

Ramesh K. Tharwani

B.com, LL.B, LL.M.

Advocate & Notary.

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Office:-16, 2nd Floor, Trimurti Complex, Nr.SBI Bank, Abu High Way,
Palanpur- 385001, Ta:- Palanpur, Dist:-Banaskantha.(N.Guj)

Date:- 10/03/2021

To,

Vaibhav Developer's Partnership Firm having its Administrative Partner's

(1) Mr.Pareshkumar Devchandbhai Patel

(2) Mr.Rajeshkumar Bhikhabhai Patel

Both R/o At & Post:- Palanpur.

Tal:- Palanpur, Dist:- Banaskantha, State:- Gujarat.

Subject: Title Search/Investigation Report of Property belonging to Vaibhav Developer's Partnership Firm having its Administrative Partner's (1) Mr.Pareshkumar Devchandbhai Patel and (2) Mr.Rajeshkumar Bhikhabhai Patel.

1. Name of the Owner: Vaibhav Developer's Partnership Firm
having its Administrative Partner's
(1) Mr.Pareshkumar Devchandbhai Patel and
(2) Mr.Rajeshkumar Bhikhabhai Patel

Dear Sir,

As desired by you, I furnishing hereunder the legal scrutiny report with title search in respect of the property (Described in part I hereto):

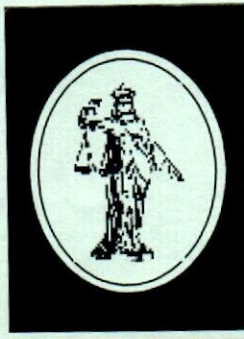
2. Description of the immovable properties:

All that piece & parcel, rights, interest, title of land along with structure standing there on to be constructed thereon being The immovable Non Agriculture Residential Purpose Property out of Revenue Survey No.1667 (Old Survey No.692/6/2), Plot No.1 to 15 along with Common Plot and Road, total admeasuring 2559-93 Sq.Meter, 27555-00 Sq.Fits.i.e land situated in the sim of Village:- Palanpur, Tal- Palanpur, Dist:- Banaskantha, State:- Gujarat:

Measurements of the Property:-

Plot No.	North	South	East	West	Total Meter
1	14-45	14-50	08-83	10-09	136-48
2	14-45	14-45	06-70	06-70	096-82
3	14-45	14-45	06-70	06-70	096-82
4	14-45	14-45	06-70	06-70	096-82
5	14-45	14-45	06-70	06-70	096-82
6	14-45	14-45	06-70	06-70	096-82
7	14-45	14-45	06-70	06-70	096-82
8	14-45	14-45	06-70	06-70	096-82
9	14-59	14-45	06-30	04-33	076-68
10	14-73	14-52	11-98	06-70	114-14
11	14-52	14-36	06-70	06-70	096-58
12	14-71	14-73	06-70	06-70	098-54





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13	14-73	14-59	06-70	06-70	098-30
14	14-59	14-43	06-70	06-70	097-22
15	14-43	14-53	11-47	11-47	156-96

(Total Admeasuring of Plots 1553-04 Sq.Meter+ Common Plot 257-77 Sq.Meter+ 1006-89 Sq.Meter Road=2559-93 Sq.Meter land)

Boundaries of the Property:-

East:- Adjoin Revenue Survey No.1666 is situated

West:- Adjoin Revenue Survey No.1668 is situated

North:- Revenue Survey No.1666 is situated

South:- Neliyu is situated

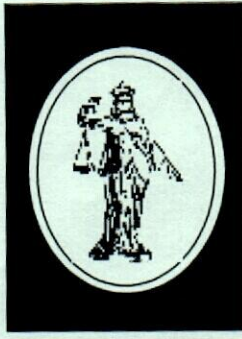
3. Documents Produced/Scrutinized:-

1. Photo Copy of Registered Sale Deed Executed by Shah Pravinchandra Laherchand in favour of Vaibhav Developer's Partnership Firm having its Administrative Partner's (1) Mr.Pareshkumar Devchandbhai Patel and (2) Mr.Rajeshkumar Bhikhabhai Patel duly registered with sub registrar office Palanpur Vide Serial Index No.910 dated 01/02/2021.
2. Photo Copy of Non Agriculture Conversion Order dated 09/05/2019
3. Photo Copy of Approved lay Out Plan
4. Photo Copy of Construction Permission Letter dated 06/02/2020.
5. Photo Copy of Approved Building Plan.
6. Photo Copy of Village Extract No.7/12 & 8-A
7. Photo Copy of Village Extract No.6 with All Record of Rights
8. Photo Copy of Village Extract No.6 in favour of Vaibhav Developer's Partnership Firm having its Administrative Partner's (1) Mr.Pareshkumar Devchandbhai Patel and (2) Mr.Rajeshkumar Bhikhabhai Patel
9. Photo Copy of Partnership Deed of Vaibhav Developer dated 26/08/2020.
10. Photo Copy of Registration Certificate of Vaibhav Developer's Partnership Firm.

4. Brief History of the property and how the owner/mortgagor has derived title?

1. At the time of Revenue record promulgation and Revision survey the said property An Agriculture land bearing Revenue Survey No.692/6 situated in the sim of Palanpur, Tal:- Palanpur, Dist:- Banaskantha, State:- Gujarat belonged on the jointly name of original land lord owner's (1) Mali Ambarambhai Dungarbhai (2) Mali Mohanbhai Hemabhai and (3) Mali Karshanbhai Machhabhai, all R/o At & Post:-Palanpur, Tal:- Palanpur, Dist:- Banaskantha, State:- Gujarat in revenue record. The Mutation to this effect was recorded in the revenue record of rights wide entry no.10 and the same was certified by competent authority.
2. There after said property An Agriculture land bearing Revenue Survey No.692/6 situated in the sim of Palanpur, Tal:- Palanpur, Dist:- Banaskantha, State:- Gujarat sold by (1) Mali





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Ambarambhai Dungarbhai (2) Mali Mohanbhai Hemabhai and (3) Mali Karshanbhai Machhabhai to (1) Patel Virabhai Ramchandbhai and (2) Patel Kanjibhai Ramchandbhai by registered sale deed dated 28/06/1972. Thus (1) Patel Virabhai Ramchandbhai and (2) Patel Kanjibhai Ramchandbhai became the jointly owner's of Revenue Survey No.692/6. The mutation of this effect was recorded in revenue record of rights vide entry no.2736 on 16/02/1973 and same was certified by competent authority.

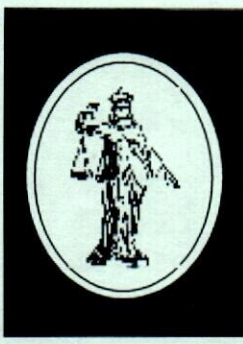
3. There after (1) Patel Ranchhodbhai Ramchandbhai (2) Patel Rameshbhai Laljibhai (3) Patel Surajben Laljibhai name has been entered in above stated property bearing Revenue Survey No.692/6. Thus (1) Patel Ranchhodbhai Ramchandbhai (2) Patel Rameshbhai Laljibhai (3) Patel Surajben Laljibhai (4) Patel Virabhai Ramchandbhai and (4) Patel Kanjibhai Ramchandbhai became the jointly owner's of Revenue Survey No.692/6. The mutation of this effect was recorded in revenue record of rights vide entry no.4497 on 29/04/1982 and same was certified by competent authority.

4. There after Karnavat (Patel) Rameshbhai Laljibhai came in mature age. Thus his name has been deleted in above stated property bearing Revenue Survey No.692/6. The mutation of this effect was recorded in revenue record of rights vide entry no.15562 on 16/04/2008 and same was certified by competent authority on 19/07/2008.

5. There after said property said property An Agriculture land bearing Revenue Survey No.692/6 (1-30-50, Hectare-Are-Sq.Meter) land Paiki East Side 0-27-87, Hectare-Are-Sq.Meter land situated in the sim of Palanpur, Tal:- Palanpur, Dist:- Banaskantha, State:- Gujarat sold by (1) Kaidava Ranchhodbhai Ramchandbhai (2) Kaidava Rameshbhai Laljibhai (3) Kaidava Surajben Laljibhai (4) Kaidava Virabhai Ramchandbhai and (5) Kaidava Kanjibhai Ramchandbhai to Menaben Karshanbhai Prajapati by registered sale deed vide serial Index No.2662 dated 31/05/2008. Thus Menaben Karshanbhai Prajapati became the owner's of Revenue Survey No.692/6 Paiki 2 (0-27-87, Hectare-Are-Sq.Meter) land. The mutation of this effect was recorded in revenue record of rights vide entry no.17613 on 07/02/2009 and same was certified by competent authority on 27/03/2009.

6. There after said property said property An Agriculture land bearing Revenue Survey No.692/6 Paiki 2 (0-27-87, Hectare-Are-Sq.Meter) land situated in the sim of Palanpur, Tal:- Palanpur, Dist:- Banaskantha, State:- Gujarat sold by Menaben Karshanbhai Prajapati to (1) Padhiyar Jagdishkumar Maganlal and (2) Vyas Pravinkumar Vaikunthvbhai by registered sale deed vide serial Index No.4026/2011 dated 18/08/2011. Thus (1) Padhiyar





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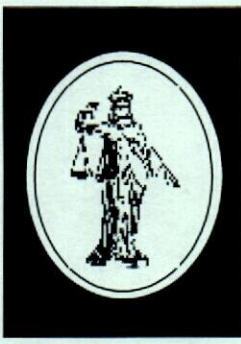
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Jagdishkumar Maganlal and (2) Vyas Pravinkumar Vaikunthvbhai became the owner's of Revenue Survey No.692/6 Paiki 2 (0-27-87, Hectare-Are-Sq.Meter) land. The mutation of this effect was recorded in revenue record of rights vide entry no.22683 on 18/08/2011 and same was certified by competent authority on 08/11/2011.

7. There after said property said property An Agriculture land bearing Revenue Survey No.692/6 Paiki 2 (0-27-87, Hectare-Are-Sq.Meter) land situated in the sim of Palanpur, Tal:- Palanpur, Dist:- Banaskantha, State:- Gujarat sold by (1) Padhiyar Jagdishkumar Maganlal and (2) Vyas Pravinkumar Vaikunthvbhai to Shah Pravinchandra Laherchand by registered sale deed vide serial Index No.404/2012 dated 24/01/2012. Thus Shah Pravinchandra Laherchand became the owner's of Revenue Survey No.692/6 Paiki 2 (0-27-87, Hectare-Are-Sq.Meter) land. The mutation of this effect was recorded in revenue record of rights vide entry no.22903 on 24/01/2012 and same was certified by competent authority on 17/04/2012.
8. There after Revision survey in Palanpur Village. That as per said revision survey the said property Revenue Survey No.692/6 Paiki 2 (0-27-87, Hectare-Are-Sq.Meter) land has been converted in new Revenue Survey No.1667 (0-28-07, Hectare-Are-Sq.Meter) land with new Account No.1049 by order of Honorable Prant Officer,Palanpur bearing its order No.Re-survey/Promulgation/Palanpur/Vashi.6452/17 dated 01/07/2017. The mutation of this effect was recorded in revenue record of rights vide entry no.24761 on 01/07/2017 and same was certified by competent authority.
9. There after said property An Agriculture land bearing Revenue Survey No.1667 (0-28-07, Hectare-Are-Sq.Meter) land = 2807-00 Sq.Meter land has been converted in Non Agriculture land for Multiple purpose use by order of Honorable Collector, Banaskantha, Palanpur bearing its order No.CB/NA/BANASKANTHA/PALANPUR/1667/1005754/2019 dated 09/05/2019 and also lay out plan approved by same authority. The mutation of this effect was recorded in revenue record of rights vide entry no.25940 on 22/05/2019 and same was certified by competent authority on 01/07/2019.
10. There after Partnership Deed of Vaidhav Developer's executed between (1) Mr.Pareshkumar Devchandbhai Patel (2) Mr.Bipinkumar Devchandbhai Patel (3) Mrs.Sitaben Bipinkumar Patel (4) Mrs.Bhagvatiben Pareshkumar Patel (5) Mr.Rameshkumar Bhikhabhai Patel (6) Mr.Rajeshkumar Shamalbhai Karnavat (7) Mr.Chetankumar Shamalbhai Patel (8) Mr.Sagar Jethabhai Karnavat (9) Mr.Yogeshkumar





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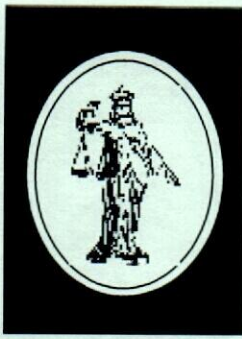
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Rameshbhai Gami (10) Mrs.Hansaben Jayantibhai Patel and (11) Mr.Bhavesh Pitamber Patel duly registered before M.N.Kiri Notary with its register serial No.1628, Book No.1, Page No.30 on dated 26/08/2020.

11. There after said Vaibhav Developer's Partnership firm has registered in government record with its registration No.GUJMHS01884.
12. There after Palanpur Area Development Officer (PADA) has been granted permission for construction of residential house on above stated property Revenue Survey No.1667 total admeasuring 2807-00 Sq.Meter land by its order No.PADA/23-01-2020/13637776/000363 dated 06/02/2020 and also building plan approved by same authority.
13. There after said property Non Agriculture Residential Purpose land out of Revenue Survey No.1667 (0-28-07, Hectare-Are-Sq.Meter) land = 2807-00 Sq.Meter land divided in total 93 residential plots and also residential plots scheme name known as "Vaibhav Villa" put forward on above stated property.
14. There after said property Non Agriculture Residential Purpose Property out of Revenue Survey No.1667 (Old Survey No.692/6/2), Plot No.1 to 15 along with Common Plot and Road, total admeasuring 2559-93 Sq.Meter, 27555-00 Sq.Fits.i.e land situated in the sim of Village:- Palanpur, Tal- Palanpur, Dist:- Banaskantha, State:- Gujarat sold by Shah Pravinchandra Laherchand to Vaibhav Developer's Partnership Firm having its Administrative Partner's (1) Mr.Pareshkumar Devchandbhai Patel and (2) Mr.Rajeshkumar Bhikhabhai Patel by registered sale deed vide serial index no.910 dated 01/02/2021. Thus Vaibhav Developer's Partnership Firm having its Administrative Partner's (1) Mr.Pareshkumar Devchandbhai Patel and (2) Mr.Rajeshkumar Bhikhabhai Patel became the owner of Residential Purpose Property out of Revenue Survey No.1667 (Old Survey No.692/6/2), Plot No.1 to 15. The mutation of this effect was recorded in revenue record of rights vide entry no.16833 on 02/02/2021.
15. That as per above discussion The Non Agriculture land immovable Residential Purpose Property out of Revenue Survey No.1667 (Old Survey No.692/6/2), Plot No.1 to 15 along with Common Plot and Road, total admeasuring 2559-93 Sq.Meter, 27555-00 Sq.Fits.i.e land situated in the sim of Palanpur, Tal:- Palanpur, Dist:- Banaskantha, State:- Gujarat registered on the name of **Vaibhav Developer's Partnership Firm** having its **Administrative Partner's (1) Mr.Pareshkumar Devchandbhai Patel and (2) Mr.Rajeshkumar Bhikhabhai Patel** in revenue record till today.





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5. Other Legal Provisions:-

1. Whether provisions of Urban and Ceiling Act are applicable? **Not Applicable**
2. Whether property to be given as security to any Minor's claim? **Not Applicable**
3. Whether the property is affected by any revenue and tenancy regulations? **Not Applicable**
4. Whether the user land has been converted in to non-agricultural for residential use by The order of the competent authority? **YES**
5. Whether up to date tax / lands revenue has been paid on the property? **Yes**
6. Whether all original documents for last 13 years have been scrutinized? **YES**
7. Whether required documents are available for creating mortgage? **YES**
8. Whether all previous owners had the right / competency to transfer the property? **YES**
9. Whether proposed mortgage by deposit of title deeds is possible? **YES**
10. Whether the property has been transferred / to be transferred by a POA holder of the Original land owner in favour of the loan applicant? **NO**
11. Whether POA holder of original land owner has/had authority under POA? **NO**
12. Whether the POA as recorded in 5.11 is registered? **NO**
13. What is the tenure of the land if it leased? ____ years (Remaining period):- **Not Applicable**
14. Whether the land is Adivasai (Tribal) land? **NO**
15. Whether the land / property is joint family property? **NO**
16. Are the land / property/flat subject to any reservations/acquisitions/requisitions?
No any restriction
17. Whether search report is obtained and submitted? **YES**
18. Whether the builder is private / limited company:- **Registered Partnership Firm**
19. Whether ROC search report is carried out? **Not Applicable**
20. Whether any charge/mortgage is created on the project/property/flat/apartment? **No**
21. If mortgage/ charged; name of the bank /Financial Institution:- **Not Applicable.**
22. Whether NOC/Release letter obtained or Not? **Not Applicable**
23. Whether Provision of SEARFEASI Act-2002 applicable ? **Yes**

6. Searches in the Office of Sub Registrar of Assurance:

I have made search 1991 to 2021 i.e 30 Years., Vide application no.1698 E-receipt No.2021083004649 dated 10/03/2021 at sub registrar office Palanpur and have not found any Charge/Encumbrance/Mortgage on above stated property.

7. Conclusion and Recommendations:





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In case of creation of Mortgage by Deposit of title deeds, the documents mentioned in schedule-I would create a valid and enforceable mortgage, which would be enforceable in the Court of Law. The Mortgager has absolute, clear and Marketable title over the Schedule property.

8. Certificate:

It is certified, on the basis of search made in the office of concerned Sub Registrar office Palanpur and the document given by the company, that the said immovable property is free from all sort of registered encumbrances and not subject to any dispute and chain of title is complete and **Vaibhav Developer's Partnership Firm** having its **Administrative Partner's (1) Mr.Pareshkumar Devchandbhai Patel and (2) Mr.Rajeshkumar Bhikhabhai Patel** holds a clear title of the same is capable to create security by way of Mortgage creation

Certificate of genuineness of title deeds

Vaibhav Developer's Partnership Firm having its **Administrative Partner's (1) Mr.Pareshkumar Devchandbhai Patel and (2) Mr.Rajeshkumar Bhikhabhai Patel** propose to has created charge over the immovable properties, situate at Palanpur more particularly described in the Annexure I hereto (collectively "Property") in favour of Any Bank of Financial Institution. The Property is situated within the jurisdiction of the Sub-Registrar of Assurances at Palanpur.

Place:-Palanpur.

Dated:-10/03/2021

Enclosure: Original Search fee receipt & Encumbrance Certificate dated 10/03/2021.



Yours truly,

(R. K. THARWANI)

Panel Advocate of the Bank