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Office No. 205, Komal Chambers,
Opp. Chaudhary Highschool,
Kasturba Rd., Rajkot-360 001.

Mehul V. Mehta

B.Com., LL.B.

ADVOCATE

Date : 18/12/19

TO WHOM IT MAY CONCERN

**Sub.: Investigation of title in respect of property of
Khakhi Infrastructure - a Partnership Firm
1) Vijaykumar Nanalal Nimavat
2) Atul Ghelabhai Patel**

The following documents were received by me for pursual and verification.

NAME OF THE OWNER :

**Khakhi Infrastructure - a Partnership Firm
1) Vijaykumar Nanalal Nimavat
2) Atul Ghelabhai Patel**

ADDRESS :

Shree Commercial Complex, 1st Floor,
Shop No. 106, Gayatrinagar Main Road, Rajkot.

DESCRIPTION OF THE PROPERTY

Land admeasuring 273-8 Sq. Yds., 229-02 Sq. Mtrs. (as per approved building plant Sq. Mtrs. 189-40) of City Survey Ward No. 1, City Survey No. 212, situated at Behind Alfred High School, Chandulal Buch Marg of Rajkot with the construction of low-rise Commercial Building known as "Khakhi-I".

The said Property is bounded as under :

BY NORTH: Other's property.

BY SOUTH: Other's property.

BY EAST : Other's property.

BY WEST : Chandulal Buch Marg.

DESCRIPTION OF THE DOCUMENTS :

- 1) Original Sanad Form 'B' with sketch dtd. 22-9-1937 which is issued by Rajkot Civil Station in favour of Chamanlal Mohanlal Shah.

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- 2) Certified copy of Heirship Certificate in CMA No. : 78/1982 in the name of Mahendrakumar Chamanlal Shah and Ashokkumar Chamanlal Shah.
- 3) Original Sanad in Schedule 'H' of City Survey Ward No. 1, Sheet No. 507, City Survey No. 212 in the name of Chamanlal Mohanlal Shah which is issued by City Survey Suprintendant, Rajkot.
- 4) Certified copy of Heirship Certificate in CMA No. : 422/2002 in the name of Pankajbhai Mahendrakumar Shah, Dipakbhai Mahendrakumar Shah and Devendrabhai Mahendrakumar Shah.
- 5) Notorised copy of General Power of Attorney which is executed by Harshil Devendra Shah dtd. 29-10-2009 in favour of Devendra M. Shah.
- 6) Notorised copy of General Power of Attorney which is executed by Shweta Devendra Shah dtd. 29-10-2009 in favour of Devendra M. Shah.
- 7) Notorised copy of General Power of Attorney which is executed by Bijal Pankaj Shah dtd. 26-10-2009 in favour of Pankaj M. Shah.
- 8) Notorised copy of General Power of Attorney which is executed by Hetal Pankaj Shah dtd. 26-10-2009 in favour of Pankaj M. Shah.
- 9) Notorised copy of General Power of Attorney which is executed by Kunal D. Shah dtd. 26-10-2009 in favour of Dipak M. Shah.
- 10) Notorised copy of General Power of Attorney which is executed by Pooja Amoolya Vasa dtd. 26-10-2009 in favour of Dipak M. Shah.
- 11) Original Sale deed Regd. at No. 8112, dtd. : 30-10-2009 which is executed by Pankaj Mahendrakumar Shah and others in favour of Ashokkumar Chamanlal Pattni and others.
- 12) Certified copy of Heirship Certificate in CMA No. : 1502/2016 in the name of Aashaben Ashokbhai Pattani (Shah) and Malay Ashokbhai Pattni (Shah).
- 13) Original Public Notice dtd. 23-3-2018 through Mehul V. Mehta-Advocate which is published in Daily News Paper "Akila".
- 14) Xerox copy of Partnership deed of Khakhi Infrastructure which is Regd. at No. : 1800, dtd. 10-4-2018 in Sub-registrar, Rajkot.3

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- 15) Original Sale Deed Regd. at No. 6923, dtd. 6-9-2018 which is executed by Aashaben Ashokbhai Pattani (Shah) and Malay Ashokbhai Pattni (Shah) in favour of Khakhi Infrastructure - a Partnership Firm.
- 16) Original Revised Construction Permission No. : 641, dtd. 8-2-2019 with commencement certificate and approved building plan which is issued by Rajkot Municipal Corporation.
- 17) Certified copy of City Survey Property Card of City Survey Ward No. 1, City Survey No. 212 in the name of Khakhi Infrastructure - a Partnership firm.
- 18) Original receipts for search charges Dt. 16-2-2019 issued by Sub-registrar, Rajkot.

From, The documents referred to hereinabove it appears that Originally land admeasuring 3763-00 Sq. Yds. of Civil Station Survey No. 670/E was belong to Rajkot Civil Station.

It further appears that Rajkot Civil Station sold land admeasuring 273-8 Sq. Yds. from the above said property to Chamanlal Mohanlal Shah by Sanad Form "B" dtd : 22-9-1937.

It further appears that City Survey Suprintendent surveyed the said land and the said land converted into City Survey Ward No. 1, Sheet No. 107, City Survey No. 212 - land admeasuring Sq. Mtrs. 219-02 in the name of Chamanlal Mohanlal Shah and issued a City Survey Sanad in Schedule 'H'.

It further appears that Chamanlal Mohanlal Shah was died. And for that, his legal heirs Mahendrakumar Chamanlal Shah and Ashokkumar Chamanlal Shah had applied to Court of Civil Judge (S.D.) at Rajkot for Heriship Certificate. Therefore, Court had granted a Heirship Certificate in CMA No. 78/1982, dtd : 28-2-1983.

It further appears that Mahendrakumar Chamanlal Shah was died. And for that, his legal heirs Pankajkumar Mahendrakumar Shah and

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Pankajkumar Mahendrakumar had applied to Court of Civil Judge (S.D.) at Rajkot for Heriship Certificate for undivided share in property of deceased Mahendrakumar Chamanlal Shah. Therefore, Court had granted a Heirship Certificate in CMA No. 422/2002, dtd : 2-8-2003.

It further appears that Shweta Devendra Shah executed a Power of Attorney dtd. 29-10-2009 in favour of Devendra M. Shah.

It further appears that Harshil Devendra Shah executed a Power of Attorney dtd. 29-10-2009 in favour of Devendra M. Shah.

It further appears that Bijal Pankaj Shah executed a Power of Attorney dtd. 26-10-2009 in favour of Pankaj M. Shah.

It further appears that Hetal Pankaj Shah executed a Power of Attorney dtd. 26-10-2009 in favour of Pankaj M. Shah.

It further appears that Kunal D. Shah executed a Power of Attorney dtd. 26-10-2009 in favour of Dipak M. Shah.

It further appears that Pooja Amolya Vasa executed a Power of Attorney dtd. 26-10-2009 in favour of Dipak M. Shah.

It further appears that Pankaj Mahendrakumar Shah and others executed a Regd. Sale Deed No. 8112, dtd. 30-10-2009 of undivided share of said property in favour of Ashokkumar Chamanlal Pattni (Shah) and others and to that effect, Ashokkumar Chamanlal Pattni (Shah), Aashaben Pranlal Shah w/o. Ashokkumar Pattni (Shah) and Malay Ashokkumar Pattni (Shah) had became owner and occupier of land admeasuring Sq. Yds. 273-8, Sq. Mtrs. 229-02 of City Survey Ward No. 1, City Survey No. 212 of Rajkot.

It further appears that Ashokkumar Chamanlal Pattni (Shah) and others obtained a construction permission no. 526, dtd. 4-2-2017 with commencement certificate and approved building plan from Rajkot Municipal Corporation.

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It further appears that Ashokkumar Chamanlal Pattni (Shah) was died. And for that, his legal heirs Aashaben Pranlal Shah w/o. Ashokkumar Pattni (Shah) and Malay Ashokkumar Pattni (Shah) had applied to Court of Civil Judge (S.D.) at Rajkot for Heriship Certificate for undivided share in property of deceased Ashokkumar Chamanlal Pattni (Shah). Therefore, Court had granted a Heirship Certificate in CMA No. 1502/2016, dtd: 31-3-2017 and to that effect, City Survey Property Card was issued in the name of Aashaben Ashokkumar Pattni (Shah) and Malay Ashokkumar Pattni (Shah).

It further appars that Vijaykumar Nanalal Nimavat, and Atulbhai Ghelabhai Patel have constituted a Partnership Firm to do the business in the name of and style of Khakhi Infrastructure and the Partnership deed executed between them on dtd. 10-4-2018 at Rajkot. The said Partnership is Regd. at No. 1800, dtd. 10-4-2018 before the Sub-registrar, Rajkot.

It further appears that, Aashaben Ashokkumar Pattni (Shah) and Malay Ashokkumar Pattni (Shah) sold the Land admeasuring 273-8 Sq. Yds., 229-02 Sq. Mtrs. of City Survey Ward No. 1, City Survey No. 212, situated at Behind Alfred High School, Chandulal Buch Marg of Rajkot with development rights of the said land to Khakhi Infrastructure - a Partnership firm by the way of sale deed Regd. at No. 6923, dtd. 6-9-2018 and the original sale deed is in the file.

It further appears that, Khakhi Infrastructure - a partnership firm applied for Revised Construction Permission to Rajkot Municipal Corporation and for that Rajkot Municipal Corporation approved a revised permission no. : 641, dtd. 8-2-2019 with approved building plan and commencement certificate. It further appears that the said low rise commercial building known as "Khakhi-I".

SEARCH :

The Search has been taken from the records of sub-registerar, Rajkot for the last 30 years and no charge or encumbrance has been disclosed. The receipts towards the search charges are annexed.

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ADVOCATE

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OPINION :

On verification of entire chain I do, hereby certified that the right title and interest of Khakhi Infrastructure - a Partnership firm in respect of the above said property is clear, marketable and free from all reasonable doubts and the property can be accepted by way of security for the advance granted or to be granted.

Thanking You.

Date : 18-2-2019

Your Sincerely,



Mehul V. Mehta
Advocate