

To,

M/s Shubham Developers (as Developer)**Gagan Flat Owners Association** through its Members/Flat Holders **Shri Alpeshbhai Dalsukhbhai Mrug and others** (as Land Owner)

Rajkot.

Sub: TITLE INVESTIGATION REPORT

Dear Sir/Madam,

I, Rahul K Shah, Advocate has investigated the title of **M/s Shubham Developers** (as Developer) **Gagan Flat Owners Association** through its Members/Flat Holders **Shri Alpeshbhai Dalsukhbhai Mrug and others** (as Land Owner) to the immovable properties situated at Raiya-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 **M/s Shubham Developers** (as Developer) **Gagan Flat Owners Association** through its Members/Flat Holders **Shri Alpeshbhai Dalsukhbhai Mrug and others** (as Land Owner) are free and clear of all liens and encumbrances, except as follows:

That the owner of below units has availed Credit Facilities as below:

Name	Flat No	Loan Amount	Bank Name	Period (in Months)	Commencing from
Sagar B. Tanna	3	5526005	Yes Bank	300	15-06-21
Sagar B. Tanna	5	5068488	Shriram Housing Finance Ltd	180	05-08-21
Sagar B. Tanna	6	4880626	JM Finance Home Loans	240	12-07-21
Sagar B. Tanna	8	5000000	Axis Bank	240	10-08-21
Sagar B. Tanna	9	4800000	Suryoday Bank Finance Bank Ltd	240	10-06-21
Total		25275119			

DESCRIPTION OF THE PROPERTY:

Residential Buildings known as "Garden Green" being constructed, on all that piece and parcel of non-agricultural land bearing Revenue Survey No 90 part of Village Raiya,



bearing Plot No 68 land admeasuring 571.00 Sq Meters, bearing FP No 218 of TP Scheme No 1(Raiya), situated at Village Raiya (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:	Others Property
On the South:	9.00 meter wide road
On the East:	Others Property
On the West:	12.00 meter wide road

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

2. Devolution of Title:

All that piece and parcel of agricultural land bearing Revenue Survey No 90 part of Village Raiya was under occupation and possession of Shri Pancha Kurji.

1. That thereafter, Shri Pancha Kurji had applied to Mamlatdar, Rajkot to convert the said land into non agriculture for residential use and the Mamlatdar, Rajkot has sanctioned the same vide his order No Land/1/163 dated 13/04/1960 and inter alia na lay out plan.
2. That thereafter, Shri Pancha Kurji and others has executed Sale Deed in favour of Shri Jayantilal Govindji and others duly registered at the office of Sub Registrar, Rajkot vide No 381 Vol 247 dated 04/02/1961
3. That thereafter, Shri Jayantilal Govindji and others has executed Sale Deed in favour of Shri Jayaben R Sanghani duly registered at sub registrar office at Rajkot vide No 1911 Vol. 258 dated 02/08/1971.
4. That thereafter, Shri Jayaben R Sanghani has executed Power of attorney in favour of Shri Dhanjibhai V Parekh on dated 30/12/1971.
5. That thereafter, Shri Dhanjibhai V Parekh as POA holder of Jayaben R Sanghani has executed Sale Deed in favour of Shri Bhanumati S Kothariya duly registered at sub registrar office at Rajkot vide No 4450 dated 10/10/1975.
6. That, Shri Manoj T Patel and others have decided to carry on business with the name and style as "Janki Construction" and executed Partnership Deed on dated 29/07/1987.
7. That thereafter, Shri Bhanumati S Kothariya has executed Sale Deed in favour of Janki Construction duly registered at sub registrar office at Rajkot vide No 6509 dated 06/06/1989.



8. That thereafter, Shri Pradip R Patel and others has executed Power of attorney in favour of Shri Rameshchandra J Patel on dated 20/09/1990.
9. That thereafter, partners of Janki Construction has executed Power of attorney in favour of Shri Rameshchandra J Patel on dated 29/05/1991.
10. That thereafter, Shri Hasumati G Kansagra has executed Power of attorney in favour of Shri Pankajbhai P Patel on dated 19/06/1991.

Flat No 1

11. That, M/s Janki Construction through its partner and power of attorney holder of other partner Shri Pankajkumar P Patel and others had executed sale deed of Flat No 1 in favour of Shri Ravi Vasantlal Garaiya and others duly registered at the Office of Sub Registrar Rajkot vide No 936 dated 27/02/2013.
12. That thereafter, Shri Ravi Vasantlal Garaiya and others had executed sale deed of Flat No 1 in favour of Shri Alpesh Dalsukhbhai Mrug duly registered at the Office of Sub Registrar Rajkot vide No 5602 dated 12/07/2021.

Flat No 2

13. That, M/s Janki Construction through its partner and power of attorney holder of other partner Shri Pankajkumar P Patel and others had executed sale deed of Flat No 2 in favour of Shri Haribhai G Vekariya and others duly registered at the Office of Sub Registrar Rajkot vide No 9457 dated 04/08/2007.
14. That thereafter, Shri Haribhai G Vekariya and others had executed sale deed of Flat No 2 in favour of Shri Bhavnaben Mukeshbhai Vasani duly registered at the Office of Sub Registrar Rajkot vide No 14282 dated 26/11/2007.

Flat No 3

15. That, M/s Janki Construction through its partner and power of attorney holder of other partner Shri Pankajkumar P Patel and others had executed sale deed of Flat No 3 in favour of Shri Somesh Satishchandra Malik duly registered at the Office of Sub Registrar Rajkot vide No 15904 dated 14/08/1996.
16. That thereafter, Shri Somesh Satishchandra Malik had executed sale deed of Flat No 3 in favour of Shri Sagar Bharatbhai Tanna duly registered at the Office of Sub Registrar Rajkot vide No 4482 dated 08/06/2021.

Flat No 4

17. That, M/s Janki Construction through its partner and power of attorney holder of other partner Shri Pankajkumar P Patel and others had executed sale deed of



Flat No 4 in favour of Shri Rajesh Dhirjalal Chandarana duly registered at the Office of Sub Registrar Rajkot vide No 314 dated 10/02/2006.

18. That thereafter, M/s Janki Construction through its partner and power of attorney holder of other partner Shri Pankajkumar P Patel and others had executed Correction deed of Flat No 4 in favour of Shri Rajesh Dhirjalal Chandarana duly registered at the Office of Sub Registrar Rajkot vide No 3428 dated 15/03/2008.
19. That thereafter, Shri Rajesh Dhirjalal Chandarana had executed Deed of Declaration of Flat No 4 in favour of Shri Rajesh Dhirjalal Chandarana duly registered at the Office of Sub Registrar Rajkot vide No 6726 dated 14/12/2015.

Flat No 5

20. That, M/s Janki Construction through its partner and power of attorney holder of other partner Shri Pankajkumar P Patel and others had executed sale deed of Flat No 5 in favour of Shri Jagrutiben Vimalbhai Kothari duly registered at the Office of Sub Registrar Rajkot vide No 5411 dated 03/10/2015.
21. That thereafter, Shri Jagrutiben Vimalbhai Kothari had executed Power of Attorney in favour of Shri Rajesh Jamnadas Changani dated 07/06/2021.
22. That thereafter, Shri Rajesh Jamnadas Changani as POA holder of Shri Jagrutiben Vimalbhai Kothari M had executed Confession Deed duly registered at the Office of Sub Registrar Rajkot vide No 5106 dated 28/06/2021.
23. That thereafter, Shri Rajesh Jamnadas Changani as POA holder of Shri Jagrutiben Vimalbhai Kothari had executed Sale Deed of Flat No 5 in favour of Shri Sagar Bharatbhai Tanna duly registered at the Office of Sub Registrar Rajkot vide No 5689 dated 14/07/2021.

Flat No 6

24. That, M/s Janki Construction through its partner and power of attorney holder of other partner Shri Pankajkumar P Patel and others had executed sale deed of Flat No 6 in favour of Shri Prakash alias Dipak Balvantrai Mehta duly registered at the Office of Sub Registrar Rajkot vide No 9736 dated 19/08/1991.
25. That thereafter, Shri Vandanaben W/o. Prakashbhai @ Dipakbhai Balvantrai Mehta had applied before the Court of Principal Senior Civil Judge Rajkot for the obtain Heirship Certificate of the said property of Late Prakash alias Dipak Balvantrai Mehta vide Civil Mis. Application No 1447/13 and the court has granted the application and issued Heirship certificate dated 04/12/2014.



26. That thereafter, Shri Vandanaaben W/o. Prakashbhai @ Dipakbhai Balvantrai Mehta had executed Sale Deed of Flat No 6 in favour of Shri Sagar Bharatbhai Tanna duly registered at the Office of Sub Registrar Rajkot vide No 5019 dated 24/06/2021.

Flat No 7

27. That, M/s Janki Construction through its partner and power of attorney holder of other partner Shri Pankajkumar P Patel and others had executed sale deed of Flat No 7 in favour of Shri Harkishandas Parmananddas Gandhi duly registered at the Office of Sub Registrar Rajkot vide No 1168 dated 12/03/1999.
28. That thereafter, Shri Bimalbhai Harkishandas Gandhi had applied before the Court of 11th Additional Senior Civil Judge Rajkot for the obtain Heirship Certificate of the said property of Late Harkishandas Parmananddas Gandhi vide Civil Mis. Application No 32/2007 and the court has granted the application and issued Heirship certificate dated 28/02/2007.
29. That thereafter, Shri Bimalbhai Harkishandas Gandhi had executed Sale Deed of Flat No 7 in favour of Shri Vishalbhai Parsotambhai Pokiya and others duly registered at the Office of Sub Registrar Rajkot vide No 2072 dated 09/02/2011.

Flat No 8

30. That, M/s Janki Construction through its partner and power of attorney holder of other partner Shri Pankajkumar P Patel and others had executed sale deed of Flat No 8 in favour of Shri Jayantilal Kantilal Mehta and others duly registered at the Office of Sub Registrar Rajkot vide No 20430 dated 18/11/1997.
31. That thereafter, Shri Jayantilal Kantilal Mehta and others had executed Sale Deed of Flat No 8 in favour of Shri Meenaben Udaybhai Nathvani duly registered at the Office of Sub Registrar Rajkot vide No 11020 dated 15/09/2008.
32. That thereafter, Shri Meenaben Udaybhai Nathvani had executed Sale Deed of Flat No 8 in favour of Shri Dolarben Girishbhai Mehta duly registered at the Office of Sub Registrar Rajkot vide No 4074 dated 07/08/2014.
33. That thereafter, Shri Dolarben Girishbhai Mehta had executed Sale Deed of Flat No 8 in favour of Shri Sagar Bharatbhai Tanna duly registered at the Office of Sub Registrar Rajkot vide No 5687 dated 14/07/2021.

Flat No 9

34. That, M/s Janki Construction through its partner and power of attorney holder of other partner Shri Pankajkumar P Patel and others had executed sale deed of Flat



No 9 in favour of Shri Bharatbhai Laljibhai Bhatti duly registered at the Office of Sub Registrar Rajkot vide No 2287 dated 28/02/2006.

35. That thereafter, Shri Bharatbhai Laljibhai Bhatti had executed Sale Deed of Flat No 9 in favour of Shri Dhami Devendrabhai Ghelabhai duly registered at the Office of Sub Registrar Rajkot vide No 12142 dated 16/10/2008.
36. That thereafter, Shri Dhami Devendrabhai Ghelabhai had executed Sale Deed of Flat No 9 in favour of Shri Manojkumar Kantilal Vadaliya duly registered at the Office of Sub Registrar Rajkot vide No 12449 dated 23/10/2008.
37. That thereafter, Shri Manojkumar Kantilal Vadaliya had executed Sale Deed of Flat No 9 in favour of Shri Sagar Bharatbhai Tanna duly registered at the Office of Sub Registrar Rajkot vide No 4213 dated 28/05/2021.

Flat No 9-A

38. That, M/s Janki Construction through its partner and power of attorney holder of other partner Shri Pankajkumar P Patel and others had executed sale deed of Flat No 9-A in favour of Shri Bhavnaben Maheshbhai Bavisi duly registered at the Office of Sub Registrar Rajkot vide No 12058 dated 15/10/2008.
39. That thereafter, Shri Bhavnaben Maheshbhai Bavisi had executed Power of Attorney in favour of Shri Pravinbhai Jivrajbhai Boghra dated 19/01/2009.
40. That thereafter, Shri Pravinbhai Jivrajbhai Boghra as POA holder of Shri Bhavnaben Maheshbhai Bavisi had executed Sale Deed of Flat No 9-A in favour of Shri Dinaben Dinkarbhai Sheth duly registered at the Office of Sub Registrar Rajkot vide No 1177 dated 09/02/2009.
41. That thereafter, Shri Dinaben Dinkarbhai Sheth had executed Sale Deed of Flat No 9-A in favour of Shri Sagar Bharatbhai Tanna duly registered at the Office of Sub Registrar Rajkot vide No 5411 dated 06/07/2021.
42. That thereafter, Shri Ravi Vasantlal Garaiya and others as members/Flat Holders of Gagan Apartment has executed Deed of Declaration and Rules of AOP duly registered at sub registrar office at Rajkot vide No 4220 dated 28/05/2021.
43. That thereafter, Shri Alpeshbhai Dalsukhbhai Mrug and others as members of Gagan Flat Owners Association had applied to RMC Rajkot for the construction of Residential use, on the said land and RMC Rajkot has granted the permission vide No 178 dated 03/11/2021 inter-alia approved the Building Plan.
44. That thereafter, Shri Alpeshbhai Dalsukhbhai Mrug and others as members of Gagan Flat Owners Association has executed Development Agreement in



favour of M/s Shubham Developers duly registered at sub registrar office at Rajkot vide No 5923 dated 20/07/2021.

Therefore, **M/s Shubham Developers** (as Developer) **Gagan Flat Owners Association** through its Members/Flat Holders **Shri Alpeshbhai Dalsukhbhai Mrug and others** (as Land Owner) become the owner of the said property and in occupation and possession of the said property and he is 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 **1991 to 2021** in Zone-1 and 4 of Sub Registrar, Rajkot vide Search Receipts No 2021022026321 and 2021025021616 dated 13/12/2021. 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, as provided to me, I do, hereby certify that the right, title and interest of **M/s Shubham Developers** (as Developer) **Gagan Flat Owners Association** through its Members/Flat Holders **Shri Alpeshbhai Dalsukhbhai Mrug and others** (as Land Owner) in respect of the property described hereinabove are covered with all respective Title Deeds. The right, title and interest of the said **M/s Shubham Developers** (as Developer) **Gagan Flat Owners Association** through its Members/Flat Holders **Shri Alpeshbhai Dalsukhbhai Mrug and others** (as Land 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	Date	Original/ True Copy/ Photocopy
1	Development Agreement executed in favour of M/s Shubham Developers vide No 5923	20/07/2021	Copy



2	Building Construction Permission No. 178 with Approved Building Construction Plan	03/11/2021	Copy
3	Registered Deed of Declaration and Rules of AOP No 4220	28/05/2021	Copy
4	Registered Sale Deed No 5411	06/7/2021	Copy
5	Registered Sale Deed No 1177	09/02/2009	Copy
6	Power of Attorney in favour of Shri Pravinbhai Jivrajbhai Boghra	19/01/2009	Copy
7	Registered Sale Deed No 12058	15/10/2008	Copy
8	Registered Sale Deed No 4213	28/05/2021	Copy
9	Registered Sale Deed No 12449	23/10/2008	Copy
10	Registered Sale Deed No 12142	16/10/2008	Copy
11	Registered Sale Deed No 2287	28/02/2006	Copy
12	Registered Sale Deed No 5687	14/07/2021	Copy
13	Registered Sale Deed No 4074	07/08/2014	Copy
14	Registered Sale Deed No 11020	15/09/2008	Copy
15	Registered Sale Deed No 20430	18/11/1997	Copy
16	Registered Sale Deed No 2072	09/02/2011	Copy
17	Heirship certificate Vide CMA No 32/2007	28/02/2007	Copy
18	Registered Sale Deed No 1168	12/03/1999	Copy
19	Registered Sale Deed No 5019	24/06/2021	Copy
20	Heirship certificate vide CMA No 1447/13	04/12/2014	Copy
21	Registered Sale Deed No 9736	19/08/1991	Copy
22	Registered Sale Deed No 5689	14/07/2021	Copy
23	Registered Confession Deed No 5106	28/06/2021	Copy
24	Power of Attorney in favour of Shri Rajesh Jamnadas Changani	07/06/2021	Copy
25	Registered Sale Deed No 5411	03/10/2015	Copy
26	Registered Deed of Declaration No 6726	14/12/2015	Copy
27	Registered Correction Deed No 3428	15/03/2008	Copy
28	Registered Sale Deed No 314	10/02/2006	Copy
29	Registered Sale Deed No 4482	08/06/2021	Copy
30	Registered Sale Deed No 15904	14/08/1996	Copy
31	Registered Sale Deed No 14282	26/11/2007	Copy
32	Registered Sale Deed No 9457	04/08/2007	Copy
33	Registered Sale Deed No 5602	12/07/2021	Copy
34	Registered Sale Deed No 936	27/02/2013	Copy
35	Power of attorney in favour of Shri Pankajbhai P	19/06/1991	Copy

	Patel		
36	Power of attorney executed Janki Construction	29/05/1991	Copy
37	Power of attorney in favour of Shri Rameshchandra J Patel	20/09/1990	Copy
38	Registered Sale Deed No 6509	06/06/1989	Copy
39	Partnership Deed of Janki Construction	29/07/1987	Copy
40	Registered Sale Deed No 4450	10/10/1975	Copy
41	Power of attorney in favour of Shri Dhanjibhai V Parekh	30/12/1971	Copy
42	Registered Sale Deed No 1911 Vol. 258	02/08/1971	Copy
43	Registered Sale Deed No 381 Vol 247	04/02/1961	Copy
44	NA Order No Land/1/163	13/04/1960	Copy
45	Approved NA Lay Out Plan	--	Copy
46	Extract Revenue Records	--	Copy
47	Search Receipt	13/12/2021	Original

Schedule-II

(Description of the property)

Residential Buildings known as "Garden Green" under constructions on non-agricultural land bearing Revenue Survey No 90 part of Village Raiya, bearing 68 land admeasuring 571.00 Sq Meters, bearing FP No 218 TP Scheme No 1(Raiya), situated at Village Raiya (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:	Others Property
On the South:	9.00 meter wide road
On the East:	Others Property
On the West:	12.00 meter wide road

Rajkot

Date: 13/12/2021



Rahul K Shah
Advocate

અરજી પહોંચ

મિલકત નું વર્ણન : રૈયા રે.સ.નં.90/પૈકી એફ.પી.નં.218 ટી.પી.નં.1

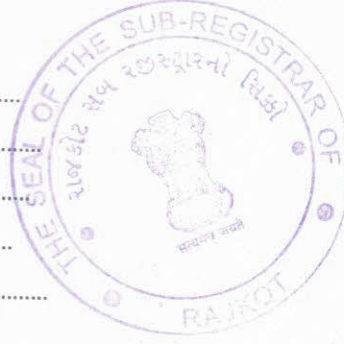
Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૧૦૨૨૦૨૬૩૨૧ અરજી નંબર ૧૮૧૯૨ અરજી વર્ષ ૨૦૨૧
તારીખ ૧૩ માહે ડિસેમ્બર 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: 1991 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....



૯૦.૦૦

કુલ એકંદરે રૂ. ૯૦.૦૦

અંકે રૂપીયા નેવું પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

આવશે.
મ. જા. શાહ
સબ-રજીસ્ટ્રાર
રાજકોટ વિભાગ-૧
B. K. CHAVADA
સબ રજીસ્ટ્રાર
રાજકોટ - 1

અંકે રૂ. : 90.00

20211209705906487

સબ-રજીસ્ટ્રાર મ. જા. શાહ

રાજકોટ વિભાગ-૧

સબ રજીસ્ટ્રાર, રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.90 પૈકી એફ.પી.નં.218 ટી.પી.નં.1

Search in : રૈયા-1 /RAIYA-1

પહોંચ નંબર ૨૦૨૧૦૨૫૦૨૧૬૧૬

અરજી નંબર

૧૦૮૨૦

અરજી વર્ષ

૨૦૨૧

તારીખ ૧૩

માહે

ડિસેમ્બર

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 યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1998 2021

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૨૫૦.૦૦

કુલ એકંદરે રૂ.

૨૫૦.૦૦

અંકે રૂપીયા બે સો પચાસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.


T.N.PARMAR
સબ રજીસ્ટ્રાર
રાજકોટ - 4

અંકે રૂ. : 250.00

20211210193574901

સબ રજીસ્ટ્રાર, રાજકોટ - 4