



R. D. PATEL

B.Com., LL.B.
advocate

Mo No: 0 99744 00035

ENCUMBRANCE CERTIFICATE

This is to certify that I, Rahul K Shah, Advocate has investigated the title of **Shri Jitesh Chamanlal Parekh Proprietor of Utsav Buildcon** to the immovable properties situated at City Rajkot more particularly described hereinafter and on the basis of the title deed/s and other relevant documents produced to me, the discussions I/we had with him/them about the property he/they are in possession of, 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 vested in **Shri Jitesh Chamanlal Parekh Proprietor of Utsav Buildcon** is free and clear of all liens and encumbrances, except as follows:

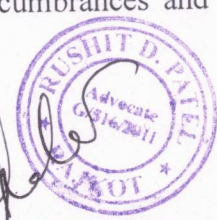
No Encumbrance on the land.

Property Description

Commercial Building known as "Utsav Corporate Park", being constructed on piece and parcel of the non-agricultural land bearing Revenue Survey No 68 of Village Nanamava bearing Plot No 63 to 65 total land admeasuring 1753.87 Sq. Meters bearing Final Plot No 119 part of Town Planning Scheme No 3(Nanamava), situated at Village Nanamava, (which is now within the limits of Rajkot Municipal Corporation), Taluka-District Rajkot in the State of Gujarat.

The particulars in title deeds are in conformity with the records of the Sub-Registrar Rajkot and there is no deviation. 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.

Place: Rajkot
Date: 09/02/2023



Rushit D Patel
Advocate
(Enrollment No.G/516/2011)



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B.Com., LL.B.
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To,

Shri Jitesh Chamanlal Parekh Proprietor of Utsav Buildcon,
Rajkot.

Sub: TITLE INVESTIGATION REPORT

Dear Sir/Madam,

I, Rushit D Patel, Advocate has investigated the title of **Shri Jitesh Chamanlal Parekh Proprietor of Utsav Buildcon** to the immovable properties situated at Nanamava-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 Owner/Mortgagor about the property he/she owns/ 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 vested in **Shri Jitesh Chamanlal Parekh Proprietor of Utsav Buildcon** is free and clear of all liens and encumbrances, except as follows:

DESCRIPTION OF THE PROPERTY:

Commercial Building known as "Utsav Corporate Park", being constructed on piece and parcel of the non-agricultural land bearing Revenue Survey No 68 of Village Nanamava bearing Plot No 63 to 65 total land admeasuring 1753.87 Sq. Meters bearing Final Plot No 119 part of Town Planning Scheme No 3(Nanamava), situated at Village Nanamava, (which is now within the limits of Rajkot Municipal Corporation), Taluka-District Rajkot in the State of Gujarat.

The above described property is bounded as under:

Boundary Property

On the North: 30.00 Meter wide TP Road (Kalawad Main Road)

On the South: Adj. Others Property

On the East: Adj. Others Property

On the West: 7.50 meter wide road

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





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2. Devolution of Title:

All that piece and parcel of agricultural land bearing Revenue Survey No 68 of Village Nanamava, admeasuring A13-31G was under occupation and possession of Shri Jadeja Dilavarsinh Khodubha.

1. That thereafter, Shri Jadeja Dilavarsinh Khodubha have executed Sale Deed in favor of Shri Jayantilal Govindji duly registered at Sub Registrar Office, Rajkot Vide No 1854 volume 256 dated 01/08/1961.
2. That thereafter, Shri Jayantilal Govindji and others have decided to carry on business with the name and style as "New Collagewadi Plots" and executed Partnership Deed on dated 31/05/1961.
3. That thereafter, Shri Jayantilal Govindji and others have applied to Mamlatdar, Rajkot to convert the said land into non agricultural land for residential use and Mamlatdar of Rajkot has sanctioned the same vide his Order No.LAND/1/345 dated 05/12/1961 inter alia approved NA Lay Out Plan. That thereafter, Deputy Collector had sanctioned NA vide Misc Appeal No 21-61-62 dated 26/07/1962.
4. That thereafter, Shri Jayantilal Govindji and others have executed Partition Deed of Said Property duly registered at Sub Registrar Office, Rajkot Vide No 98 volume 473 dated 05/01/1966 By way of the said partition Shri Vanmali Devkaranbhai became the owner of Plot No 65.
5. That thereafter, Shri Vanmali Devkaranbhai have executed Sale Deed of Plot No 65 in favor of Shri Vasumati Bhagvandas Khakhar duly registered at Sub Registrar Office, Rajkot Vide No 1381 volume 1022 dated 08/06/1972.
6. That thereafter, Shri Vasumati Bhagvandas Khakhar has executed Power of Attorney in favour of Shri Mansukhlal Ramjibhai Sejpai on dated 31/07/1980.
7. That thereafter, Shri Mansukhlal Ramjibhai Sejpai as POA holder of Shri Vasumati Bhagvandas Khakhar have executed Sale Deed of Plot No 65 in favor of Shri Nanalal Dharshibhai Vakhariya and others duly registered at Sub Registrar Office, Rajkot Vide No 4830 dated 06/08/1980.
8. That thereafter, Shri Nanalal Dharshibhai Vakhariya and others has executed Power of Attorney in favour of Shri Kamlesh Nanalal Vakhariya on dated 30/09/1995.
9. That thereafter, Shri Babulal Mohanbhai Dedakiya and others have decided to carry on business with the name and style as "Himalay Builders" and executed Partnership Deed on dated 21/08/1995.
10. That thereafter, Shri Kamlesh Nanalal Vakhariya as POA holder of Shri Nanalal Dharshibhai Vakhariya and others have executed Sale Deed of Plot No 65 in favor of Himalay Builders through its partners of Shri Shri Babulal Mohanbhai



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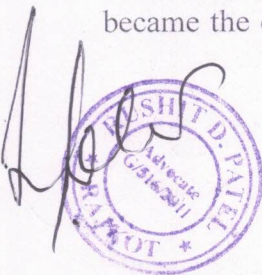
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Dedakiya and others duly registered at Sub Registrar Office, Rajkot Vide No 421 dated 09/01/1996.

11. That thereafter, Himalay Builders has executed Power of Attorney in favour of others partners of Shri Dayalal Becharbhai Chadaniya and others.
12. That thereafter, Shri Dayalal Becharbhai Chadaniya and others self and POA holder of others partners of POA holder of Himalay Builders have executed Sale Deed of Plot No 65 in favor of Shri Keshvlal Kanjibhai Mehta and others duly registered at Sub Registrar Office, Rajkot Vide No 3446 dated 27/11/1997.
13. That thereafter, Shri Vasantben Keshvlal Maheta had applied before the Court of 2nd Additional Senior Civil Judge Rajkot for the obtain Heirship Certificate of the said property of Late Keshvlal Kanjibhai Maheta vide Civil Mis. Application No 1137/2009 and the court has granted the application and issued Heirship certificate dated 18/01/2010.
14. That thereafter, Shri Vasantben Keshvlal Maheta and others have executed Sale Deed of Plot No 65 in favor of Shri Kundanben Chamanlal Parekh duly registered at Sub Registrar Office, Rajkot Vide No 7122 dated 23/04/2010.
15. That thereafter, Shri Kundanben Chamanlal Parekh has executed Declaration Cum Correction duly registered at Sub Registrar Office, Rajkot Vide No 8084 dated 25/07/2011.
16. That thereafter, Shri Dayalaji Lakhmshi have executed Sale Deed of Plot No 63 in favor of Shri Kundanbala Chamanlal duly registered at Sub Registrar Office, Rajkot Vide No 506 Vol 483 dated 04/02/1966.
17. That thereafter, Shri Dayalaji Lakhmshi have executed Sale Deed of Plot No 64 in favor of Shri Kundanbala Chamanlal duly registered at Sub Registrar Office, Rajkot Vide No 507 Vol 487 dated 04/02/1966.
18. That thereafter, Shri Kundanben Chamanlal Parekh have executed Gift Deed of Plot No 63, 64 and 65 in favor of Shri Jitesh Chamanlal Parekh duly registered at Sub Registrar Office, Rajkot Vide No 3472 dated 10/06/2022.
19. That thereafter, Shri Kundanben Chamanlal Parekh have executed Correction Deed of Plot No 63, 64 and 65 in favor of Shri Jitesh Chamanlal Parekh duly registered at Sub Registrar Office, Rajkot Vide No 6092 dated 01/10/2022.
20. That thereafter, Shri Jitesh Chamanlal Parekh have applied to Assistant Town Planner of RMC for Construction of Commercial use and same was approved by Assistant Town Planner of RMC vide Revised Building Construction permission no. 244 dated 09/01/2023 and inter alia approved Revised Building Construction Plan. That the said Commercial Building is named as "Utsav Corporate Park",

Therefore, **Shri Jitesh Chamanlal Parekh Proprietor of Utsav Buildcon** became the owner of the said property and in occupation and possession of the





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said property and they are 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 **1993** to **2023** in Zone-1 and 4 and 5 of Sub Registrar, Rajkot vide Search Receipts No 202302200003041 and 202302500002247 and 202332500001286, respectively, dated 06/02/2023. 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 Jitesh Chamanlal Parekh Proprietor of Utsav Buildcon** 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.

Schedule-I

(List of title Deeds/Documents)

Sr No	Particulars of Deed/ Documents	Date	Original/ True Copy/ Photocopy
1	Revised Building Construction permission no. 244 with approved Revised Building Construction Plan	09/01/2023	Copy
2	Registered Correction Deed No 6092 with RR	01/10/2022	Original
3	Registered Gift Deed No 3472 with RR	10/06/2022	Original
4	Registered Sale Deed No 507 Vol 487 with RR	04/02/1966	Original
5	Registered Sale Deed No 506 Vol 483 with RR	04/02/1966	Original
6	Registered Declaration Cum Correction No 8084 with RR	25/07/2011	Original
7	Registered Sale Deed No 7122 with RR	23/04/2010	Original
8	Heirship Certificate CMA No 1137/2009	18/01/2010	Original
9	Registered Sale Deed No 3446 with RR	27/11/1997	Original
10	Power of Attorney executed by Himalay Builders	--	Copy



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11	Registered Sale Deed No 421 with RR	09/01/1996	Original
12	Partnership Deed of Himalay Builders	21/08/1995	Copy
13	Power of Attorney in favour of Shri Kamlesh Nanalal Vakhariya	30/09/1995	Original
14	Registered Sale Deed No 4830 with RR	06/08/1980	Original
15	Power of Attorney in favour of Shri Mansukhlal Ramjibhai Sejpal	31/07/1980	Original
16	Registered Sale Deed No 1381 volume 1022	08/06/1972	Copy
17	Registered Partition Deed No 98 volume 473	05/01/1966	Copy
18	Deputy Collector had sanctioned NA vide Misc Appeal No 21-61-62	26/07/1962	Copy
19	NA Order No.LAND/1/345 with approved NA Lay Out Plan	05/12/1961	Copy
20	Partnership Deed of New Collage Plots	31/05/1961	Copy
21	Registered Sale Deed No 1854 volume 256	01/08/1961	Copy
22	Extract Revenue Records	--	Copy
23	Search Receipts	06/02/2023	Original

Schedule-II

(Description of the property)

Commercial Building known as "Utsaav Corporate Park", being constructed on piece and parcel of the non-agricultural land bearing Revenue Survey No 68 of Village Nanamava bearing Plot No 63 to 65 total land admeasuring 1753.87 Sq. Meters bearing Final Plot No 119 part of Town Planning Scheme No 3(Nanamava), situated at Village Nanamava, (which is now within the limits of Rajkot Municipal Corporation), Taluka-District Rajkot in the State of Gujarat.

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Boundary Property

On the North: 30.00 Meter wide TP Road (Kalawad Main Road)

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Rajkot

Date: 06/02/2023

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