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TO WHOM SO EVER IT MAY CONCERN

Sub: TITLE INVESTIGATION REPORT

Dear Sir/ Madam,

I Jagdish B Harsoda, Advocate has investigated the title of
M/s. SHREEJI DEVELOPERS is a General Partnership firm Registered under Partnership Act 1932, by
and through all of the partners of said partnership, being the undersigned

- (1) Mr. PARESH VELJIBHAI TANK
- (2) Mr. DIPAK JAYANTIBHAI KACHA,
- (3) Mr. SATISHKUMAR AMRUTLAL CHOKSI
- (4) Mr. MOHITBHAI VASANTBHAI LIMBASIYA
- (5) Mr. RANCHHOD NAJABHAI KIHILA
- (6) Mr. KHODABHAI LAKHMANBHAI SORATHIYA
- (7) Mr. HITESHBHAI BABUBHAI TILALA
- (8) Mr. ARVINDBHAI GORDHANBHAI KAKADIYA

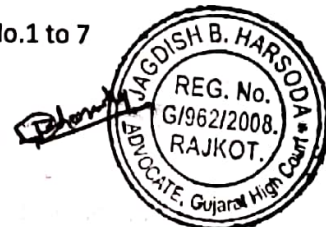
to the immovable properties situated at Rajkot City more particularly described hereinafter and on the basis of the title deed/s and other documents produced to me, the discussions I/we had with the Owners about the property he/she own or intends to purchase which is more particularly described in Schedule 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 (1) Mr. PARESH VELJIBHAI TANK, (2) Mr. DIPAK JAYANTIBHAI KACHA, (3) Mr. SATISHKUMAR AMRUTLAL CHOKSI, (4) Mr. MOHITBHAI VASANTBHAI LIMBASIYA, (5) Mr. RANCHHOD NAJABHAI KIHILA, (6) Mr. KHODABHAI LAKHMANBHAI SORATHIYA, (7) Mr. HITESHBHAI BABUBHAI TILALA, (8) Mr. ARVINDBHAI GORDHANBHAI KAKADIYA, is free and clear of all liens and encumbrances, except as follows:

1. DESCRIPTION OF THE PROPERTY:

Residential Flats and Commercial Shop known as: "SHIVALAY SANIDHYA" being constructed on Kothariya R.S.NO.104/ PAIKI 6/ PAIKI 2 N.A. residential land bearing TP-12 (KOTHARIYA), F.P.22+24/2/3, "SHIVALAY SANIDHYA" PLOT NO.8 TO 12 total land admeasuring 901-16 Sq. meters, situated at Kothariya, Rajkot City in the state of Gujarat.

Boundary of property

- On the North: F.P. No.22/A
On the South: 7.50 meter wide Road
On the East : 20.00 meter wide Road
On the West: Property of Common Plot A and Plot No.1 to 7



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(More particularly described in schedule II) (Hereinafter called as "the Immovable Properties")

2. Source & History of Titles:

Evolution, Background & Tracing of Title property/ies i.e. flow of title during last 30 years (Tracing of the title explained in chronological order beginning with the earliest available title deed documents given by you. All the title deeds discussed fully, stating registration number, document number, dates of execution, names of executors and executants, etc., & complete history of mutation entries, village records. The chain of title deeds is clearly established the title of the property holder. If the chain broken, the same explained in a convincing manner.):-

It transpires from the Chain of the document that Madha Jesha was the Original owner & occupant of the Agri. Land of Kothariya Revenue survey No. 104 Paiki entry muted in V. F. No. 6. Vide No.19.

Thereafter, Madha Jesha had sold this Agriculture Land to Gandu Popat and Others vide registered sale deed Book No 1 of 2136, Volume No. 228, Date 02/10/1960.

Thereafter, Gandu Popat and Others had divided this Agriculture land in his own accord by entry muted in V. F. No. 6. Vide No.1365.

Thereafter, Gandu Popat and his Joint Owner were died and Nominee of them Khodidasbhai Gandubhai and others were became owner of property by entry muted in V. F. No. 6. Vide No.2431.

Thereafter, Khodidasbhai Gandubhai and others had Nominated his/her legal heirs in this property by entry muted in V. F. No. 6. Vide No.2434, 3765, 7359.

Thereafter, Karshan Gandu Siyani and Others had release his share to favour of Khodidas Gandu Siyani and Others by entry muted in V. F. No. 6. Vide No.7360.

Thereafter, Chirag Khodidasbhai Siyani and Others had converted this Property into non-agricultural land vide N.A. order No. 221/09/06/052/2020 Dated.16/03/2020. For which Chirag Khodidasbhai Siyani and Others had submitted Lay-Out plan.

Thereafter, Khodidas Gandu Siyani and Others had Given Power of Attorney to Mr. Chirag Khodidasbhai Shiyani vide Registered Deed No 2368 dated 23/04/2021.

Thereafter Chirag Khodidasbhai Siyani and Others intended to Construction of Residential Flat and Commercial Shop on Total land Admeasuring 901.16 Sq. Mt. of Plot No.8 to 12. For which they have submitted building plan to Rajkot Municipal Corporation, which has been approved by the RMC vide Permission No. 050 dated 16.09.2021.

Thereafter, Chirag Khodidasbhai Siyani and Others had sold this N. A. Land To M/s. SHREEJI DEVELOPERS (a Partnership Firm) Vide Registered sale deed No. 5514 dated 21/10/2021.

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Therefore, **M /s. SHREEJI DEVELOPERS** (a Partnership Firm) became the owner of the said flat and Commercial Shop in occupation and possession of the said property and competent to the 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 record from 1990 to 1998 in Zone -1 of sub registrar, Rajkot vide search receipts No.2021022022982 and search of record from 1998 to 2012 in Zone -2 of sub registrar, Rajkot vide search receipts No.2021023030602 and search of record from 2012 to 2021 in zone -7 of sub registrar, Rajkot vide search receipts No. 2021327009649 respectively. I have attached the receipt of same with the report. The particular in 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. SHREEJI DEVELOPERS** (a Partnership Firm) in respect of the property described hereinabove are covered with all respective title deeds. The right, title and interest of 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.050, along with Approved Building plan	16/09/2021	Original
2	Registered Deed No.5514 With RR	21/10/2021	Original
3	Registered Partnership Deed No.5513	21/10/2021	Original
4	Registered POA Deed No.2368	23/04/2021	True Copy
5	N.A.Ordar no.221/09/06/052/2020	16/03/2020	True Copy
6	Lay Out plan Permission no.3	09/04/2021	Copy
7	Building Plan Permission No. 050	16/09/2021	Original
8	Copy of Village form no.6,8-A and 7/12 and copy of Promulgation Entry	-	Copy
9	Zoning Certificate, Part Plan, TP Sketch	16/01/2015	Copy
10	Search Receipts Zone-1 NO.2021022022982	27/10/2021	Original
11	Search Receipts Zone-2 NO.2021023030602	27/10/2021	Original
12	Search Receipts Zone-7 NO.2021327009649	26/10/2021	Original

Schedule-II

(Description of the property)

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જગદીશ બી. હરસોડા

બી.કોમ. એલ.એલ.બી. (એડવોકેટ) ગુજરાત હાઇકોર્ટ
રેવન્યુ, ઇન્કમેટેક્સ, વેટ ના સલાહકાર
E-mail : jagdishbharsoda@yahoo.in
Mo. : 94272 38020



Reg. No. G/962/2008

બ્રહ્માણી કોમ્પ્લેક્સ, લાલ પાર્ક,
ઓફીસ નં.-૧૦૨,
બોલબાલા ૮૦ ફુટ રોડ,
દેબર રોડ (સાઉથ), રાજકોટ.

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Residential Flats known as "SHIVALAY SANIDHYA" being constructed on Kothariya R.S.NO.104/ PAIKI 6/ PAIKI 2 N.A. residential land bearing TP-12(KOTHARIYA),F.P.22+24/2/3,"SHIVALAY SANIDHYA" PLOT NO.8 TO 12 total land admeasuring 901-16 Sq. meters, situated at Kothariya, Rajkot City in the state of Gujarat.

Boundary of property

On the North: F.P. No.22/A

On the South: 7.50 meter wide Road

On the East : 20.00 meter wide Road

On the West: Property of Common Plot A and Plot No.1 to 7

Rajkot

Date:-18/11/2021



Jagdish B. Harsoda
Advocate

JAGDISH B. HARSODA

B.Com. LL.B. (ADVOCATE)

J.B.Harsoda and Co., Lal Park-A Corner,
B/h. Ganesh Complex, 80 Feet Bolbala Road,
Dhebar Road, Rajkot.

અરજી પહોંચ

મિલકત નું વર્ણન : કોઠારીયા ના રે.સ.નં.104/પૈકી6/પૈકી2 ટીપી.12 એફ.પી.22+23/2/3 પ્લોટ નં.8 થી 12

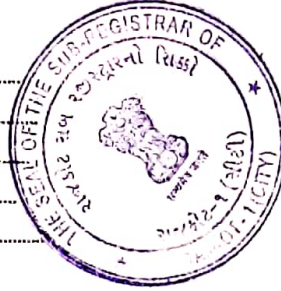
Search In : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૧૦૨૨૦૨૨૮૮૨ અરજી નંબર ૧૫૮૮૨ અરજી વર્ષ ૨૦૨૧
તારીખ ૨૭ માહે ઓક્ટોબર સને ૨૦૨૧

રજુ કરનારનું નામ જગદીશ બી.હરસોડા(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 ચાટીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 1990 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



100.00

કુલ એકંદરે રૂ. 100.00

અંકે રૂપીયા એક સો શૂન્ય પૂરા

દસ્તાવેજ

ના દિલસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

B. K. CHAVADA
સબ રજીસ્ટ્રાર
રાજકોટ - 1

અંકે રૂ. : 100.00

20211026780456852

સબ રજીસ્ટ્રાર, રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.ન:104/પૈકી 6/પૈકી 2 ટી.પી.ન:12 એફ.પી.ન:22+23/2/3 પ્લોટ નં:8 થી 12

Search In : કોઠારીયા /KOTHARIYA

પહોંચ નંબર 2021023030502

અરજી નંબર

19141

અરજી વર્ષ

2021

તારીખ 29

માહે

ઓક્ટોબર

સને

2021

રજુ કરનારનું નામ જે.બી.હરસોડા (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 54 થી 57).....

શોધ અગર તપાસણી.....Year: 1998 2012

કલમ-24.....

કલમ-34 (કલમ-47).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-2 ફી.....

કુલ એકદર રૂ.

150.00

અંકે રૂપિયા 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

સબ રજીસ્ટ્રાર

રાજકોટ - 2

અંકે રૂ. : 160.00

20211026495900768

સબ રજીસ્ટ્રાર, રાજકોટ - 2

અરજી પહોંચ

મિલકત નું વર્ણન : કોઠારીયા ના રે.સ.નં. 104/પૈકી 6/પૈકી 2, ટી.પી.નં. 12, એફ.પી.નં. 22+23/2/3, પ્લોટ નં. 8 થી 12

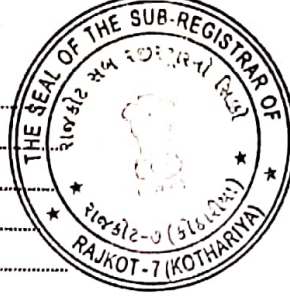
Search in : Kothariya/Kothariya

પહોંચ નંબર 20213290005846 અરજી નંબર 3291 અરજી વર્ષ 2021
તારીખ 25 માહે ઓક્ટોબર સને 2021

રજુ કરનારનું નામ જે.બી.હરસોડા (એડવોકેટ) (શોધ)
નીચે પ્રમાણે ફી પહોંચી

૩. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ 58 થી 59).....
શોધ અગર તપાસણી.....Year: 2012 2021
દંડ કલમ-24.....
કલમ-38 (કલમ-40).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-2 ફી.....



110.00



કુલ એકદરે રૂ. 110.00

અંકે રૂપીયા એક સો દસ પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

M S. Jethava
સબ રજીસ્ટ્રાર
રાજકોટ - 7 - કોઠારીયા

અંકે રૂ. : 110.00

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સબ રજીસ્ટ્રાર, રાજકોટ - 7 - કોઠારીયા