

To,

Shri Kishor Gordhanbhai Javiya and others,

Rajkot.

Sub: TITLE INVESTIGATION REPORT

Dear Sir/Madam,

I, Rahul K Shah, Advocate has investigated the title of **Shri Kishor Gordhanbhai Javiya and others** to the immovable properties situated at Mavdi-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 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 **Shri Kishor Gordhanbhai Javiya and others** are free and clear of all liens and encumbrances, except as follows:

DESCRIPTION OF THE PROPERTY:

Residential Building named as "Sarvottam Avenue" bearing Constructed on non-agricultural land bearing Revenue Survey No 201 of Village Mavdi, bearing Plot No 19 20 total land admeasuring 334.34 Sq. Meters, bearing Final Plot No 12/1 of TP No 26(Mavdi), situated area at Village Mavdi (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 Plot No 21

On the South: Adjoining Plot No 11

On the East: 7.50 Mtrs wide Road

On the West: Adjoining Plot No 8 and 9

(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 201 part of Village Mavdi, Taluka Rajkot, Dist Rajkot was under the occupation and possession of Shri Babubhai Thakarshbhai Patel.



1. That thereafter Shri Babubhai Thakarshbhai Patel have executed registered Sale Deed in favour of Shri Devraj Popat and others duly registered at Sub Registrar Office, Rajkot vide No. 7285 dated 07/06/1991.
2. That thereafter, Shri Devraj Popat and others applied before the Collector, Rajkot to convert the said land into non agriculture for residential use and the Collector, Rajkot has sanctioned the same vide his order No NA/Lerekok/65/Case No 29/94-95/Vashi/659 to 668/95 dated 18/02/1995 and the Layout Plan.
3. That thereafter, Shri Devraj Popat and others have executed Power of Attorney in favour Shri Anand Nitinchandra Mehta and others dated 18/09/1995.
4. That thereafter Shri Keshubhai Bavabhai Shekhda as POA holder of Shri Devraj Popat and others have executed registered Sale Deed in favour of Shri Hareshbhai Chhaganbhai Ajani duly registered at Sub Registrar Office, Rajkot vide No. 10045 dated 28/05/1996.
5. That thereafter, Shri Hareshbhai Chhaganbhai Ajani have executed Power of Attorney in favour Shri Bhimjibhai Limbabhai Kanpariya dated 09/11/2009.
6. That thereafter Shri Bhimjibhai Limbabhai Kanpariya as POA holder of Shri Hareshbhai Chhaganbhai Ajani have executed registered Sale Deed in favour of Shri Shardaben Kantilal Aghera duly registered at Sub Registrar Office, Rajkot vide No. 3295 dated 03/02/2010.
7. That thereafter Shri Shardaben Kantilal Aghera have executed registered Sale Deed in favour of Shri Kishor Gordhanbhai Javiya and others duly registered at Sub Registrar Office, Rajkot vide No. 7854 dated 28/11/2018.
8. That thereafter Shri Keshubhai Bavabhai Shekhda as POA holder of Shri Devraj Popat and others have executed registered Sale Deed in favour of Shri Karshanbhai Khimjibhai Ajani and others duly registered at Sub Registrar Office, Rajkot vide No. 10029 dated 28/05/1996.
9. That thereafter Shri Karshanbhai Khimjibhai Ajani and others have executed registered Sale Deed in favour of Shri Ashokbhai Mohanbhai Marvaniya and others duly registered at Sub Registrar Office, Rajkot vide No. 8133 dated 10/07/2009.
10. That thereafter Shri Ashokbhai Mohanbhai Marvaniya and others have executed registered Sale Deed in favour of Shri Diptiben Ketanbhai Mehta duly registered at Sub Registrar Office, Rajkot vide No. 15381 dated 11/06/2010.



11. That thereafter Shri Diptiben Ketanbhai Mehta have executed registered Sale Deed in favour of Shri Mayur Pravinkumar Tilva duly registered at Sub Registrar Office, Rajkot vide No. 1113 dated 24/02/2016.
12. That thereafter Shri Mayur Pravinkumar Tilva have executed registered Sale Deed in favour of Shri Kishor Gordhanbhai Javiya and others duly registered at Sub Registrar Office, Rajkot vide No.7372 dated 02/11/2018.
13. That thereafter, Shri Kishor Gordhanbhai Javiya and others had applied before ATP, RMC for construction permission on the said land of ATP, RMC has issued Building Construction Permission vide No. 1163 dated 14/03/2019 and inter alia approved Building Plan.

Therefore, **Shri Kishor Gordhanbhai Javiya and others** became the owner and in occupation and possession of the said property.

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 **2021** in Zone-2 and 6 of Sub Registrar, Rajkot vide Search Receipts No 2021..... and 2021..... respectively dated 18/02/2021. 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 Kishor Gordhanbhai Javiya and others** in respect of the property described hereinabove are covered with all respective Title Deeds. The right, title and interest of the said 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 No 1163 with	14/03/2019	Copy



	Approved Building Construction plan		
2	Registered Sale Deed No. 7372	02/11/2018	Copy
3	Registered Sale Deed No. 1113	24/02/2016	Copy
4	Registered Sale Deed No. 15381	11/06/2010	Copy
5	Registered Sale Deed No. 8133	10/07/2009	Copy
6	Registered Sale Deed No. 10029	28/05/1996	Copy
7	Registered Sale Deed No. 7854	28/11/2018	Copy
8	Registered Sale Deed No. 3295	03/02/2010	Copy
9	Power of Attorney in favour Shri Bhimjibhai Limbabhai Kanpariya	09/11/2009	Copy
10	Registered Sale Deed No. 10045	28/05/1996	Copy
11	Power of Attorney in favour Shri Anand Nitinchandra Mehta and others	18/09/1995	Copy
12	NA Oder No . NA-Lerekok-65-Case No. 24/94-95/vashi/1043 to 1042/95	25/03/1995	Copy
13	Approved NA Layout Plan	--	Copy
14	Registered Sale Deed No. 7285	07/06/1991	Copy
15	Extracts of Revenue Records	--	Copy
16	Search Receipts	18/02/2021	Original

Schedule-II

(Description of the property)

Residential Building named as “Sarvottam Avenue” bearing Constructed on non-agricultural land bearing Revenue Survey No 201 of Village Mavdi, bearing Plot No 19 20 total land admeasuring 334.34 Sq. Meters, bearing Final Plot No 12/1 of TP No 26(Mavdi), situated area at Village Mavdi (which is now within the limits of Rajkot Municipal Corporation), Taluka-District Rajkot in the State of Gujarat.

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Rajkot

Date: 18/02/2021

Rahul K Shah-Advocate



12/5
9/9

30/10/2021

hiter b bhai

Sarvottam

Avenue

અરજી પહોંચ

મિલકત નું વર્ણન : મવડી રે.સ.નં.201 પ્લોટ નં.19

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર 2021022008882 અરજી નંબર 3293 અરજી વર્ષ 2021
તારીખ 12 માહે ફેબ્રુઆરી સને 2021

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 54 થી 57).....

શોધ અગર તપાસણી.....Year: 1991 1998

દંડ કલમ-24.....

કલમ-34 (કલમ-47).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-2 ફી



૯૦.૦૦

કુલ એકંદરે રૂ. ૯૦.૦૦

અંકે રૂપિયા નેવું પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

એમ.જી.રાજયગુરુ

સબ રજીસ્ટ્રાર

રાજકોટ - 1

અંકે રૂ. : 90.00

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સબ રજીસ્ટ્રાર, રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.ન:201 પ્લોટ ન:19

Search in : મવડી /MAVDI

પહોંચ નંબર ૨૦૨૧૦૨૩૦૦૫૮૧૧ અરજી નંબર ૩૪૮૧ અરજી વર્ષ ૨૦૨૧
તારીખ ૧૮ માહે ફેબ્રુઆરી સને ૨૦૨૧

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: 1998 2012

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૧૬૦.૦૦

કુલ એકંદરે રૂ. ૧૬૦.૦૦

અંકે રૂપીયા 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 - ૨

અંકે રૂ. : 160.00

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સબ રજીસ્ટ્રાર, રાજકોટ - ૨

અરજી પહોંચ

મિલકત નું વર્ણન : મવડી રે.સ.નં.201 પ્લોટ નં.19

Search in : Mavdi/Mavdi

પહોંચ નંબર ૨૦૨૧૩૨૬૦૦૩૦૦૫ અરજી નંબર ૧૧૪૮ અરજી વર્ષ ૨૦૨૧
તારીખ ૧૮ માહે ફેબ્રુઆરી સને ૨૦૨૧

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: 2012 2021

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



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કુલ એકંદરે રૂ.

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અંકે રૂપીયા એક સો દસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

G.C.Barvadiya
સબ રજીસ્ટ્રાર
રાજકોટ - ૬ - મવડી

અંકે રૂ. : 110.00

20210218932908593

સબ રજીસ્ટ્રાર, રાજકોટ - ૬ - મવડી