

To,

Shivam Contraction,

Rajkot.

• Sub: TITLE INVESTIGATION REPORT

I, Rahul K Shah, Advocate has investigated the title of **Shivam Contraction** to the immovable properties situated at Gopalnagar-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 of **Shivam Contraction** is free and clear of all liens and encumbrances, except as follows:

DESCRIPTION OF THE PROPERTY:

Residential Flats being known as “**Shree Amrut Villa Apartment-B**”, being constructed on piece and parcel of non agricultural land bearing Revenue Survey No. 10 Part of City Rajkot, bearing Plot No. 23+24+25+26+27/5+6 & 28+29+30+31+32/1+2 total land admeasuring 191.915 Sq Meters, bearing FP No 10/1 of TPS No 31/D, bearing City Survey No 3946/B/23/5,6, 3946/B/28/1,2 of City Survey Ward No 13/2, 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 Building

On the North: Adjoining Sub Plot No. 23 to 27/4

On the South: Adjoining Sub Plot No 28+32/3

On the East: Adjoining FP No 9/A

On the West: 7.50 meter wide 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 Survey No. 10 Part of City Rajkot, Taluka Rajkot, Dist Rajkot was under the occupation and possession of Shri Thakarshi Lavjibhai Lunagariya and others.



1. That, all that piece and parcel of land bearing Revenue Survey No. 10 Part of City Rajkot was came to the Share of Shri Thakarshi Lavjibhai Lunagariya vide partition Entry No 3477 dated 21/11/1975.
2. That thereafter, Shri Thakarshi Lavjibhai Lunagariya and others applied before Competent authority, Rajkot to convert the said land into non agriculture for residential use and Competent authority, Rajkot has sanctioned the same vide his order No NA/Lerekok/65/Case No 163/05-06 dated 17/02/2006 and inter alia NA Layout Plan.
3. That thereafter, Shri Thakarshi Lavjibhai Lunagariya had executed Power of Attorney in favour of Shri Joyabbhai A Bharmal dated 04/03/2006.
4. That thereafter, Joyabbhai A Bharmal as POA holder of Shri Thakarshi Lavjibhai Lunagariya has executed Sale Deed in favor of Shri Rajesh U Timbadiya duly registered at the office of Sub Registrar Rajkot vide No. 15966 dated 30/12/2006.
5. That thereafter, Shri Rajesh U Timbadiya had executed Power of Attorney in favour of Shri Krushna G Ardeshta dated 20/10/2007.
6. That thereafter, Krushna G Ardeshta as POA holder of Shri Rajesh U Timbadiya has executed Sale Deed in favor of Shri Nensibhai A Ardeshta and others duly registered at the office of Sub Registrar Rajkot vide No. 12291 dated 25/07/2008.
7. That thereafter, Nensibhai A Ardeshta and others has executed Sale Deed in favor of Shri Shantilal Bhanjibhai Sapariya duly registered at the office of Sub Registrar Rajkot vide No. 11919 dated 25/09/2018.
8. That thereafter, Shri Shantilal Bhanjibhai Sapariya had applied to Town Planner of Rajkot Municipal Corporation for the construction of Residential use, on the said land and Town Planner, RMC has granted the Amalgamation and Sub Plotting permission vide No 373 dated 03/11/2018 inter-alia approved the Amalgamation and Sub Plotting Plan.
9. That thereafter, Shri Nensibhai A Ardeshta and others had applied to Town Planner of Rajkot Municipal Corporation for the construction of Residential use, on the said land and Town Planner, RMC has granted the Sub Plotting permission vide No 368 dated 19/01/2019 inter-alia approved the Sub Plotting Plan.
10. That thereafter, Nensibhai A Ardeshta and others has executed Sale Deed in favor of Hariom Enterprise duly registered at the office of Sub Registrar Rajkot vide No. 5578 dated 09/05/2019.



11. That thereafter, Hariom Enterprise has executed Sale Deed in favor of Shivam Contraction duly registered at the office of Sub Registrar Rajkot vide No. 3411 dated 21/03/2020.
12. That thereafter, Shri Dinesh S Sapariya and others have decided to carry on business with the name and style as "Shivam Contraction" and executed Partnership Deed on dated 21/04/2016.
13. That thereafter, Shantilal Bhanjibhai Sapariya has executed Sale Deed in favor of Shivam Contraction duly registered at the office of Sub Registrar Rajkot vide No. 3413 dated 21/03/2020.
14. That thereafter, Shri Mayur S Sapariya and others have decided to carry on business with the name and style as "Hariom Enterprise" and executed Partnership Deed on dated 10/08/2018.
15. That thereafter, Shri Hariom Enterprise had applied to Town Planner of Rajkot Municipal Corporation for the construction of Residential use, on the said land and Town Planner, RMC has granted the permission vide No 1414 dated 17/01/2010 inter-alia approved the Building Plan.

Therefore, **Shivam Contraction** has 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 Zone 2 of Sub Registrar, Rajkot vide Search Receipts No-2021 and 2021, dated 19/06/2021. 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 **Shivam Contraction**, Rajkot 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 No	Particulars of Deed/ Documents	Date	Original/ True Copy/ Photocopy
1	Building Construction permission vide No 1414 with approved Building Construction Plan	17/01/2010	Copy
2	Partnership Deed of Hariom Enterprise"	10/08/2018	Copy
3	Registered Sale Deed No 3413	21/03/2020	Copy
4	Partnership Deed of Shivam Contraction"	21/04/2016	Copy
5	Registered Sale Deed No 3411	21/03/2020	Copy
6	Registered Sale Deed No 5578	09/05/2019	Copy
7	Sub Plotting permission vide No 368 with approved the Sub Plotting Plan	19/01/2019	Copy
8	Amalgamation and Sub Plotting permission vide No 373 with approved the Amalgamation and Sub Plotting Plan	03/11/2018	Copy
9	Registered Sale Deed No 11919	25/09/2018	Copy
10	Registered Sale Deed No 12291	25/07/2008	Copy
11	Power of Attorney in favour of Shri Krushna G Ardesna	20/10/2007	Copy
12	Registered Sale Deed No 15966	30/12/2006	Copy
13	Power of Attorney in favour of Shri Joyabbhai A Bharmal	04/03/2006	Copy
14	NA Order No NA/Lerekok/65/Case No 163/05-06	17/02/2006	Copy
15	Entry No 3477	21/11/1975	Copy
16	Approved NA Layout Plan	--	Copy
17	Extract Revenue of Records	--	Copy
18	City Survey Property card in name of Shivam Contraction	--	
19	Search Receipt	19/06/2021	Original

Schedule-II
(Description of the property)

Residential Flats being known as **"Shree Amrut Villa Apartment-B"**, being constructed on piece and parcel of non agricultural land bearing Revenue Survey No. 10 Part of City Rajkot, bearing Plot No. 23+24+25+26+27/5+6 & 28+29+30+31+32/1+2 total land admeasuring 191.915 Sq Meters, bearing FP No 10/1 of TPS No 31/D, bearing City Survey No 3946/B/23/5,6, 3946/B/28/1,2 of City Survey Ward No 13/2, within the limits of Rajkot Municipal Corporation, Taluka-District Rajkot in the State of Gujarat.



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On the West: 7..50 meter wide road

Rajkot

Date: 19/06/2021.

Rahul K Shah
Advocate

