

To,
M/s Padmanabh Developers.
Rajkot.

Sub: TITLE INVESTIGATION REPORT

Dear Sir/Madam,

I, Rahul K Shah, Advocate has investigated the title of **M/S Shree Padmanabh Developers** to the immovable property situated at Rajkot City 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 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 in **M/S Shree Padmanabh Developers** are free and clear of all liens and encumbrances, except as follows:

DESCRIPTION OF THE PROPERTY:

Residential and Commercial Building bearing Wing A and B known as Shyama Sky Life being constructed on piece and parcel of non agricultural land bearing Revenue Survey No. 598 Part 2 of Rajkot, bearing Final Plot No 13/1 land admeasuring 2117.00 Sq. Meters of TPS No 23, bearing City Survey No 38/B/1 of City Survey Ward No 18, situated at within limits of Rajkot Municipal Corporation, City Rajkot Taluka-District Rajkot in the State of Gujarat.

The above described property is bounded as under:

Boundary of Building

- On the North: Final Plot No 16/1
- On the South: Final Plot No 17/7
- On the East: 24.00 Meters wide Road
- On the West: Final Plot No 17/1 and 19/2

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

2. Devolution of Title:

That the property referred above was part and parcel of agricultural land bearing Revenue Survey no.598 land admeasuring 10117.00 Sq. Meters of Rajkot, Taluka Rajkot, Dist Rajkot was under the occupation and possession of Shri Hirabhai Bavabhai Lunagariya.



1. That thereafter, Shri Hirabhai Bavabhai Lunagariya had applied to Collector of Rajkot to convert the said into non agricultural land for residential use and Collector of Rajkot has sanctioned the same vide his Order No NA-Larekok-65-Case No 138/06-07 dated 12/04/2007 inter alia Approved Lay Out Plan.
2. That, Shri Rakeshbhai Pratapbhai Rajdev and others have decided to carry on business with the name and style as "Palika Infratech LLP" and executed LLP Agreement on dated 18/11/2016.
3. That, Shri Rakeshbhai Pratapbhai Rajdev and others have decided to executed Supplementary LLP Agreement of Palika Infratech LLP on dated 01/04/2017.
4. That, Shri Ramesh Keshubhai Siyani and others have decided to executed Supplementary LLP Agreement of Palika Infratech LLP on dated 27/05/2017.
5. That thereafter, Shri Hirabhai Bavabhai Lunagariya had executed Sale Deed of Final Plot No 13/1 in favor of Shri Monaben Chetanbhai Rokad and others duly registered at the office of Sub Registrar at Rajkot vide No 5371 dated 20/06/2017.
6. That thereafter, Shri Hirabhai Bavabhai Lunagariya had executed Correction Deed of Final Plot No 13/1 in favor of Shri Monaben Chetanbhai Rokad and others duly registered at the office of Sub Registrar at Rajkot vide No 14326 dated 16/11/2018.
7. That, Shri Miteshbhai Chhotalal Lal and others have decided to carry on business with the name and style as "M/S Shree Padmanabh Developers" and executed Partnership Deed duly registered at the office of Sub Registrar at Rajkot vide No 1279 dated 26/02/2019.
8. That, Shri Miteshbhai Chhotalal Lal and others have decided to Reconstitution of Partnership Deed of "M/S Shree Padmanabh Developers" and duly registered at the office of Sub Registrar at Rajkot vide No 1281 dated 26/02/2019.
9. That thereafter, Roma Kristo Ventures Pvt Ltd has passed resolution on dated 04/02/2019.
10. That thereafter, Shri Monaben Chetanbhai Rokad and others have executed Sale Deed of Final Plot No 13/1 in favor of M/S Shree Padmanabh Developers duly registered at the office of Sub Registrar at Rajkot vide No 2437 dated 28/02/2019.
11. That thereafter, M/S Shree Padmanabh Developers had applied to Assi. Town Planner of Rajkot Municipal Corporation for the construction of Residential and



Commercial use, on the said land and Assi. Town Planner, RMC has granted the permission vide No 427 dated 21/08/2019 inter-alia approved the Building Plan.

Therefore, **M/S Shree Padmanabh Developers** become the Sole 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 **2006 to 2019** in Zone-1, 2 and 3 of Sub Registrar, Rajkot vide Search Receipts No 2019022024578, 2019023026950 and 2019024018289 respectively on dated 05/09/2019. 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 **M/S Shree Padmanabh Developers** Rajkot in respect of the property described hereinabove are covered with all respective Title Deeds. The right, title and interest of the said **M/S Shree Padmanabh Developers** 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 No	Particulars of Deed/ Documents	Date	Original/ True Copy/ Photocopy
1	Building Construction Permission No 427	21/08/2019	Original
2	Approved Building Construction Plan	--	Original
3	Registered Sale Deed No 2437 With RR	28/02/2019	Original
4	Registered Reconstitution of Partnership Deed M/S Shree Padmanabh Developers Vide No 1281	26/02/2019	Original
5	Registered Partnership Deed M/S Shree Padmanabh Developers Vide No 1279	26/02/2019	Original
6	Resolution passed by Roma Kristo ventures PVT LTD	04/02/2019	Copy
7	Registered Correction Deed No 14326 With RR	16/11/2018	Original
8	Registered Sale Deed No 5371 With RR	20/06/2017	Original

9	Supplementary LLP Agreement of Palika Infratech LLP"	01/04/2017 27/05/2017	Copy
10	LLP Agreement of Palika Infratech LLP	18/11/2016	Copy
11	COI of Palika Infratech LLP	--	Copy
12	COI, MOA And AOA of Roma Kristo ventures PVT LTD	--	Copy
13	NA Order No NA-Larecock-65-Case No 138/06-07	12/04/2007	Copy
14	Approved NA Layout Plan	--	Copy
15	TP Sketch and Form F	--	Copy
16	Possession Receipt of RMC	31/07/2013	Copy
17	Extracts of Revenue Records	--	Copy
18	Search Receipt	05/09/2019	Original

Schedule-II

Residential and Commercial Building bearing Wing A and B known as Shyama Sky Life being constructed on piece and parcel of non agricultural land bearing Revenue Survey No. 598 Part 2 of Rajkot, bearing Final Plot No 13/1 land admeasuring 2117.00 Sq. Meters of TPS No 23, bearing City Survey No 38/B/1 of City Survey Ward No 18, situated at within limits of Rajkot Municipal Corporation, City Rajkot Taluka-District Rajkot in the State of Gujarat.

The above described property is bounded as under:

Boundary of Building

On the North: Final Plot No 16/1

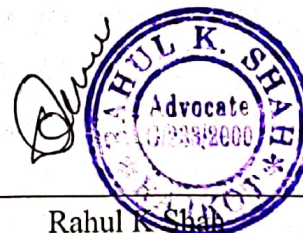
On the South: Final Plot No 17/7

On the East: 24.00 Meters wide Road

On the West: Final Plot No 17/1 and 19/2

Rajkot

Date: 05/09/2019



Rahul K. Shah
Advocate

અરજી પહોંચ

મિલકત નું વર્ણન : તો નં.18 સી સ નં.38/૦૧/1 કી પ્લોટ નં.13/1

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૧૯૦૨૨૦૨૪૫૭૮ અરજી નંબર ૧૭૮૪૬ અરજી વર્ષ ૨૦૧૯
તારીખ ૫ માટે ૨૧/૦૧/૨૦૨૦ સને ૨૦૧૯

રજી કરનારનું નામ આર કે શાહ (બેક) શોધ

નીચે પ્રમાણે કી પહોંચી

૩. પૈસા

રજીસ્ટ્રેશન કી.....

નકલ કરવા ની કી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે કી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1989 1998

૧૧૦.૦૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ કી ફોલીયો.....

ઈન્ડેક્સ-૨ કી

કુલ એકદરે રૂ.	૧૧૦.૦૦
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અંકે રૂપીયા એક સો દસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

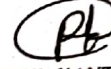
તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે

કચેરીમાં આપવામાં

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.


RAHUL KANTIBHAI JANI
સબ રજીસ્ટ્રાર
રાજકોટ - 1

૦૫/૦૮/૨૦૧૯

12:18:11

IGR-NIC(G) -7675144222955796235 (W)

અરજી પહોંચ

મિલકત નું વર્ણન : સી.સ.વોર્ડ નં. 18 , સી.સ.નં. 38/બ/1 , ફા.પ્લોટ નં. 13/1

Search in : રાજકોટ-1 /RAJKOT-1

પહોંચ નંબર ૨૦૧૮૦૨૪૦૧૮૨૮૮

અરજી નંબર

૧૧૩૪૮

અરજી વર્ષ

૨૦૧૮

તારીખ ૫

માહે

સપ્ટેમ્બર

સને

૨૦૧૮

રજુ કરનારનું નામ આર.કે.શાહ (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 2018
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૧૬૦.૦૦

કુલ એકદર 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 મોકલશે.


H A Karna
સબ રજીસ્ટ્રાર
રાજકોટ - 3

અરજી પહોંચ

મિલકત નું વર્ણન : સી.સ નં: 38/બ/1 ફા.પ્લોટ નં:13/1

Search in : CITY SURVEY WARD No. 18/CITY SURVEY WARD No. 18

પહોંચ નંબર 201602302302440 અરજી નંબર 15023 અરજી વર્ષ 2016
તારીખ પુ માહે સપ્ટેમ્બર સને 2016

રજુ કરનારનું નામ આર.કે.શાહ (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 ચાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 2012 2019
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૯૦.૦૦

કુલ એકદર રૂ. ૯૦.૦૦

અંકે રૂપીયા નેવું પૂરા

દસ્તાવેજ ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

A. N. Dastani
સબ રજીસ્ટ્રાર
રાજકોટ - 2