

To,

Mustafa Abbasali Bharmal and others (AOP)

RAJKOT.

Sub: TITLE INVESTIGATION REPORT

Dear Sir/Madam,

I, RAHUL K SHAH, Advocate has investigated the title of **Mustafa Abbasali Bharmal and others (AOP)** to the immovable properties situated at 6-Manhar Plot Road-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 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 to be vested in **Mustafa Abbasali Bharmal and others (AOP)** is free and clear of all liens and encumbrances, except as follows:

DESCRIPTION OF THE PROPERTY:

Residential Building known as "Ishaan Gold" being constructed on land bearing City Survey No 1066 land admeasuring 441.09 Sq Meters (as per site land admeasuring 438.25 Sq Meters) of City Survey Ward No 7 situated at more particularly area known as "6-Manhar Plot", within limits of Rajkot Municipal Corporation, District Rajkot in the State of Gujarat.

The above described property is bounded as under:

Boundary of Building

On the North: Adjoining CS No 1084 - 1088

On the South: Adjoining Others Property

On the East: 6.00 meter wide road

On the West: Adjoining Others Property

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

2. Devolution of Title:

Property of City Survey No 1066



That the property referred above was part and parcel of land of Rajkot, Taluka Rajkot, Dist Rajkot was under the occupation and possession of Thakor Saheb Shri Dharmendrasinhji Saheb .

1. That thereafter, Thakor Saheb Shri Dharmendrasinhji Saheb had executed Registered Lekh (Sale Deed) in favour of Shri Daji Kanji Ramji duly registered vide Lekh No 2/1991 on dated 18/02/1935.
2. That thereafter, Shri Rajput Keshrji Khodaji had executed Registered Lekh (Sale Deed) in favour of Shri Daji Kanji Ramji duly registered vide Lekh No.475/199.
3. That thereafter, Shri Daji Kanji Ramji had executed Registered Lekh (Sale Deed) in favour of Shri Patel Govabhai Bhimabhai duly registered vide Lekh No 636/2002.
4. That thereafter, Shri Samji Govabhai has executed Sale Deed in favour of Shri Kuljibhai Shamjibhai and others duly registered at sub registrar office at Rajkot vide No 38 Volume 559 dated 02/01/1967.
5. That thereafter, Shri Kuljibhai Shamjibhai Patel (Sagapariya) had applied before the Court of 14th Additional Senior Civil Judge Rajkot for the obtain Heirship Certificate of the said property of Late Maniben Keshabhai Patel W/o. Shamjibhai Sagapriya vide Civil Mis. Application No 505/2017 and the court has granted the application and issued Heirship certificate dated 11/08/2017.
6. That thereafter, Shri Kuljibhai Shamjibhai Patel (Sagapariya) has executed Sale Deed in favour of Shri Mustafa Abbasali Bharmal and others duly registered at sub registrar office at Rajkot vide No 7535 dated 13/11/2017.

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Property of City Survey No 1075

That the property referred above was part and parcel of land of Rajkot, Taluka Rajkot, Dist Rajkot was under the occupation and possession of Thakor Saheb Shri Lakhajiraj Bapu.

7. That thereafter, Thakor Saheb Shri Lakhajiraj Bapu had executed Registered Lekh (Sale Deed) in favour of Shri Patel Gokal Nanji duly registered vide Lekh No 76/1922-23 on dated 21/06/1922.
8. That thereafter, Shri Chaku Gokal and others had executed Registered Lekh (Partition Deed) duly registered vide Lekh No 10/2004 on dated 07/11/1947.
9. That thereafter, Shri Limba Gokal and others had executed Registered Lekh (Partition Deed) duly registered vide Lekh No 9/2004 on dated 07/11/1947.



10. That thereafter, Shri Patel Chaku Gokal and others has executed Sale Deed in favour of Shri Thakordas Mulchand duly registered at sub registrar office at Rajkot vide No 183 Volume 23 dated 03/03/1951.
11. That thereafter, Shri Mohan Gokal and others has executed Sale Deed in favour of Shri Bai Bajiba Muluji duly registered at sub registrar office at Rajkot vide No 2937 Volume 232 dated 13/12/1960.
12. That thereafter, Shri Bai Bajiba Muluji has executed Sale Deed in favour of Shri Ramubai Devjibhai W/o. Limba Gokalbhai duly registered at sub registrar office at Rajkot vide No 1020 Volume 422 dated 14/06/1965.
13. That thereafter, Shri Thakordas Mulchand has executed Sale Deed in favour of Shri Patel Limba Gokal duly registered at sub registrar office at Rajkot vide No 2200 Volume 226 dated 27/12/1956.
14. That thereafter, Shri Devuben laljibhai Nandaniya had applied before the Court of 4th Additional Senior Civil Judge Rajkot for the obtain Heirship Certificate of the said property of Late Limbabhai Gokalbhai Tanti and Ramuben @ Ramubai Devjibhai Radadiya (Patel) W/o. Limbabhai Tanti vide Civil Mis. Application No 314/2012 and the court has granted the application and issued Heirship certificate dated 16/08/2012.
15. That thereafter, Shri Geetaben Anilbhai Nandaniya had applied before the Court of 18th Additional Senior Civil Judge Rajkot for the obtain Heirship Certificate of the said property of Late Devuben laljibhai Nandaniya D/o. Limbabhai Tanti vide Civil Mis. Application No 195/2014 and the court has granted the application and issued Heirship certificate dated 09/07/2014.
16. That thereafter, Shri Geetaben Anilbhai Nandaniya as legal heir of late Devuben laljibhai Nandaniya D/o. Limbabhai Tanti has executed Sale Deed in favour of Shri Ajay Harshadray Lotiya self and POA holder of others partners of Shri Giriraj Corporation duly registered at sub registrar office at Rajkot vide No 7622 dated 20/10/2014.

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Property of City Survey No 1071 to 1074

17. That thereafter, Survey was carried out by the City survey Office, Rajkot and the said land was allotted City Survey No 1074 to 1074 of City Survey Ward No 7 and the Sanad was issued in the name of Shri Joshi Mohanlal Mayashankar.
18. That thereafter, Shri Dhirajlal Mohanlal Joshi and others had applied before the Court of Senior Division at Rajkot for the obtain Heirship Certificate of the said



property of Late Joshi Mohanlal Mayashankar vide Civil Mis. Application No 896/77 and the court has granted the application and issued Heirship certificate dated 21/10/1978.

19. That thereafter, Shri Dhirajlal Mohanlal Joshi and others as executors of will of late Joshi Mohanlal Mayashankar has executed Sale Deed in favour of Shri Lilaba Becharji Rathod duly registered at sub registrar office at Rajkot vide No 2471 dated 19/04/1982.
20. That thereafter, Shri Lilaba Becharji Rathod has executed Sale Deed in favour of Shri Ramaben Vaghjibhai Adheda duly registered at sub registrar office at Rajkot vide No 3479 dated 29/03/1989.
21. That thereafter, Shri Ramaben Vaghjibhai Adheda has executed Sale Deed in favour of Shri Pushpaben Gordhanbhai Tank duly registered at sub registrar office at Rajkot vide No 776 dated 17/01/1990.
22. That thereafter, Shri Pushpaben Gordhanbhai Tank has executed Sale Deed in favour of Shri Ajaybhai Harshadray Lotiya self and POA holder of others partners of Shri Giriraj Corporation duly registered at sub registrar office at Rajkot vide No 3514 dated 23/05/2014.
23. That, Shri Bharatbhai Haskukhbhai Lotiya and others have decided to carry on business with the name and style as "Shri Giriraj Corporation" and executed Partnership Deed.
24. That thereafter, Shri Ajay Harshadray Lotiya self and POA holder of others partners of Shri Giriraj Corporation has executed Sale Deed in favour of Shri Mustafa Abbasali Bharmal and others duly registered at sub registrar office at Rajkot vide No 3138 dated 24/05/2017.
25. That thereafter, Mustafa Abbasali Bharmal and Shri Kalpit U Parmar decided to form an Association of Person in the name and style "Mustafa Abbasali Bharmal and others" and brought the said land into the said association of person, and executed Declaration of AOP duly registered at the Office of Sub Registrar, Rajkot vide No 3831 dated 10/05/2018.
26. That thereafter, Shri Mustafa Abbasali Bharmal and others has applied to Asst Town Planner, RMC for construction of Residential use on the said land and the same was approved vide Revise Building Permission No 649 dated 23/10/2019 inter alia revise approving Building Plan.



Therefore, **Mustafa Abbasali Bharmal and others (AOP)** has become the owner of the said flat and in occupation and possession of the said flat 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 **2005** to **2018** in Zone-1 of Sub Registrar, Rajkot vide Search Receipts No 2019022026847 dated 01/10/2019. 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 **Shri Mustafa Abbasali Bharmal and others (AOP)** 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	Revise Building Construction Permission No 649 with revise approved Building Construction Plan	23/10/2019	Copy
2	Registered Deed of Declaration and AOP No 3831	10/05/2018	Copy
3	Partnership Deed of Shri Giriraj Corporation	--	Copy
4	Registered Sale Deed No 3138	24/05/2017	Copy
5	Registered Sale Deed No 3514	23/05/2014	Copy
6	Registered Sale Deed No 776	17/01/1990	Copy

7	Registered Sale Deed No 3479	29/03/1989	Copy
8	Registered Sale Deed No 2471	19/04/1982	Copy
9	Heirship certificate CMA No 896/77	21/10/1978	Copy
10	City Survey Sanad in name of Shri Joshi Mohanlal Mayashankar		Copy
11	Registered Sale Deed No 7622	20/10/2014	Copy
12	Heirship certificate CMA No 195/2014	09/07/2014	Copy
13	Heirship certificate CMA No 314/2012	16/08/2012	Copy
14	Registered Sale Deed No 2200 Volume 226	27/12/1956	Copy
15	Registered Sale Deed No 1020 Volume 422	14/06/1965	Copy
16	Registered Sale Deed No 2937 Volume 232	13/12/1960	Copy
17	Registered Sale Deed No 183 Volume 23	03/03/1951	Copy
18	Lekh (Partition Deed) No 9/2004	07/11/1947	Copy
19	Lekh (Partition Deed) No 10/2004	07/11/1947	Copy
20	Lekh Lekh No 76/1922-23	21/06/1922	Copy
21	Registered Sale Deed No 7535	13/11/2017	Copy
22	Heirship certificate CMA No 505/2017	11/08/2017	Copy
23	Registered Sale Deed No 38 Volume 559	02/01/1967	Copy
24	Lekh No 636/2002	--	Copy
25	Lekh No 475/199	--	Copy
26	Lekh No 2/1991	18/02/1935	Copy
27	Search Receipt	01/10/2019	Original

Schedule-II

(Description of the property)

Residential Building known as "Ishaan Gold" being constructed on land bearing City Survey No 1066 land admeasuring 441.09 Sq Meters (as per site land admeasuring 438.25 Sq Meters) of City Survey Ward No 7 situated at more particularly area known as "6-Manhar Plot", within limits of Rajkot Municipal Corporation, District Rajkot in the State of Gujarat.



The above described property is bounded as under:

Boundary of Building

On the North: Adjoining CS No 1084 - 1088

On the South: Adjoining Others Property

On the East: 6.00 meter wide road

On the West: Adjoining Others Property

Rajkot

Date: 11/10/2019



RAHUL K SHAH

Advocate

અરજી પહોંચ

મિલકત નું વર્ણન : વો નં.7 સી સ નં.1066

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૧૮૦૨૨૦૨૬૮૪૭ અરજી નંબર ૧૮૫૧૫ અરજી વર્ષ ૨૦૧૮
તારીખ ૧ માહે ઓક્ટોબર સને ૨૦૧૮

રજુ કરનારનું નામ આર કે શાહ (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 ચાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 1989 2019
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૩૨૦.૦૦

કુલ એકદરે રૂ.	૩૨૦.૦૦
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અંકે રૂપીયા ત્રણ સો વીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

એમ.જી.રાજયગુરુ

સબ રજીસ્ટ્રાર

રાજકોટ - 1