

To,

D.M.L. Infrastructure as partnership Firm,

Rajkot.

Sub: TITLE INVESTIGATION REPORT

Dear Sir/Madam,

I, Rahul K. Shah, Advocate has investigated the title of **D.M.L. Infrastructure as partnership Firm** to the immovable property situated at Ronki-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 possess/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 **D.M.L. Infrastructure as partnership Firm** free and clear of all liens and encumbrances, except as follows:

DESCRIPTION OF THE PROPERTY:

Residential Cum Commercial Building known as "Dwarika Village", under construction, on piece and parcel of the non-agriculture land bearing Revenue Survey No 51 part 4 part 1 part 1 bearing land admeasuring 7694.05 Sq Mtrs of Village Ronki, situated at Village Ronki, Taluka-District Rajkot in the State of Gujarat.

The above described property is bounded as under:

Boundary of Property

On the North: 18.00 meter wide Proposed DP Road

On the South: 9.00 meter wide Proposed DP Road

On the East: Adjoining land of Proposed DP of Survey No 51 part

On the West: 18.00 meter wide Proposed DP Road

(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 51 part 4 part 1 part 1 land admeasuring 7694.05 Sq Mtrs of Village Ronki, Taluka Rajkot, Dist Rajkot was under the occupation and possession of Shri Sejalben Darshanbhai Lakhani D/o. Narendrabhai Lakhani and others.

1. That thereafter, Shri Sejalben Darshanbhai Lakhani D/o. Narendrabhai Lakhani and others have applied before the Collector, Rajkot to convert the said land into non agriculture for residential use and the Collector, Rajkot has sanctioned the same vide

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his order No NA-Lerekok-65-Case No. 154/15-16 dated 06/11/2015 inter alia approved Layout Plan. Therefore, the said land was converted into non-agricultural residential plots.

2. That thereafter Shri Sejalben Darshanbhai Lakhani D/o. Narendrabhai Lakhani and others have executed Sale Deed in favor of D.M.L. Infrastructure through its partners of Shri Harishbhai Jayantibhai Lakhani and others duly registered at Sub Registrar Office, Rajkot vide No 2979 dated 15/04/2017.
3. That, Shri Harishbhai Jayantibhai Lakhani and others have decided to carry on business with the name and style as "D.M.L. Infrastructure" and executed Partnership Deed on dated 14/06/2006.
4. That thereafter D.M.L. Infrastructure through its partners of Shri Harishbhai Jayantibhai Lakhani and others have executed power of attorney in favour of others partners of Shri Harishbhai Jayantibhai Lakhani and others on dated 11/06/2007.
5. That thereafter, D.M.L. Infrastructure had applied to RUDA, Rajkot for the construction of building for Residential Cum Commercial use, on the said land and RUDA, Rajkot has granted the permission vide No Ruda/Tech/Dev/Ronki/138/18/6655 dated 14/11/2018 inter-alia approved the Building Plan.

Therefore, **D.M.L. Infrastructure as partnership Firm** became the sole owner and in occupation and possession of the said property.

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-2 of Sub Registrar, Rajkot vide Search Receipts No 2019 dated 07/03/2019. 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 **D.M.L. Infrastructure as partnership Firm** in respect of the property described hereinabove are covered with all respective Title Deeds. The right, title and interest of the said property is clear, marketable and free from any encumbrances and beyond reasonable doubt. The

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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 Ruda/Tech/Dev/Ronki/138/18/6655	14/11/2018	Copy
2	Approved Building Construction Plan	--	Copy
3	Power of attorney executed by D.M.L. Infrastructure	11/06/2007	Copy
4	Partnership Deed of D.M.L. Infrastructure"	14/06/2006	Copy
5	Registered Sale Deed No 2979	15/04/2017	Copy
6	NA Order No NA-Lerekok-65-Case No. 154/15-16	06/11/2015	Copy
7	Approved NA Lay Out Plan	--	Copy
8	Extracts of Revenue Records	--	Copy
9	Search Receipt	07/03/2019	Original

Schedule-II

(Description of the property)

Residential Cum Commercial Building known as "Dwarika Village", under construction, on piece and parcel of the non-agriculture land bearing Revenue Survey No 51 part 4 part 1 part 1 bearing land admeasuring 7694.05 Sq Mtrs of Village Ronki, situated at Village Ronki, Taluka-District Rajkot in the State of Gujarat.

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On the West: 18.00 meter wide Proposed DP Road.

Rajkot

Date: 07/03/2019

Rahul K. Shah
Advocate



અરજી પહોંચ

મિલકત નું વર્ણન : રોણકી રે.સ.નં.51પૈકી4પૈકી1પૈકી1

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૧૮૦૨૨૦૦૭૭૭૧ અરજી નંબર ૪૮૩૦ અરજી વર્ષ ૨૦૧૮
તારીખ ૩ માહે માર્ચ સને ૨૦૧૮

રજુ કરનારનું નામ રાહુલ.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

કુલ એકંદરે રૂ. ૬૦.૦૦

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.જી.રાજયગુરુ
સબ રજીસ્ટ્રાર
રાજકોટ - 1

અરજી પહોંચ

મેલકતનું વર્ણન રે.સ.નં.51 પેકી 4 પેકી 1 પેકી 1

Search in : રોણકી/RANKI

પહોંચ નંબર: ૨૦૧૯૦૨૪૦૦૪૨૯૯

અરજી નંબર:

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અરજી વર્ષ:

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તા: ૬

માહે: માર્ચ

સને: ૨૦૧૯

રજી કરનારનું નામ આર.કે.શાહ (એડ.)શોધ

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....

Year :

૧૯૯૯

૨૦૧૨

દંડ કલમ-૨૧.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી



રૂ. પૈસા

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કુલ ચેકેદરે રૂ.

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અંકે રૂપીયા એસી પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

(Pratul Kantilal Modi)

સબ રજીસ્ટ્રાર

રાજકોટ - ૩

અરજી પહોંચ

મિલકત નું વર્ણન : રે સ નં.51 પૈકી 4 પૈકી 1 પૈકી 1

Search in : RONKI/RONKI

પહોંચ નંબર ૨૦૧૯૦૨૩૦૦૭૯૩૧ અરજી નંબર ૪૨૨૭ અરજી વર્ષ ૨૦૧૯
તારીખ ૩ માહે માર્ચ 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 ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 2012 2019

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૫૦.૦૦

કુલ એકંદરે રૂ. ૫૦.૦૦

અંકે રૂપીયા પચાસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

A. N. Thakani
સબ રજીસ્ટ્રાર
રાજકોટ - 2