



Ref. No.:

Date: 26/09/2020

:: TO WHOM SO EVER IT MAY BE CONCERN ::

Dear Sir,

Sub:- Title Investigation Report

In accordance with my client's instruction, I have examined the file of the title deeds sent to me relating to the property of **Kiritbhai Chandulal Rathod & others** in immovable property situated at Rajkot City more particularly described hereinafter and on the basis of the title deeds my opinion for the same is as under.

1. Description of the Property:

Immovable Property i.e. Commercial Building known as "Rathod Chambers" constructed upon the land admeasuring 1053-50 Sq. Mtrs. (as per property card land adm. 1055-95) of Lekh No. 432/1998 bearing City Survey No. 3327 of City Survey Ward No. 7/2 of Rajkot; situated at Gondal Road, within the limits of Rajkot City in the state of Gujarat.

Boundries of the said Property.

North : 7.25 Mtrs. wide Road.

South : Others Property.

East : 6.00 Mtrs. wide Road .

West : 19.90 Mtrs. wide Gondal Road.

2. Tracing of Title:

1. It transpires from the title chain of the documents that originally the land admeasuring 2520-00 Sq. Yards situated at Gondal Road, within the limits of Rajkot City in state of Gujarat was under the holdings of the former State of Rajkot his highness Sir Lakhajiraj.

2. Thereafter a Registered Lekh Book at No. 432/1998 Dtd. 22-08-1942 was executed by the former State of Rajkot his highness Sir Lakhajiraj in favour of Vasantlal Popatlal



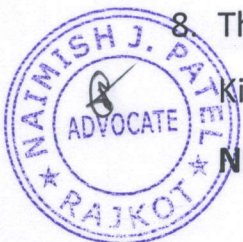


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Malaviya for sale of the said land admeasuring 2520-00 Sq. Yards situated at Gondal Road, within the limits of Rajkot City.

3. Thereafter a Registered Sale Deed at No. 669 Dtd. 12-04-1956 (Reg. No. 641, Vol. 96 Dtd. 24-04-1956) was executed by Vasantlal Popatlal Malaviya in favour of Luhar Jagjivan Khimji & other for sale of the land admeasuring 1260-00 Sq. Yards situated at Gondal Road, within the limits of Rajkot City.
4. Thereafter a Registered Partition Deed at No. 2191 Dtd. 12-08-1960 (Reg. No.2792, Vol. 235 Dtd. 30-11-1960) was executed among Jagjivan Khimji Rathod & other co-owners and with virtue of this arrangement the land admeasuring 630-00 Sq. Yards with building thereon situated at Gondal Road, within the limits of Rajkot City had fallen into the absolute and individual favour of Jagjivan Khimji Rathod AND land admeasuring 630-00 Sq. Yards with building thereon situated at Gondal Road, within the limits of Rajkot City had fallen into the absolute and individual favour of Ramniklal Maganlal Rathod.
5. Thereafter on demise of Jagjivan Khimji Rathod the Heirship Certificate vide C.M.A. No. 1442/2011 Dtd. 18-02-2012 was obtained from the Civil Court, Rajkot by **Kiritbhai Chanjulal Rathod & Manjulaben Chandulal Rathod** with respect to the properties of Lt. Jagjivan Khimji Rathod.
6. Thereafter on demise of Ramniklal Maganlal Rathod the Heirship Certificate vide C.M.A. No. 471/2016 Dtd. 20-10-2016 was obtained from the Civil Court, Rajkot by **Himatbhai Ramnikla Rathod & Ghanshyambhai Ramniklal Rathod & Nikhilbhai Yogeshbhai Rathod** with respect to the properties of Lt. Ramniklal Maganlal Rathod.
7. Thereafter the existing old building structure was demolished completely from the said land and the Amalgamation and Building Plan was submitted for construction of a Commercial Building over the said entire land admeasuring 1053-50 Sq. Mtrs. of City Survey Ward No. 7/2, City Survey No. 3327 to 3332 which was approved and the Construction Permission Dtd. 28-09-2018 was issued by RMC respectively.
8. Thereafter a Registered Sale Deed at No. 867 Dtd. 02-02-2019 was executed by Kiritbhai Chandulal Rahtod & other in favour of **Ashitkumar Himmatbhai Rathod & Nishant Ghanshyambhai Rathod & Harshal Ghanshyambhai Rathod** for sale of the





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land admeasuring 263-38 Sq. Mtrs. situated at Gondal Road, within the limits of Rajkot.

9. Thereafter the Revised Building Plan was submitted for construction of a Commercial Building over the said entire land admeasuring 1053-50 Sq. Mtrs. which was approved and the Revised Construction Permission Dtd. 05-03-2020 was issued by RMC respectively. On completing the construction work the Building Use Permission Certificate Dtd. 10-09-2020 was issued by RMC respectively. The said building is named as **"Rathod Chambers"**.

10. Thereafter an application was made for the amalgamation of the lands of City Survey No. 3327 to 3332 of City Survey Ward No. 7/2 of Rajkot, towards which the Amalgamation Order at No. CTS-Ward-7/2-Vashi- No. 377/2020 Dtd. 18-03-2020 was passed by the City Survey Superintendent-3, Rajkot in favour of Kiritbhai Chandulal Rathod & others and the said entire land admeasuring Sq. Mts. 1055-95 was assigned Revised City Survey No. 3327 of City Survey Ward No. 7/2 of Rajkot.

3. The search has been taken from the Records of sub-Registrar Rajkot for the last 30 years and no charge or encumbrance has been disclosed. The receipts towards search charge are enclosed.

4. Following document are required to be deposited for creating & valid equitable mortgage :

1. Copy of City Survey Property Card in name of Kiritbhai Chandulal Rathod & others.
2. Copy of Amalgamation order at No. CTS-Ward-7/2-Vashi- No. 377/2020 Dtd. 18-03-2020.
3. Copy of Approved Building Plan with Revised Construction Permission Dtd. 05-03-2020 and Building Use Permission Certificate Dtd. 10-03-2020 issued by RMC.

4. Copy of Registered Sale Deed at No. 867 Dtd. 02-02-2019 executed by Kiritbhai Chandulal Rahtod & other in favour of Ashitkumar Himmatbhai Rathod & Nishant Ghanshyambhai Rathod & Harshal Ghanshyambhai Rathod.





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5. Copy of Heirship Certificate vide C.M.A. No. 471/2016 Dtd. 20-10-2016 was obtained from the Civil Court, Rajkot by Himatbhai Ramnikla Rathod & Ghanshyambhai Ramniklal Rathod & Nikhilbhai Yogeshbhai Rathod with respect to the properties of Lt. Ramniklal Maganlal Rathod.
6. Copy of Heirship Certificate vide C.M.A. No. 1442/2011 Dtd. 18-02-2012 was obtained from the Civil Court, Rajkot by Kiritbhai Chanjulan Rathod & Manjulaben Chandulal Rathod with respect to the properties of Lt. Jagjivan Khimji Rathod.
7. Copy of Registered Partition Deed at No. 2191 Dtd. 12-08-1960 (Reg. No.2792, Vol. 235 Dtd. 30-11-1960) executed among Jagjivan Khimji Rathod & others.
8. Copy of Registered Sale Deed at No. 669 Dtd. 12-04-1956 (Reg. No. 641, Vol. 96 Dtd. 24-04-1956) executed by Vasantlal Popatlal Malaviya in favour of Luhar Jagjivan Khimji & other.
9. Copy of Registered Lekh Book at No. 432/1998 Dtd. 22-08-1942 was executed by the former State of Rajkot his highness Sir Lakhajiraj in favour of Vasantlal Popatlal Malaviya.

From the above, I confirm that the right, title and interest of the owner, over the above referred property is clear, marketable and free from any encumbrances whatsoever.

Date: 26/09/2020



Naimish J. Patel
Advocate
En. No. G/2041/2005

અરજી પહોંચ

મિલકત નું વર્ણન : સી.સ.વો.નં-7/2 સી.સ.નં-3327 રાહોડ ચેમ્બર્સ ગોડલ રોડ

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૦૦૨૨૦૧૭૦૦૮ અરજી નંબર ૧૧૬૨૦ અરજી વર્ષ ૨૦૨૦
તારીખ ૨૫ માહે સપ્ટેમ્બર સને ૨૦૨૦

રજુ કરનારનું નામ એન.જે.પટેલ(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: 1990 2020
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૩૨૦.૦૦

કુલ એકંદરે 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 મોકલશો.

એમ.જે.રાજયગુરુ
સબ રજીસ્ટ્રાર
રાજકોટ - 1

અંકે રૂ. : 320.00

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સબ રજીસ્ટ્રાર, રાજકોટ - 1