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Ref. No. 97/2021

Date : 22/03/2021

:: TITLE/INVESTIGATION REPORT (TIR) ::

To,
Whomsoever It May Concern,
Rajkot.

Dear Sir,

1.0 Name of the Owner as per the Last Sale Deed :-

Hareshkumar Maganlal Muliya & Dishita Haresh Muliya
Address : A/101, Manhar Complex, 17-Sardar Nagar, Rajkot.

2.0 Description of the Property :-

Residential Building (under construction) namely "Trinetra" constructed on a land area 504-00 Sq Mtrs of Plot No.55 situated at Raiya Revenue Survey No.94-95-96/1, TPS No.1(Raiya), FP No.836 in Sub-Dist. & Regi.Dist. Rajkot within municipal limit of city Rajkot and bounded as under :

NORTH : Others Property

SOUTH : 30 Ft Road

EAST : Plot No. 56

WEST : 30 Ft Road

3.0 Description of the Documents :-

- [1] Certified Copy of Revenue Records entries in V. F. No. 6, 8-A and 7/12.
- [2] Certified Copy of Regd. Sale Deed No. 2186 Dtd. 20/08/1962 (Duly Regd. at Book No. 1, Sr. No. 74, Vol. No. 292 Dtd. 05/01/1963) executed by Pola Aja, Megha Aja & Chaku Aja in favour of Smt Jashvanti Jayantilal Kundaliya & Patel Damji Ukabhai.
- [3] Certified Copy of NA Order No. Rev/NA/Vashi/1195 Dtd. 23/09/1964 passed by the DDO, Rajkot with Lay out Plan approved by it.
- [4] Certified Copy of NA Sanad in the name of Smt Jashvanti Jayantilal Kundaliya & Patel Damji Ukabhai.
- [5] Copy of Regd. Partition Deed No. 4148 Dtd. 18/10/1968 (Duly Regd. at Book No.1, Sr. No.131, Vol. No.1078 Dtd.25/01/1973) executed before the Sub-registrar, Rajkot.

- [6] Original Regd. Gift Deed No.2743 Dtd.27/08/1975 (New No.692 Dtd. 31/01/1976) executed before the Sub-registrar, Rajkot.
- [7] Copy of public notice Dt.10/07/2018 published in daily newspaper "Akila" and NOC Dtd.25/07/2018 by Advocate R.N.Anadkat.
- [8] Original letter Dtd.21/07/2018 issued by City Survey Office, Rajkot.
- [9] Copy of order Dtd.06/12/2019 issued by Dy.Collector, Rajkot.
- [10] Original Regd. Sale Deed No.4217 Dtd.22/07/2020 executed before the Sub-registrar, Rajkot.
- [11] Certified Copy of Entry muted in V. F. No. 2, Vide No. 9019.
- [12] Copy of re-distribution and valuation statement and T.P.Sketch.
- [13] Original Commencement Certificate and Construction Permission No. 120 Dtd.06/08/2020 issued by ATP of RMC with Residential Building Plan approved by it.
- [14] Original Partnership Deed Dtd.29/09/2020 of M/s.Trinetra Builders – Partnership Firm.
- [15] Original Power of Attorney regd. at no.1431, Dtd.18/02/2021 before the Sub-registrar, Rajkot.
- [16] Original Development Agreement regd. at no.1432, Dtd.18/02/2021 before the Sub-registrar, Rajkot.
- [17] Original revenue dues receipt Dt.04/08/2018.
- [18] Original Receipts towards the payment of Search Charges issued by Sub-Registrar, Rajkot.

4.0 Description of the Property :-

It seems from the documents that Pola Aja, Megha Aja & Chaku Aja were the Original Owner & Occupant of the Agri. Land A 96-28 G at Raiya, entry muted in V. F. No. 6, Vide No.14.

Then, Pola Aja, Megha Aja & Chaku Aja sold the Agri. Land A 5-23 G of S. No.94, A 5-5 G of S. No. 95 & A 7-27 G of S. No.96 (on resurvey Total A 19-16 G of Raiya RSN 94, 95, 96) to Smt Jashvanti Jayantilal Kundaliya & Patel Damji Ukabhai by Regd. Sale Deed No.2186 Dtd.08/1962 (Duly Regd. at Book No.1, Sr. No.74, Vol. No.292 Dtd.05/01/1963), Entry muted in V. F. No. 6, Vide No. 330.



Then, as per new measurement, Smt Jashvanti Jayantilal Kundaliya & Patel Damji Ukabhai were holding agri. land A 19 13 G of of Raiya RSN 94, 95, 96 as known from V. F. No. 6, entry No. 469.

Then, Smt Jashvanti Jayantilal Kundaliya & Patel Damji Ukabhai have applied for convert the Agri. Land A 18-15 G at Raiya RSN 94-95-96/1 into Non-Agriculture for Residential Purpose and same has been passed by the DDO, Rajkot, Vide NA Order No.Rev/NA/Vashi/1195 Dtd.23/09/1964 with NA Sanad, Entry muted in V. F. No. 6, Vide No. 1545.

Then, the NA land are 6056-17 Sq Mtrs i.e.7267-3-0 Sq Yards of Plot No.7-13-49-51-55-66-79-33-45 & 76/A situated at Raiya Revenue Survey No.94-95-96/1 had fallen in the share of Parsottambhai Ukabhai Patel by Regd. Partition Deed No.4148 Dtd.18/10/1968 (Duly Regd. at Book No. 1, Sr. No. 131, Vol. No. 1078 Dtd. 25/01/1973), entry muted in V. F. No. 6, Vide No.2134.

Then, Parsottambhai Ukabhai Patel gifted the NA land area 504-00 Sq Mtrs of Plot No.55 situated at Raiya Revenue Survey No. 94-95-96/1, TPS No. 1(Raiya), FP No. 836 to Dayakunvarben alias Dayaben Parsottambhai Patel by Regd. Gift Deed No. 2743 Dtd.27/08/1975 (New No.692 Dtd.31/01/1976), entry muted in V. F. No. 6, Vide No.3893 & 6055.

An order Dtd.06/12/2019 issued by Dy.collector, Rajkot.

Then, Dayakunvarben alias Dayaben Parsottambhai Patel (wife of Jayantilal Kaneriya) sold the NA land area 504-00 Sq Mtrs of Plot No.55 situated at Raiya Revenue Survey No. 94-95-96/1, TPS No. 1(Raiya), FP No.836, Rajkot to Hareshkumar Maganlal Muliya & Dishita Haresh Muliya by Regd. Sale Deed No.4217 Dtd.22/07/2020. Then, Entry muted in V. F. No.2, Vide No.9019 in the name of Hareshkumar Maganlal Muliya & Dishita Haresh Muliya.

Then, Commencement Certificate and Construction Permission No.120 Dtd.06/08/2020 issued by ATP of RMC with Residential Building Plan approved by it. Building under construction is known as "Trinetra".

M/s.Trinetra Builderes – A Partnership Firm constituted amongst Hareshkumar Maganlal Muliya, Dishita Haresh Muliya and Kamleshbhai Raja through Notarised Partnership Deed Dt.29/09/2020. Wherein Kamleshbhai Raja was appointed as authorized partner.



A Power of Attorney regd. at no.1431 Dt.14.02.2021 executed by co-owner Dishita Haresh Muliya in favor of Hareshkumar Maganlal Muliya to do acts and things on behalf of her.

Therefore, Hareshkumar Maganlal Muliya & Dishita Haresh Muliya are the owners and Trinetra Developers – Partnership Firm (as Developers) possesses Residential Building (under construction) namely "Trinetra" constructed on land area 504-00 Sq Mtrs of land area 504-00 Sq Mtrs of Plot No.55 situated at Raiya Revenue Survey No. 94-95-96/1, TPS No. 1(Raiya), FP No.836 in Sub-Dist. & Regi. Dist. Rajkot.

5.0 Search :-

The search has been taken from the records of Sub-Registrar, Rajkot for the last 13 years and no registered charge or encumbrance has been disclosed. The receipts towards the search charges are annexed.

6.0 Opinion :-

On examination of the entire chain of the documents, I do hereby certify that the right, title and interest of **Hareshkumar Maganlal Muliya & Dishita Haresh Muliya** in respect of the Property described in Para-2 hereinabove are correct with all respective title-deeds and right, title and interest of said Property are clear, marketable, free from any encumbrance and beyond reasonable doubts.

Thanking you.

Place : RAJKOT.
Date : 22/03/2021



Yours faithfully,

(RUPESH ANADKAT)
ADVOCATE