

To,

Shiv Developers

Rajkot.

Sub: TITLE INVESTIGATION REPORT

Dear Sir/Madam,

I, Rahul K Shah, Advocate has investigated the title of **Shiv Developers** to the immovable properties situated at Mavdi-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 he/she 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 in **Shiv Developers** are free and clear of all liens and encumbrances, except as follows:

DESCRIPTION OF THE PROPERTY:

Residential Cum Commercial Building named as "Sona Mahor" bearing Constructed on non-agricultural land bearing Revenue Survey No 13/2 part of Village Mavdi, bearing Plot No 1 land admeasuring 716.33 Sq. Meters, (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 of Property

On the North: Others Property and 7.50 meter wider Road

On the South: Adjoining Survey no 13/1

On the East: 15.00 meter wide road

On the West: Proposed TP Reservation land

(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 13/2 part of Village Mavdi, Taluka Rajkot, Dist Rajkot was under the occupation and possession of Shri Popat and Duda Bhavan and others.



1. That thereafter, Shri Popat and Duda Bhavan and others had executed family partition has been entered in Village Form No 6 vide Entry No 295 duly certified dated 20/10/1961.
2. That thereafter, Hira Nanji and others got expired and name of his legal heir Shri Mohanbhai Hirabhai and others and Labhuben Mithabhai and others and Madhabhai Nagjibhai and others has been entered in Village Form No 6 vide Entry No 16543 duly certified dated 11/06/2010 and Village Form No 6 vide Entry No 16798 duly certified dated 09/07/2010.
3. That thereafter, Shri Mohanbhai Hirabhai and others have released their rights from the said property and same was in Village Form No 6 vide Entry No 16936 duly certified dated 12/06/2010 and Village Form No 6 vide Entry No 24692 duly certified dated 21/12/2015.
4. That thereafter, Popatbhai Bhavanbhai got expired and name of his legal heir Shri Nagjibhai Popatbhai and others and Dudabhai Bhavanbhai got expired and name of his legal heir Shri Damjibhai Dudabhai and others and has been entered in Village Form No 6 vide Entry No 24822 duly certified dated 02/03/2016.
5. That thereafter, Damjibhai Dudabhai got expired and name of his legal heir Shri Samjuben Damjibhai Sorathiya and others and has been entered in Village Form No 6 vide Entry No 24876 duly certified dated 19/12/2018.
6. That thereafter, Shri Sureshbhai Popatbhai and others 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 his order No CB/NA/Rajkot/Mavdi-1/13/2/1010299/2019 dated 09/04/2019 and the Layout Plan.
7. That thereafter, Shri Vipul G Sardhara and others have decided to carry on business with the name and style as "Shiv Developers" and executed Partnership Deed duly registered at Sub Registrar Office, Rajkot vide No. 9683 dated 15/12/2020.
8. That thereafter Shri Sureshbhai Popatbhai and others have executed Sale Deed in favour of Shiv Developers through its partners of Shri Vipul G Sardhara and others duly registered at Sub Registrar Office, Rajkot vide No. 697 dated 20/01/2021.
9. That thereafter, Shiv Developers had applied before ATP, RMC for construction of Residential cum Commercial use permission on the said land of ATP, RMC has issued Building Construction Permission vide No. 120 dated 24/08/2021 and inter alia approved Building Plan.



Therefore, **Shiv Developers** have become the owner of the said property and in occupation and possession of the 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 **1991** to **2021** in Zone-1 and 2 and 6 of Sub Registrar, Rajkot vide Search Receipts No 2021022019267 and 2021023026015 and 2021326012944 respectively dated 17/09/2021. 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 **Shiv Developers** 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 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 120 with Approved Building Construction plan	24/08/2021	Copy
2	Registered Sale Deed No. 697	20/01/2021	Copy
3	Registered Partnership Deed of Shiv Developers” No. 9683	15/12/2020	Copy
4	NA Oder No . CB/NA/Rajkot/Mavdi-1/13/2/1010299/2019	09/04/2019	Copy
5	Approved NA Layout Plan	--	Copy
6	Village Form No 6 vide Entry No 24876	19/12/2018	Copy
7	Village Form No 6 vide Entry No 24822	02/03/2016	Copy
8	Village Form No 6 vide Entry No 24692	21/12/2015	Copy
9	Village Form No 6 vide Entry No 16936	12/06/2010	Copy



10	Village Form No 6 vide Entry No 16798	09/07/2010	Copy
11	Village Form No 6 vide Entry No 16543	11/06/2010	Copy
12	Village Form No 6 vide Entry No 295	20/10/1961	Copy
13	Extracts of Revenue Records	--	Copy
14	Search Receipts	17/09/2021	Original

Schedule-II

(Description of the property)

Residential Cum Commercial Building named as "Sona Mahor" bearing Constructed on non-agricultural land bearing Revenue Survey No 13/2 part of Village Mavdi, bearing Plot No 1 land admeasuring 716.33 Sq. Meters, (which is now within the limits of Rajkot Municipal Corporation), Taluka-District Rajkot in the State of Gujarat.

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On the West: Proposed TP Reservation land

Rajkot

Date: 17/09/2021



Rahul K Shah-Advocate

RK Royce

અરજી પહોંચ

મિલકત નું વર્ણન : મવડી ના રે.સ.નં.13/2 પ્લોટ નં.1

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૧૦૨૨૦૧૮૨૬૭ અરજી નંબર ૧૩૩૮૭ અરજી વર્ષ ૨૦૨૧
તારીખ ૧૭ માહે સપ્ટેમ્બર સને ૨૦૨૧

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 ચાલીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 1991 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૮૦.૦૦

કુલ એકંદરે રૂ. ૮૦.૦૦

અંકે રૂપિયા નેવું પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

B. K. CHAVADA
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અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.ન:13/2 પ્લોટ નં:1

Search in : મવડી /MAVDI

પહોંચ નંબર ૨૦૨૧૦૨૩૦૨૬૦૧૫

અરજી નંબર

૧૪૮૫૯

અરજી વર્ષ

૨૦૨૧

તારીખ ૧૭

માહે

સપ્ટેમ્બર

સને

૨૦૨૧

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: 1998 2012

૧૬૦.૦૦

ઈડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી

કુલ ચેકંદરે 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 મોકલશો.

A. N. Dasani
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અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં. 13/2, પ્લોટ નં. 1

Search in : Mavdi/Mavdi

પહોંચ નંબર ૨૦૨૧૩૨૬૦૧૨૮૪૪ અરજી નંબર ૪૬૪૬ અરજી વર્ષ ૨૦૨૧
તારીખ ૧૭ માહે સપ્ટેમ્બર સને ૨૦૨૧

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 2021
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



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કુલ એકદરે રૂ. ૧૧૦.૦૦

અંકે રૂપીયા એક સો દસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.


J. S. RAMPARIYA
સબ રજીસ્ટ્રાર
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અંકે રૂ. : 110.00

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