

To,
Shree Buildcon,
Rajkot.

Sub: TITLE INVESTIGATION REPORT

Dear Sir/Madam,

I, Rahul K Shah, Advocate has investigated the title of **Shree Buildcon** to the immovable properties situated at Raiya-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 own or 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 **Shree Buildcon** is free and clear of all liens and encumbrances, except as follows:

DESCRIPTION OF THE PROPERTY:

Residential Buildings known as "Shree Vallabh Nivas", being constructed, on all that piece and parcel of non-agricultural land bearing Revenue Survey No 4/1 and 4/2 of Village Raiya, bearing FP No 8+9 land admeasuring 1651-00 sq. meters of TPS No 16 (Raiya), situated at Village Raiya 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: Adjoining FP No 7, 6/1 and 2

On the South: 12-00 Meters wide TPS Road

On the East: Adjoining FP No 5+17

On the West: Adjoining FP No 3/5 and 3/6

(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 4/1-4/2 of Village Raiya, Taluka Rajkot, Dist Rajkot was under the occupation and possession of Shri Vela Kaba and his name was promulgated in the ROR vide Entry



1. That thereafter, as per new measurement, the said lands were allotted RS Nos and the same was mutated in ROR vide Entry No 395 dated 21/09/1962.
2. That thereafter, Shri Vela Kaba expired and the names of his legal heirs were mutated in ROR vide Entry No 2169 dated 01/08/1970. Therefore, the names of Shri Kantaben Velabhai and others were mutated.
3. That thereafter, Shri Maniben Velabhai and others have released their rights from the above property in favor of Shri Bhikhabhai Velabhai and Shri Jaga Vela were mutated in ROR i.e. Village Form No 6 vide Entry No 2170 dated 01/08/1970.
4. That thereafter, Shri Bhikhabhai Velabhai had expired and his legal heirs Shri Diwaliben Velabhai and Others has become the co-owners of the said property and their name were entered in the Village Form No 6 vide Entry No 4942 duly certified dated 30/07/2001.
5. That thereafter, Shri Jagabhai Velabhai Thumar and others had executed Sale Deed in favor of Shri Dhirajlal Harjibhai Shiyani duly registered at Sub Registrar Office, Rajkot vide No 4054 dated 04/04/2007.
6. That thereafter, Shri Dhirajlal Harjibhai Siyani had applied before the Collector, Rajkot to convert the said land bearing Revenue Survey No 4/1-4/2 into non agriculture for residential use and the Collector, Rajkot has sanctioned the same vide his order No CB/NA/Rajkot/Raiya-1/4/1/1006768/2019 dated 09/04/2019 and CB/NA/Rajkot/Raiya-1/4/2/1006764/2019 dated 09/04/2019 and inter alia approved Layout Plan.
7. That thereafter, Shri Dhirajlal Harjibhai Siyani and others have decided to carry on business with the name and style as Shree Buildcon and executed Partnership Deed duly registered at the office of Sub Registrar Rajkot vide No 4488 dated 29/06/2019.
8. That thereafter, Shree Buildcon have applied to Assistant Town Planner of RMC for construction of Residential Buildings of said property and Assistant Town Planner, RMC vide its Permission No 1104 dated 04/12/2019 and inter-alia approved Residential Building Plan.

Therefore, **Shree Buildcon** became the owner of the said flat and in occupation and possession of the said property and 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.

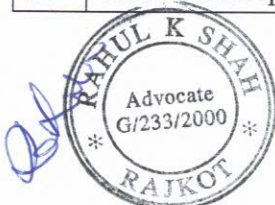
3. Certificate:

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 **1990 to 2020** in Zone-1 and Zone 4 of Sub Registrar, Rajkot vide Search Receipts No 2020022000639 and 2020025000324 dated 08/01/2020. 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 **Shree Buildcon** 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 1104	04/12/2019	Copy
2	Approved Building Construction Plan	--	Copy
3	Registered Partnership Deed of Shree Buildcon No 4488	29/06/2019	Copy
4	NA Order No CB/NA/Rajkot/Raiya-1/4/2/1006764/2019 with Approved NA Layout Plan	09/04/2019	Copy
5	NA Order No CB/NA/Rajkot/Raiya-1/4/1/1006768/2019 with Approved NA Layout Plan	09/04/2019	Copy
6	Registered Sale Deed No 4054	04/04/2007	Copy
7	Village Form No 6 vide Entry No 4942	30/07/2001	Copy
8	Village Form No 6 vide Entry No 2170	01/08/1970	Copy
9	Extracts of Revenue Records	-	Copy
10	Search Receipts	08/01/2020	Original



Schedule-II
(Description of the property)

Residential Buildings known as "Shree Vallabh Nivas", being constructed, on all that piece and parcel of non-agricultural land bearing Revenue Survey No 4/1 and 4/2 of Village Raiya, bearing FP No 8+9 land admeasuring 1651-00 sq. meters of TPS No 16 (Raiya), situated at Village Raiya which is now within the limits of Rajkot Municipal Corporation, Taluka-District Rajkot in the State of Gujarat.

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Rajkot

Date: 08/01/2020



Rahul K Shah
Advocate