

To,

Shri Karnabhai Bavabhai Maldhari

Rajkot.

Sub: TITLE INVESTIGATION REPORT

Dear Sir/Madam,

I, Rahul K Shah, Advocate has investigated the title of **Shri Karnabhai Bavabhai Maldhari** to the immovable properties situated at Mahika-Taluka Rajkot more particularly described hereinafter and on the basis of the title deed/s and other documents produced to me, the discussions I/we had with the Mortgagor about the property he/she own or intends to purchase which is more particularly described in Schedule I, the Revenue Authorities and searches carried out by us in the Office of the Sub-Registrar of Assurances, I am of the opinion that title to be vested of **Shri Karnabhai Bavabhai Maldhari** is free and clear of all liens and encumbrances, except as follows:

DESCRIPTION OF THE PROPERTY:

Residential Bungalows known as "Shri Gokul Bungalows" being constructed, on piece and parcel of the non-agricultural land bearing Revenue Survey No 199 of Village Mahika, bearing Sub Plot No 64 to 67/1 to 18/1 to 41 aggregating land admeasuring 2314-62 Sq Mtrs, situated at Village-Mahika, Taluka-District Rajkot in the State of Gujarat.

The above described property is bounded as under:

Boundary of Tenement

ON THE NORTH – Other's Property

ON THE SOUTH – 09.00 Meter wide Road

ON THE EAST – 09.00 Meter wide Road

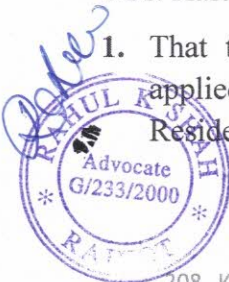
ON THE WEST – Other's Property

(More particularly described in Schedule II) (Hereinafter called as "the Immovable Properties")

2. Devolution of Title:

All that piece and parcel of agricultural land bearing Revenue Survey No 199 land admeasuring A17-7G of Village Mahika was under occupation and possession of M/s. Hasanali Khanbhai and Sons, a partnership firm.

1. That thereafter, M/s. Hasanali Khanbhai and Sons, a partnership firm had applied before TDO, Rajkot to convert said land into Non Agriculture Residential purpose plots and same was approved Vide No. Land-1-124, dated

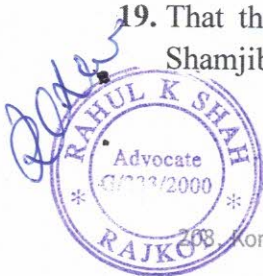


- 12/12/1966 and inter alia approved NA Layout Plan. Therefore, the said land was converted into plots for residential use.
2. That, Shri Ismail Hasanali and others have decided to carry on business with the name and style as "M/s. Hasanali Khanbhai and Sons" and executed Partnership Deed on dated 08/11/1951 and dated 15/08/1963 and dated 30/12/1987 and dated 25/03/1994 and dated 25/12/1996.
 3. That thereafter, M/s. Hasanali Khanbhai and Sons, a partnership firm has executed Sale Deed of Plot No. 1 to 85 in favour of New Gokulnagar Co. Op. Housing Society Ltd. duly registered at the office of Sub Registrar Rajkot vide No 3353 dated 08/10/1999.
 4. That thereafter, New Gokulnagar Co. Op. Housing Society Ltd. through its authorized person Shri Santokben Harjibhai Dabhi has executed Letter of Allotment of Sub Plot No. 64 to 67/9 to 13 in favour of Shri Jagjivanbhai Bhagvanjibhai Kavar duly registered at the office of Sub Registrar Rajkot vide No 8805 dated 31/05/2010.
 5. That, Shri Jagjivanbhai Bhagvanjibhai had executed Power of Attorney in favor of Shri Gangabhai Hamirbhai Chirodiya and others on dated 19/04/2010.
 6. That thereafter, New Gokulnagar Co. Op. Housing Society Ltd. through its authorized person Shri Santokben Harjibhai Dabhi has executed Letter of Allotment of Sub Plot No. 64 to 67/14 to 18 in favour of Shri Mandanbhai Karnabhai Sindhav POA holder of Shri Madhuben Hamirbhai Rathod duly registered at the office of Sub Registrar Rajkot vide No 8826 dated 31/05/2010.
 7. That, Shri Madhuben Hamirbhai Rathod had executed Power of Attorney in favor of Shri Karnabhai Bavabhai Sindhav and others on dated 25/03/2010.
 8. That thereafter, New Gokulnagar Co. Op. Housing Society Ltd. through its authorized person Shri Santokben Harjibhai Dabhi has executed Letter of Allotment of Sub Plot No. 64 to 67/5 to 8 in favour of Shri Bhurabhai Ambabhai POA holder of Shri Raghavbhai Bhikhabhai Fangaliya duly registered at the office of Sub Registrar Rajkot vide No 8814 dated 31/05/2010.
 9. That, Shri Bhurabhai Ambabhai had executed Power of Attorney in favor of Shri Raghavbhai Bhikhabhai Fangaliya and others on dated 19/04/2010.
 10. That thereafter, New Gokulnagar Co. Op. Housing Society Ltd. through its authorized person Shri Santokben Harjibhai Dabhi has executed Letter of Allotment of Sub Plot No. 64 to 67/1 to 4 in favour of Shri Dayabhai Bijalbhai



POA holder of Shri Raghavbhai Bhikhabhai Fangaliya duly registered at the office of Sub Registrar Rajkot vide No 8815 dated 31/05/2010.

11. That, Shri Dayabhai Bijalbhai had executed Power of Attorney in favor of Shri Raghavbhai Bhikhabhai Fangaliya and others on dated 19/04/2010.
12. That, Shri Ravibhai Shamjibhai Chauhan and others have decided to carry on business with the name and style as "Maurya View Developers" and executed Partnership Deed.
13. That thereafter, New Gokulnagar Co. Op. Housing Society Ltd. through its authorized person Shri Karnabhai Maldhari had applied to Junior Town Planner RUDA, Rajkot for amalgamation, sub plotting permission on the said plot and same was approved by Ruda/Tech/Dev/Mahika/185/10/1588 dated 13/04/2010 inter alia building Sub Plotting and Amalgamation Plan.
14. That thereafter, Shri Mandanbhai Karnabhai Sindhav POA holder of Shri Madhuben Hamirbhai Rathod has executed Sale Deed of Sub Plot No. 64 to 67/14 to 18 in favour of Shri Nagjibhai Gangabhai Chirodiya duly registered at the office of Sub Registrar Rajkot vide No 2298 dated 22/11/2013.
15. That thereafter, District Registrar(Housing), Rajkot has passed an order of Cancellation of Registration No. gha-14752 dated 07/06/2006 of New Gokulnagar Co. Op. Housing Society Ltd. vide no. dharam/fadacha/01/769 to 777/13 on dated 17/09/2013.
16. That thereafter, Shri Bhurabhai Ambabhai Raninga has executed Sale Deed of Sub Plot No. 64 to 67/5 to 8 in favour of Maurya View Developers through its partners Shri Ravibhai Shamjibhai Chauhan and others duly registered at the office of Sub Registrar Rajkot vide No 2062 dated 17/10/2013.
17. That thereafter, Shri Jagjivanbhai Bhagvanjibhai Kavar has executed Sale Deed of Sub Plot No. 64 to 67/9 to 13 in favour of Maurya View Developers through its partners Shri Ravibhai Shamjibhai Chauhan and others duly registered at the office of Sub Registrar Rajkot vide No 2066 dated 17/10/2013.
18. That thereafter, Shri Raghavbhai Bhikhabhai Fangaliya POA holder of Shri Dayabhai Bijalbhai has executed Sale Deed of Sub Plot No. 64 to 67/1 to 4 in favour of Maurya View Developers through its partners Shri Ravibhai Shamjibhai Chauhan and others duly registered at the office of Sub Registrar Rajkot vide No 67 dated 07/01/2014.
19. That thereafter, Maurya View Developers through its partners Shri Ravibhai Shamjibhai Chauhan and others has executed Sale Deed of Sub Plot No. 64 to



67/1 to 4 and Sub Plot No. 5 to 8 and Sub Plot No. 9 to 13 in favour of Karnabhai Bavabhai Maldhari(Sindhav) duly registered at the office of Sub Registrar Rajkot vide No 1457 dated 15/05/2017.

20. That thereafter, Maurya View Developers through its partners Shri Ravibhai Shamjibhai Chauhan and others has executed Sale Deed of Sub Plot No. 64 to 67/14 to 18 in favour of Karnabhai Bavabhai Maldhari(Sindhav) duly registered at the office of Sub Registrar Rajkot vide No 2546 dated 04/06/2018.
21. That thereafter, Shri Karnabhai Bavabhai Maldhari(Sindhav) had applied to Junior Town Planner RUDA, Rajkot for amalgamation, sub plotting and construction permission on the said plot and same was approved by Ruda/Tech/Dev/Mahika/253/18/5260 dated 28/08/2018 inter alia Amalgamation , sub plotting and building construction plan.

Therefore, **Shri Karnabhai Bavabhai Maldhari** became the owner of the said property and in occupation and possession of the said property and he is competent to transfer, assign, mortgage etc. as the need arise.

CONCLUSION AND RECOMMENDATIONS:

The property can be accepted by the way of SECURITY for the advances granted or to be granted subject to deposition of documents mentioned in Schedule I.

3. Certificate:

I confirm that the transactions covering the title deeds are perfect in all respect and suffer no legal impediments. I have carried out the search of records from **1988** to **2019** in Sub Registrar, Rajkot Zone 1, 3 and 8 vide Search Receipts No 2019022000688 dated 07/01/2019, 2019024000423 and 2019328000223 dated 08/01/2019. I have attached the same with the report. The particulars in title deeds are in conformity with the records of the Sub-Registrar Rajkot and there is no deviation. The genuineness of the title deeds is not doubtful. On examination of the entire chain of the documents, I do, hereby certify that the right, title and interest of **Shri Karnabhai Bavabhai Maldhari** in respect of the property described hereinabove are covered with all respective Title Deeds. The right, title and interest of the owner, over the above referred property is clear, marketable and free from any encumbrances and beyond reasonable doubt. The property can be accepted by the way of SECURITY for the advances granted or to be granted.

Schedule-I

(List of title Deeds/Documents required for Creation of Mortgage)

Sr	Particulars of Deed/ Documents	Date	Original/ True Copy/
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No			Photocopy
1	Amalgamation, sub plotting and construction permission No. Ruda/Tech/Dev/Mahika/253/18/5260 along with Approved Building Plan	28/08/2018	Copy
2	Registered Sale Deed No.2546	04/06/2018	Copy
3	Registered Sale Deed No.1457	15/05/2017	Copy
4	Registered Sale Deed No. 67	07/01/2014	Copy
5	Registered Sale Deed No. 2066	17/10/2013	Copy
6	Registered Sale Deed No. 2062	17/10/2013	Copy
7	Order No. dharam/fadacha/01/769 to 777/13 passed by District Registrar(Housing), Rajkot	17/09/2013	Copy
8	Registered Sale Deed No. 2298	22/11/2013	Copy
9	Amalgamation, sub plotting permission No. Ruda/Tech/Dev/Mahika/185/10/1588 along with Approved Amalgamation and Sub Plotting Plan.	13/04/2010	Copy
10	Partnership Deed of Maurya View Developers	--	Copy
11	Power of Attorney executed by Shri Dayabhai Bijalbhai	19/04/2010	Copy
12	Registered Letter of Allotment vide No. 8815	31/05/2010	Copy
13	Power of Attorney executed by Shri Bhurabhai Ambabhai	19/04/2010	Copy
14	Registered Letter of Allotment vide No. 8814	31/05/2010	Copy
15	Power of Attorney executed by Shri Madhuben Hamirbhai Rathod	25/03/2010	Copy
16	Registered Letter of Allotment vide No. 8826	31/05/2010	Copy
17	Power of Attorney executed by Shri Jagjivanbhai Bhagvanjibhai	19/04/2010	Copy
18	Registered Letter of Allotment vide No. 8805	31/05/2010	Copy
19	Registered Sale Deed No. 3353	08/10/1999	Copy
20	Partnership Deed of M/s. Hasanali Khanbhai and Sons"	08/11/1951 15/08/1963 30/12/1987 25/03/1994 25/12/1996	Copy
21	NA Order No Land-1-124	12/12/1966	Copy
22	Approved Na Lay Out Plan	--	Copy
23	Extracts of Revenue Records	--	Copy
24	Search Receipts	07/01/2019 08/01/2019	Original



Schedule-II
(Description of the property)

Residential Bungalows known as “Shri Gokul Bungalows” being constructed, on piece and parcel of the non-agricultural land bearing **Revenue Survey No 199** of Village **Mahika**, bearing Sub Plot No 64 to 67/1 to 18/1 to 41 aggregating land admeasuring 2314-62 Sq Mtrs, situated at Village-Mahika, Taluka-District Rajkot in the State of Gujarat.

The above described property is bounded as under:

Boundary of Tenement

ON THE NORTH – Other's Property

ON THE SOUTH – 09.00 Meter wide Road

ON THE EAST – 09.00 Meter wide Road

ON THE WEST – Other's Property

Rajkot

Date: 08/01/2019



Rahul K Shah
Advocate

અરજી પહોંચ

મિલકત નું વર્ણન : મહીકા રે.સ.નં.199 સબપ્લોટ નં.64થી67/1,18/1થી41

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૧૮૦૨૨૦૦૦૬૮૮ અરજી નંબર ૪૮૮ અરજી વર્ષ ૨૦૧૮
તારીખ ૭ માહે જાન્યુઆરી સને ૨૦૧૮

રજુ કરનારનું નામ આર.કે.શાહ(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



૬૦.૦૦

કુલ એકંદરે રૂ.	૬૦.૦૦
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અંકે રૂપીયા સાઈડ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

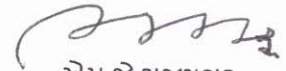
તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.


એમ.જે.રાજયગુરુ
સબ રજીસ્ટ્રાર
રાજકોટ - 1

પહોંચ નંબર: ૨૦૧૯૦૨૪૦૦૦૪૨૩

અરજી નંબર:

૨૭૫

અરજી વર્ષ:

૨૦૧૯

તા: ૮

માહે: જાન્યુઆરી

સને: ૨૦૧૯

રજુ કરનારનું નામ આર.કે.શાહ(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 :

૧૯૯૮

૨૦૧૨

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૮૫

અંકે રૂપિયાપંચયાંસી પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

ms

(NAVDIP VALKUBHAI KHACHAR)

સબ રજીસ્ટ્રાર

રાજકોટ - 3

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં. 199 સબ પ્લોટ નં. 64 થી 67/1 18/1 થી 41

Search in : Mahika/Mahika

પહોંચ નંબર ૨૦૧૯૩૨૮૦૦૦૨૨૩

અરજી નંબર

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અરજી વર્ષ

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તારીખ

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માહે

જાન્યુઆરી

સને

૨૦૧૯

રજુ કરનારનું નામ આર.કે.શાહ-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).....

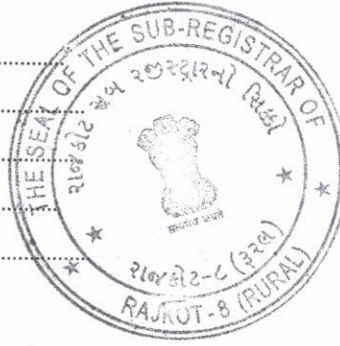
શોધ અગર તપાસણી.....Year: 2012 2019

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



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કુલ એકંદરે રૂ.

૫૦.૦૦

અંકે રૂપિયા પચાસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

M G Karkar

સબ રજીસ્ટ્રાર

રાજકોટ - ૮ - ગ્રામ્ય