

To,

Samanvay Buildcon LLP

Rajkot.

Sub: TITLE INVESTIGATION REPORT

Dear Sir/Madam,

I, Rahul K Shah, Advocate has investigated the title of **Samanvay Buildcon LLP as Partnership Deed** 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 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 **Samanvay Buildcon LLP as Partnership Deed** is free and clear of all liens and encumbrances, except as follows:

DESCRIPTION OF THE PROPERTY:

Residential Buildings known as "Royal Elegance", being constructed, on piece and parcel of non-agricultural land bearing Revenue Survey No 36 part 5 Part 1 of Village Mavdi, bearing Signal Unit No. 2 admeasuring 1840.27 sq. meters and Adjoining Common Plot-B admeasuring 300.04 Sq. Meters, situated at area more particularly known as "Mahavir Nagar-D" 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: 18.00 Meters wide Road

On the South: 7.50 Meters wide Road

On the East: Other Property and 6.00 Meters wide Road

On the West: Other Property and 9.00 Meters wide Road

(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 36 land admeasuring A10-28G of Village Mavdi, Taluka Rajkot, Dist Rajkot was under the occupation and possession of Shri Becharbhai Jerambhai and Others vide Promulgation Entry No 96 duly certified dated 24/11/1955.



1. That thereafter, Shri Bechr Jeram had executed Sale Deed of the said land in favour of Shri Pranlal Tribhovandas duly registered at the Office of Sub Registrar, Rajkot vide No 3636 dated 27/07/1971.
2. That thereafter, Shri Pranlal Tribhovandas has partitioned the said land amongst his heirs vide Entry No 810 duly certified dated 30/01/1996. Therefore, Sunil Pranlal Khara become the sole owner and in occupation and possession of land bearing RS No 36p5 adm A2-05G.
3. That thereafter, Shri Sunilbhai Pranlal Khara had applied before the Collector, Rajkot to convert the said land bearing Revenue Survey No 36 part into non agriculture for residential use and the Collector, Rajkot has sanctioned the same vide his order No NA-Lerekok-65-Case No.162/08-09 dated 06/02/2009 and Revise NA Order No. NA/Revise/Plan /Case Regi No.8/13-14 dated 01/11/2014 inter alia revise approved Layout Plan.
4. That thereafter, Shri Sunilbhai Pranlal Khara had applied to Town Planner of Rajkot Municipal Corporation for the Revised construction of Residential use, on the said land and Town Planner, RMC has granted the permission vide No 666 dated 30/11/2018 inter-alia approved the Building Plan. The said building is named "Royal Elegance".
5. That thereafter, Shri Himaliya Vinaykantbhai Savsani and others have decided to carry on business with Samanvay Buildcon LLP the name and the Partnership Deed duly registered at Sub Registrar Office, Rajkot vide No. 5994, dated 30/07/2018.
6. That thereafter, Shri Himaliya Vinaykantbhai Savsani and others through its partenrs of Samanvay Buildcon LLP had executed Supplementary agreement on dated 02/08/2018.
7. That thereafter, Shri Sunilbhai Pranlal Khara had executed Sale Deed of Signal Unit No. 2 admeasuring 1840.27 sq. meters and Adjoining Common Plot-B admeasuring 300.04 Sq. Meters in favour of Shri Himaliya Vinaykantbhai Savsani and others as authorized partners of Samanvay Buildcon LLP duly registered at the office of Sub Registrar Rajkot vide No 6384 dated 20/09/2018.

Therefore, **Samanvay Buildcon LLP as Partnership Deed** 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 **1988 to 2018** in Zone-1, 2 and 6 of Sub Registrar, Rajkot. 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 **Samanvay Buildcon LLP as Partnership Deed** 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	Registered Sale Deed No 6384 with RR	20/09/2018	Original
2	Supplementary agreement of Samanvay Buildcon LLP	02/08/2018	Copy
3	Registered Partnership Deed of Samanvay Buildcon LLP No. 5994	30/07/2018	Copy
4	Revised Building Construction permission No 666 with approved the Building Plan	30/11/2018	Copy
5	Revise NA Order No. NA/Revise/Plan /Case Regi No.8/13-14 with NA Revise NA Lay out plan	01/11/2014	Copy
6	NA Order No. NA-Lerekok-65-Case No.162/08-09 with NA lay out plan	06/02/2009	Copy
7	Extracts of Revenue Records	-	Copy

Schedule-II

(Description of the property)

Residential Buildings known as "Royal Elegance", being constructed, on piece and parcel of non-agricultural land bearing Revenue Survey No 36 part 5 Part 1 of Village Mavdi, bearing Signal Unit No. 2 admeasuring 1840.27 sq. meters and Adjoining Common Plot-

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B admeasuring 300.04 Sq. Meters, situated at area more particularly known as "Mahavir Nagar-D" 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

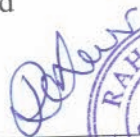
On the North: 18.00 Meters wide Road

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Rajkot
Date: 19/02/2019



Rahul K Shah
Advocate

