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KESUR M. VAROTARIYA

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Office No. 304-305, 3rd Floor, Hem Arcade, Opp. Swami Vivekanand Statue,
Dr. Yagnik Road, Above ABC Colour Lab & Mobile, Rajkot-360001 (Gujarat - India)

Date : 31st December, 2020.

To,

M/S. JAY ENTERPRISE, PARTNERSHIP FIRM,

Site Manharpur Survey No. 116p1/p2p, Next to Madhapar Circle
to Morbi Bypass, Next to over bridge, Before Westwood, 150 Feet
Ring Road, Rajkot.

Sub.: Investigation of title of **M/S. JAY ENTERPRISE, PARTNERSHIP FIRM** of
Rajkot over its Immovable property consisting of Residential
Bungalows situated at Manharpur Revenue Survey No. 116p1/p2
paikar residential purpose NA plots paikar Plot No. 268 to 392 total
land Sq. Mtrs. 7061.85 paikar Residential Bungalows, which are known
as "Ratnam Royal Bungalows" situated within the village limit of
Manharpur, 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 Bungalows situated at
Manharpur Revenue Survey No. 116p1/p2 paikar residential purpose NA
plots paikar Plot No. 268 to 392 total land Sq. Mtrs. 7061.85 paikar
Residential Bungalows, which are known as "Ratnam Royal Bungalows"
situated within the village limit of Manharpur, sub-district and district
Rajkot.

ON THE NORTH : as per
ON THE SOUTH : approved
ON THE EAST : sub-plotting plan and
ON THE WEST : building plan

I am submitting following documents for title clearance report:

- 1) Copy of Revenue Tax Receipt issued by Talati-Cum-Mantri
- 2) Copy of Village Form No. 6
- 3) Copy of Village Form No. 7/12
- 4) Copy of Village Form No. 8-A
- 5) Copy of Tippan



JAY ENTERPRISE

R. G. Gadhvi
PARTNER



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- 6) Copy of Regd. Sale deed Sr. No. 520 dated 26-05-1951 (Regi. No. 487 Vol-25 dated 27-06-1951) executed by Shri Patel Kadva Kana and others in favour of Shri Patel Narshi Bava
- 7) Copy of Regd. Sale deed Sr. No. 521 dated 26-05-1951 (Regi. No. 488 Vol-24 dated 28-06-1951) executed by Shri Patel Kadva Kana and others in favour of Shri Patel Dharamshi Narshi
- 8) Copy of Regd. Sale deed Sr. No. 1682 dated 17-06-1961 (Regi. No. 2057 Vol-254 dated 11-08-1961) executed by Shri Patel Narshi Bava and others in favour of Shri Patel Ghusa alias Popatbhai Lakhabhai
- 9) Copy of Regd. Sale deed Sr. No. 1824 dated 06-05-1968 (Regi. No. 426 Vol-690 dated 23-01-1969) executed by Shri Popatbhai Lakhabhai Patel in favour of Shri Kanabhai Bhurabhai
- 10) Copy of Regd. Agreement to Sale Sr. No. 11406 dated 22-09-1989 executed by Shri Kanabhai Bhurabhai in favour of Shri Karnabhai Bavabhai Sindhav and others
- 11) Copy of Regd. Sale Deed Sr. No. 15130 dated 09-11-1990 (Regi. dated 14-11-1990) executed by Shri Kanabhai Bhurabhai in favour of Shri Karnabhai Bavabhai Sindhav and others
- 12) Copy of Regd. Sale Deed Sr. No. 2425 dated 25-07-2017 executed by Shri Karnabhai Bavabhai Sindhav and others in favour of Shri Yusufbhai Ishabhai Juneja and others
- 13) Copy of Hissa Form No. 4 and its measurement sheet
- 14) Copy of Lay-out Permission No. 461 / 17 / 3971 dated 16-09-2017 and Lay-out Plan
- 15) Copy of NA Order No. 348 / 17-18 dated 22-03-2018
- 16) Copy of Letter No. 439 / 19 / 3051 dated 13-05-2018 and Plan
- 17) Copy of Revised Lay-out Permission No. 436 / 19 / 3793 dated 11-06-2019 and Lay-out Plan
- 18) Copy of Amendment NA Order No. 348 / 17-18 dated 10-07-2019
- 19) Copy of Paper Notice published in "Akila" News paper dated 16-07-2019 with Certificate regarding paper notice dated 16-08-2019
- 20) Original Regd. Sale deed Sr. No. 8784 dated 22-11-2019 executed by Shri Yusufbhai Ishabhai Juneja and others in favour of M/S. JAY ENTERPRISE, PARTNERSHIP FIRM (Plot No. 308 to 345)

Page 2



JAY ENTERPRISE
R. D. D. S.
PARTNER

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- 21) Original Regd. Sale deed Sr. No. 1068 dated 13-02-2020 executed by Shri Yusufbhau Ishabhai Juneja and others in favour of **M/S. JAY ENTERPRISE, PARTNERSHIP FIRM** (Plot No. 205 to 210 & 255 to 260 & 346 to 392)
- 22) Original Regd. Partnership Deed Sr. No. 5904 dated 09-08-2018 of **M/S. JAY ENTERPRISE, PARTNERSHIP FIRM**
- 23) Copy of Village Form No. 2 in favour of **M/S. JAY ENTERPRISE, PARTNERSHIP FIRM**
- 24) Original Amalgamation cum Sub-Plotting cum Construction Permission No. 1894 / 20 / 7581 dated 15-12-2020 and Plan passed by RUDA
- 25) Copy of Zone Certificate with Part Plan
- 26) Original Receipt issued by Sub-Registrar, Rajkot towards dated 28-12-202 & 30-12-2020

C. TRACING OF THE TITLE:

- ☐ That originally the agricultural land of Manharpur Revenue Survey No. 116 paikee land A. 24-10 G. belonged to Shri Kanabhai Bhurabhai. This entry made in Village Form No. 6 by entry No. 99 and it has certified by Revenue Officer.
- ☐ Thereafter Shri Kanabhai Bhurabhai has made an oral partition. This oral partition has granted by Revenue Officer. This entry made in Village Form No. 6 by entry No. 226 and it has certified by Revenue Officer. So, Shri Kanabhai Bhurabhai has got S. No. 116 paikee agri. land A. 20-10 G.
- ☐ Thereafter Shri Kanabhai Bhurabhai sold the above said agri. land to Shri Karnabhai Bavabhai Sindhav and others by Regd. Agreement to Sale Sr. No. 11406 dated 22-09-1989 & Regd. Sale Deed Sr. No. 15130 dated 09-11-1990 (Regi. dated 14-11-1990) which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 340 and it has certified by Revenue Officer.
- ☐ Thereafter Shri Karnabhai Bavabhai Sindhav and others sold S. No. 116 paikee agri. land A. 15-10 G. to Shri Yusufbhau Ishabhai Juneja and others by Regd. Sale Deed Sr. No. 2425 dated 25-07-2017 which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 935 and it has certified by Revenue Officer.
- ☐ Thereafter Shri Yusufbhau Ishabhai Juneja and others applied to Collector Office, Rajkot for NA Permission. This NA Permission granted by Collector Office, Rajkot by Order No. 348 / 17-18 dated 22-03-2018 & Amendment



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NA Order No. 348 / 17-18 dated 10-07-2019. This entry made in Village Form No. 6 by entry No. 957 and it has certified by Revenue Officer.

- Thereafter Shri Yusufbhai Ishabhai Juneja and others sold Plot No. 268 to 345 AND Plot No. 205 to 210 & 255 to 260 & 346 to 392 to **M/S. JAY ENTERPRISE, PARTNERSHIP FIRM** by Regd. Sale deed Sr. No. 8784 dated 22-11-2019 AND Regd. Sale deed Sr. No. 1068 dated 13-02-2020 which were registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 2 and it has certified by Revenue Officer.
- Thereafter **M/S. JAY ENTERPRISE, PARTNERSHIP FIRM** commences the construction of Residential Bungalows situated at Manharpur Revenue Survey No. 116p1/p2 paikie residential purpose NA plots paikie Plot No. 268 to 392 total land Sq. Mtrs. 7061.85 paikie Residential Bungalows, which are known as "Ratnam Royal Bungalows" as per Amalgamation cum Sub-Plotting cum Construction Permission No. 1894 / 20 / 7581 dated 15-12-2020 and Plan passed by Rajkot Urban Development Authority. Now, these premises are in under construction.
- So, legal owner of the above referred property is **M/S. JAY ENTERPRISE, PARTNERSHIP FIRM**

I have taken search from Index register of sale, mortgage, gift etc. maintained by Sub-Registrar, Rajkot. The search fee Rs. 350/- has been paid by Receipt No. 2020024019848 dated 28-12-2020 & 2020022024869 dated 30-12-2020 for search from the year 1989 to 2020 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 receipts are produced herewith.

From the persual, scrutiny and verification of the above, I am of the opinion that title of **M/S. JAY ENTERPRISE, PARTNERSHIP FIRM** 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



Page 4

JAY ENTERPRISE

R. G. D. S.
PARTNER

અરજી પહોંચ

મિલકત નું વર્ણન : મનહરપુર રે.સ.નં.116 પૈકી 1 પૈકી2 પ્લોટ નં.205 થી 210 તથા 255 થી 260 તથા
પ્લોટ નં.268 થી 345 તથા પ્લોટ નં.346 થી 392

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૦૦૨૨૦૨૪૮૬૯ અરજી નંબર ૧૬૯૫૩ અરજી વર્ષ ૨૦૨૦
તારીખ ૩૦ માહે ડિસેમ્બર સને ૨૦૨૦

રજુ કરનારનું નામ કેસુર એમ.વારોદરીયા (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: 1989 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૧૧૦.૦૦

કુલ એકંદરે રૂ.	૧૧૦.૦૦
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અંકે રૂપિયા એક સો દસ પૂરા

દસ્તાવેજ ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

એમ.જે.રાજયગુરુ
સબ રજીસ્ટ્રાર
રાજકોટ - 1

અંકે રૂ. : 110.00

20201224745585651

સબ રજીસ્ટ્રાર, રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં. 116 પૈકી 1 પૈકી 2, પ્લોટ નં. 268 થી 345 તથા 205 થી 210 તથા 255 થી 260 તથા 346 થી 392

Search in : મનહરપુર / MANAHARPUR

પહોંચ નંબર ૨૦૨૦૦૨૪૦૧૮૮૪૮ અરજી નંબર ૧૧૫૨૦ અરજી વર્ષ ૨૦૨૦
તારીખ ૨૮ માહે ડિસેમ્બર સને ૨૦૨૦

રજુ કરનારનું નામ કેસુર વારોતરીયા (એડ) શોધ
નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

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 2020
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૨૪૦.૦૦

કુલ એકંદરે રૂ. ૨૪૦.૦૦

અંકે રૂપિયા બે સો ચાલીસ પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

RAMESH KANA CHOPADA
સબ રજીસ્ટ્રાર
રાજકોટ - ૩

અંકે રૂ. : 240.00

20201224913538752

સબ રજીસ્ટ્રાર, રાજકોટ - ૩

JAY ENTERPRISE

R. G. Gadhvi
PARTNER