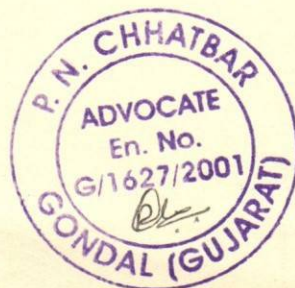
All registered with registrar office documents in title are duly stamped.

11. **Whether the registration endorsements are in order :**

The registration endorsements of the document of the property are regular.

12. **Certificate of examination** :

This is to certify that I have examined the documents required for giving the title clearance certificate and do not find that transaction under the documents sham and fictitious.



13. **Certificate of title** :

This is to certify that the title to the above said property of M/s Shree Siddhivinayk Buildcon partnership firm partners (1) Ketan Manharlal Hindocha and (2) Mayur Manharlal Hindocha and (3) Hareshkumar Kantilal Sheth and (4) Bhavna Sanat Shah, is clear and marketable without any reasonable doubt.

Dt. 27-12-2019

Rajkot.




(P. N. CHHATBAR)
Advocate.

અરજી પહોંચ

મિલકત નું વર્ણન : રે. સર્વે નં.82 પૈકી, જાદવ પાર્ક પ્લોટ નં.21-22

Search in : Vajdi (Virda)/Vajdi (Virda)

પહોંચ નંબર ૨૦૧૮૩૨૫૦૧૧૧૨૩ અરજી નંબર ૪૮૬૮ અરજી વર્ષ ૨૦૧૮
તારીખ ૨૬ માહે ડિસેમ્બર સને ૨૦૧૮

રજુ કરનારનું નામ પીયુષ છાટબાર (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: 2012 2019
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૮૦.૦૦

કુલ એકંદરે રૂ. ૮૦.૦૦

અંકે રૂપીયા નેવું પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

V H Tankariya

સબ રજીસ્ટ્રાર

રાજકોટ - ૫ - મવા

અરજી પહોંચ

મિલકત નું વર્ણન : સ.ન 82 પૈકી, જાદવ પાર્ક, પ્લોટ નં 21, 22

Search in : વાજડી (વીરડા) /VAJDI (VIRDA)

પહોંચ નંબર ૨૦૧૮૦૨૪૦૨૫૫૦૭ અરજી નંબર ૧૫૬૪૮ અરજી વર્ષ ૨૦૧૮
તારીખ ૨૬ માહે ડિસેમ્બર સને ૨૦૧૮

રજુ કરનારનું નામ પીયુષ છાટબાર (એડવોકેટ) (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: 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.


H A Karia
સબ રજીસ્ટ્રાર
રાજકોટ - 3

અરજી પહોંચ

મિલકત નું વર્ણન : વાજડી વીરડા સ નં.82 પૈકી જાદવ પાર્ક પ્લોટ નં.21-22

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૧૮૦૨૨૦૩૪૧૧૬ અરજી નંબર ૨૪૭૨૮ અરજી વર્ષ ૨૦૧૮
તારીખ ૨૬ માહે ડિસેમ્બર સને ૨૦૧૮

રજુ કરનારનું નામ પીયુષ છાટબાર (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 ચાદીઓ (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 એકદરે રૂ. ૧૦૦.૦૦

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 મોકલશો.

G.C.Barvadiya
સબ રજીસ્ટ્રાર
રાજકોટ - 1