



R. D. PATEL

B.Com., LL.B.
advocate

Mo No: 0 99744 00035

To,

M/s. Panchratna Infra,

Rajkot.

Sub: TITLE INVESTIGATION REPORT

I, Rushit D Patel, Advocate has investigated the title of **M/s. Panchratna Infra** to the immovable properties 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/Owner 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 of **M/s. Panchratna Infra** is free and clear of all liens and encumbrances, except as follows:

DESCRIPTION OF THE PROPERTY:

Commercial Cum Residential Property on Plot No 1/2 land admeasuring 2804.00 Sq Mtrs along with rights of Common Plots, being known as "**Satellite Pride**", being constructed on piece and parcel of non-agricultural land bearing Revenue Survey No. 57/P1 of City Rajkot, bearing FP No 24/2 of TPS No 17(Rajkot), bearing City Survey No 3559/2/2 of City Survey Ward No 13, 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: 12.00 meter wide TP Road

On the South: Adj. RS No 57P

On the East: 12.00 meter wide road

On the West: Exi. Gada Marg

(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 land bearing Survey No. 57 of City Rajkot, Dist Rajkot was under the occupation and possession of Shri Rajput Meru Ransi.

That thereafter, Rajput Meru Ransi has expired and his legal heirs of Shri Rajput Sava Meru and same was mutated in Village form No 6 Vide Entry No 334 dated 02/10/1955.

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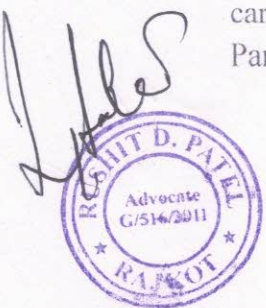
That thereafter, Rajput Sava Meru and Laxman Meru have expired and his legal heirs of Shri Gagjibhai Sava and Kanjibhai Laxman and Kanjibhai Laxman has expired and his legal heirs of Shri Galiben Kanji and others and same was mutated in Village form No 6 Vide Entry No 311 dated 20/05/1994..

That thereafter, Shri Gagjibhai Savabhai had applied for mutation of the name of his legal heirs namely Shri Soniben Gagjibhai and others and same was mutated in Village form No 6 vide Entry No 926 dated 24/07/2006.

That thereafter, Manubhai alias Manoharsinh Kanji has expired and his legal heirs of Shri Shantaben Manoharsinh Rathod and others and same was mutated in Village form No 6 Vide Entry No 2008 dated 17/06/2019 and same was mutated in Village form No 6 Vide Entry No 2124 dated 18/03/2020.

That thereafter, Gagjibhai Savjibhai has expired and has released their rights from the said property and and same was mutated in Village form No 6 Vide Entry No 2096 dated 27/01/2020.

1. That thereafter, Galiben Kanji and others have executed Power of Attorney in favour of Shri Kishorbhai Kanjibhai Rathod and Shri Ashishbhai Gagjibhai Rathod dated 24/06/2020.
2. That thereafter, Shri Galiben Kanji and others have applied before the Collector Rajkot to convert the land bearing of RS No 57p1 into non agriculture land for residential use and the same was sanctioned vide Order No 539/09/16/099/2021 dated 29/06/2021 and inter alia na lay out plan and same was mutated in Property card Vide Entry No 36022 dated 08/03/2022.
3. That thereafter, Shri Galiben Kanji and others have executed Release Deed in favour of Shri Soniben Gagjibhai and others duly registered at the office of Sub Registrar Rajkot vide No. 10994 dated 22/09/2021 and same was mutated in Property card Vide Entry No 37600 dated 28/06/2022.
4. That thereafter, Soniben Gagjibhai and others have executed Power of Attorney in favour of Shri Ashish Gagjibhai duly registered at the office of Sub Registrar Rajkot vide No. 11012 dated 22/09/2021.
5. That thereafter, Shri Prakashbhai Laxmanbhai Basida and others have decided to carry on business with the name and style as "Panchratna Infra" and executed Partnership Deed on dated 26/08/2021 and the same also registered With ROF.





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6. That thereafter, Ashish Gagjibhai Rathod self and POA holder of Soniben Gagjibhai and others have executed Sale Deed of RS No 57 part 1 total land adm. 2804.00 Sq. metes in favour of Shri Prakashbhai Laxmanbhai Basida and others through its partners of Panchratna Infra duly registered at the office of Sub Registrar Rajkot vide No. 13176 dated 23/12/2021 and same was mutated in Property card Vide Entry No 38066 dated 22/07/2022.
7. That thereafter, Shri Manishbhai Devsibhai Virani and others through its partners of Panchratna Infra had applied to Assistant Town Planner of Rajkot Municipal Corporation for the construction of Residential Cum Commercial use, and Assistant Town Planner, RMC has granted the permission vide No 103 dated 30/12/2022 inter-alia approved the Building Plan.

Therefore, **M/s. Panchratna Infra** 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:

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 2 of Sub Registrar, Rajkot vide Search Receipts No- 202302200005463 and 202302300007216 dated 03/03/2023. 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 **M/s. Panchratna Infra**, 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..

Schedule-I
(List of title Deeds/Documents)

Sr No	Particulars of Deed/ Documents	Date	Original/ True Copy/ Photocopy
1	Building Construction Permission no 103 with Approved Building Construction Plan	30/12/2022	Copy
2	Property card Vide Entry No 38066	22/07/2022	Copy
3	Registered Sale Deed No 13176	23/12/2021	Copy





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4	Partnership Deed of Panchratna Infra With ROF	26/08/2021	Copy
5	Registered Power of Attorney in favour of Shri Ashish Gagjibhai No. 11012	22/09/2021	Copy
6	Property card Vide Entry No 37600	28/06/2022	Copy
7	Registered Release Deed No. 10994	22/09/2021	Copy
8	Property card Vide Entry No 36022	08/03/2022	Copy
9	NA Order No 539/09/16/099/2021 with Approved NA lay out Plan	29/06/2021	Copy
10	Power of Attorney in favour of Shri Kishorbhai Kanjibhai Rathod and Shri Ashishbhai Gagjibhai Rathod	24/06/2020	Copy
11	Village form No 6 Vide Entry No 2096	27/01/2020	Copy
12	Village form No 6 Vide Entry No 2124	18/03/2020	Copy
13	Village form No 6 Vide Entry No 2008	17/06/2019	Copy
14	Village form No 6 vide Entry No 926	24/07/2006	Copy
15	Village form No 6 Vide Entry No 311	20/05/1994	Copy
16	Village form No 6 Vide Entry No 334	02/10/1955	Copy
17	Extract of Revenue Records	--	Copy
18	Search Receipt	03/03/2023	Original

Schedule-II
(Description of the property)

Commercial Cum Residential Property on Plot No 1/2 land admeasuring 2804.00 Sq Mtrs along with rights of Common Plots, being known as "**Satellite Pride**", being constructed on piece and parcel of non-agricultural land bearing Revenue Survey No. 57/P1 of City Rajkot, bearing FP No 24/2 of TPS No 17(Rajkot), bearing City Survey No 3559/2/2 of City Survey Ward No 13, within the limits of Rajkot Municipal Corporation, Taluka-District Rajkot in the State of Gujarat.

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On the West: Exi. Gada Marg

Rajkot
Date: 03/03/2023



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

Sate Lure Charan Town

Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

મિલકત નું વર્ણન : Rajkot CSW No 13 CS No 3559/2/2

Search in : CITY SURVEY WARD NO. 13 (PART1) (AREA NOT COVERED.. /CITY
SURVEY WARD NO. 13 (PART1) (AREA NOT COVERED..

પહોંચ નંબર 202302200005463 અરજી નંબર 3763 અરજી વર્ષ 2023
તારીખ 3 માહે માર્ચ સને 2023

રજુ કરનારનું નામ Rushit D Patel

ટ્રાન્ઝેક્સન નંબર 20230303895411072

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાલીઓ (કલમ 58 થી 59).....
શોધ અગર તપાસણી.....વર્ષ : 1993 થી 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....
અન્ય ફી

રૂ. પૈસા



70.00

કુલ એકંદરે રૂ.

70.00

અંકે રૂપીયા સીત્તેર પુરા

P K Shukla
સબ રજીસ્ટ્રાર
રાજકોટ - 1

Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

મિલકત નું વર્ણન : Rajkot CSW No 13 CS No 3559/2/2

Search in : CITY SURVEY WARD No. 13/CITY SURVEY WARD No. 13

પહોંચ નંબર ૨૦૨૩૦૨૩૦૦૦૦૭૨૧૬

અરજી નંબર ૪૧૮૮

અરજી વર્ષ ૨૦૨૩

તારીખ ૩

માહે માર્ચ

સને ૨૦૨૩

રજુ કરનારનું નામ Rushit D Patel

ડ્રાન્જેક્સન નંબર 20230303202734416

નીચે પ્રમાણે ફી પહોંચી

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.....વર્ષ : 1999 થી 2023

૨૬૦.૦૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી

અન્ય ફી

કુલ એકંદરે રૂ.

૨૬૦.૦૦

અંકે રૂપિયા બે સો સાઈઠ પુરા



A. N. Dasani
સબ રજીસ્ટ્રાર
રાજકોટ - ૨