

CHIRAG H. MEHTA

B. Com, LL.B. Advocate

202, Land Mark,
Tagore Road,
Rajkot.

To,
Tattv Realities a partnership firm.
Add.: Ground Floor, "Angel Appartment"
1, Vaishalinagar Main Road,
Nr. Amrapali Railway Crossing,
RAJKOT.

Sub : **Title Investigation & Search Report**

Dear sir,

This is with reference to above and as desired by you, my opinion,
regarding property narrated hereunder, is as under.

PROPERTY UNDER REFERENCE :-

Building "Tattv Luxuria-1" and "Tattv Luxuria-2" is to be constructed upon lands of sub plot No.61 A + 61 B/1 adm. 207-24 Sq. mtr. and sub plot No.61 A + 61 B/2 adm. 249-73 Sq. mtr. of plot No.61 of revenue survey No. 68 P area known as Collagewadi Street No.5, T.P.S. No.3 (Nanamava) Final Plot No. : 119 P., city survey No.2540 P. of Vill : Nanamava now merged in Rajkot city.

SQUARE BOUNDARY :-

As per copies of documents produced before undersinged, property under reference i.e. sub plot No.61 A + 61 B/1 admeasuring 207-24 Sq. mtr is bounded by :

..2..

North : Plot No. 62
South : Road
East : Road
West : Sub plot No. No.61 A + 61 B/2

As per copies of documents produced before undersigned, property under reference i.e. sub plot No. No.61 A + 62 B/2 admsuring 249-73 Sq. mtr is bounded by :

North : Plot No. 62
South : Road
East : Sub plot No. No.61 A + 61 B/1
West : Plot No. No.60

DOCUMENTS VERIFIED :-

Zerox copies of Following documents are verified by us. I have relied upon it after considering informations given. The undersigned do not accept any responsibility.

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- [1] Partnership Deed of the firm Tattv Realities and deed of change in partnership reg. at No.516, Dt.31/1/2020 and R.O.F.
 - [2] Sale deed No.5452 Dt.25/11/2019 executed by Nitesh Chandrakant Pavagadhi in your favour.
 - [3] Sale deed No.3618 Dt.2/8/2019 executed by Ketan Chandrakant Pavagadhi in your favour.
 - [4] Correction deed No.1293 Dt.22/3/2019 executed between Ketan Chandrakant Pavagadhi and Nitesh Chandrakant Pavagadhi.

..3..

- [5] Correction deed No.1181 Dt.24/1/2011 executed between Ketan Chandrakant Pavagadhi and Nitesh Chandrakant Pavagadhi.
- [6] Partition deed No.7675 Dt.4/5/2010 executed between Ketan Chandrakant Pavagadhi and Nitesh Chandrakant Pavagadhi.
- [7] Sale deed No.2535 Dt.20/8/2019 executed by Vanmali Devkaran Lohana in favour of Ketan Chandrakant Pavagadhi and Nitesh Chandrakant Pavagadhi.
- [8] Partition deed No.660 Dt.23/2/1965 (Reg. No. 98 Volum 473 Dt.5/1/1966) executed by & between Vanmali Devkaran & Jayantilal Govindji & others
- [9] N.A. order No. Land-1-3-345 Dt.5/12/1961.
- [10] Order passed by deputy collector Rajkot in Misc. appeal No.21-61-62.
- [11] Sanad form "M" Sanad No.195 & Sanad No.242 in the name of Jayantilal Govindji.
- [12] Sale deed No.1466 Dt.31/5/1961 (Reg. No. 1854 Volum 256 Dt.1/8/1961) executed by Jadeja Dilavarsinh Khodubha & others in favour of Jayantilal Govindji Kundaliya.
- [13] Partnership deed of Dt.31/5/11965 executed between Jayantilal Govindji & others.
- [14] Lay-out Plan.
- [15] Approval Sub-Ploting Plan.
- [16] Approved building plan. Construction permission.
- [17] Property card in your name..



HISTORY AND REPORT :-

Originally an agricultural land acre 13 – 31 guntha of revenue survey No. 68 paiki of Village Nanamava of Rajkot district owned by Dilavarsinhiji Khodubha.

Thereafter, Jadeja Dilavarsinhiji Khodubha sold the Said agricultural land to Jayantilal Govindji vide reg. sale deed No.1466 Dt.31/5/1961 (Reg. No.1854 Volum 256 Dt.1/8/1961)

Thereafter Jayantilal Govindji applied for conversion of agriculture land adm. acre 5-0 guntha from above land into Non-agriculture land and Mamlatdar of Rajkot passed the order No. Land 1-3-345 Dt. 5/12/1961.

Thereafter Jayantilal Govindji applied for conversion of remaining agricultural land adm. acre 8-31 guntha into Non agriculture but Mamlatdar of Rajkot rejected the said application and against that the applicant filed appeal before deputy collector & deputy collector granted the said appeal & then Mamlatdar of Rajkot passed the order No. Land 1-386 Dt.4-9/8/62 for conversion of said land into NA.



Thenafter Jayantilal Govindji & others have started a business in partnership & Jayantilal Govindji bring the said land as a capital & the said land of Revenue survey No.68 of Nanamava becomes the property of partnership firm.

After that partition deed for N.A. Plots was executed by & between the partners of the said partnership firm vide Sr. No.660 Dt.23/2/1965 (Reg. No.98 Vol. 473 Dt.5/1/1966)

According to the said partition deed plot No. 61 & other plots come into the part of Vanmali Devkaran.

Thereafter Vanmali Devkaran sold the plot No. 61 i.e. property under reference to Nitesh Chandrakant Pavagadhi and Ketan Chandrakant Pavagadhi vide reg. sale deed No.2535 Dt.20/8/1975.

After that Nitesh Chandrakant Pavagadhi and Ketan Chandrakant Pavagadhi applied for sub plotting plan before competent authority and get approved sub plotting plan and made two sub plot No.61/A & 61/B of said plot No. 61.

Thereafter Nitesh Chandrakant Pavagadhi and Ketan Chandrakant Pavagadhi made partition deed of the said sub plots vide reg. deed No.7675 Dt.4/5/2010.

In said partition deed same mistakes were there and therefore two correction deeds were executed by Nitesh Chandrakant Pavagadhi and Ketan Chandrakant Pavagadhi vide Sr. No.1181 Dt.24/1/2011 & Sr. No. 1293 Dt.22/3/2019.

You i.e. The said partnership firm have purchased sub plot No.61/A from Nitesh Chandrakant Pavagadhi vide reg. sale deed No. 5452 Dt. 25/11/2019 and sub plot No.61/B from Ketan Chandrakant Pavagadhi vide reg. sald-deed No.3618 Dt. 2/8/2019. Thereafter mutation of your name in property card is also done and thereafter you have applied for amalgamation and sub plotting plan for that and you have obtained sub plotting plan & permission for sub plot No. 61 A + 61 B/1 adm. 207-24 Sq. mtr and sub plot No.61 A + 61 B/2 adm. 249-73 Sq. mtr from R.M.C.

Then the the partners of the firm have mutually decided to add Mr. Piyush Dilipbhai Sachde as new partner in the said firm and one amendment in partnership deed was executed by the partners vide reg. deed No.516 Dt.31/1/2020.

You want to construct building thereon and for that you have got approved building construction plan & permission from R.M.C. Vide sr. No.1346 Dt.16/3/2020 for sub plot No.61 A + 61 B/1 adm 207.24 Sq. mtr on which "**Tattv Luxuria-1**" building is to constructed and got permission from R.M.C. vide sq. No. 1347 Dt.16/3/2020 for sub plot No. No.61 A + 61 B/2 adm 249-73 sq. mtr on which "**Tattv Luxuria-2**" building is to be constructed.



Thus chanin of documetns is complete and in my opinion titles of propeerty under reference is clear and markatable and free from registered encumbrances.

SEARCH REPORT : -

The undersigned have taken the search for last 30 years, specifically and only to investigate about registration of any charges over property under reference and found that the property appears to be free from registered encumbrances / charges. Original receipt of fees paid for taking search is also enclosed herewith.

SUMMARY : -

As discussed hereinabove in my opinion, the titles of the property under reference appears to be clear, marketable & free from registered encumbrances.

All your abovereferred documents are returned herewith.

Thanking You.

Rajkot .

Date : 12/6/2020

Yours faithfully,



(CHIRAG H. MEHTA)

Advocate

Reg. No. G/2726/06

અરજી પહોંચ

મિલકત નું વર્ણન : રે. સર્વે નં.68 પૈકી ટી. પી. સ્કીમ નં.3, એફ. પી. નં.119 પૈકી પ્લોટ નં.61

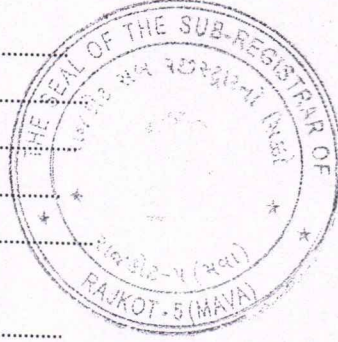
Search in : Nana Mava/Nana Mava

પહોંચ નંબર 20200324003222 અરજી નંબર 1804 અરજી વર્ષ 2020
તારીખ 11 માહે જુન સને 2020

રજુ કરનારનું નામ ચીરાગ એચ. મહેતા (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 ચાલીઓ (કલમ 54 થી 59).....
શોધ અગર તપાસણી.....Year: 2012 2020
દંડ કલમ-24.....
કલમ-34 (કલમ-49).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-2 ફી



100.00

કુલ એકંદરે રૂ.	100.00
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અંકે રૂપિયા એક સો શૂન્ય પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

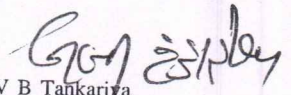
તે રજીસ્ટર ટપાલથી મોકલવામાં

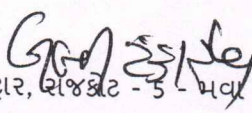
આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.


V B Tankariya
સબ રજીસ્ટ્રાર
રાજકોટ - 5 - મવા

અંકે રૂ. : 100.00 20200611457930268  સબ રજીસ્ટ્રાર, રાજકોટ - 5 - મવા
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અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં. 68 પૈકી ટીપીનં. 3 એફ પીનં. 119 પૈકી પ્લોટનં. 61

Search in : નાનામાવા /NANA MAVA

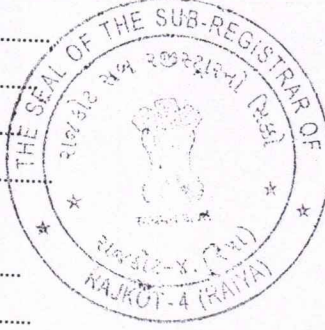
પહોંચ નંબર 2020024005935 અરજી નંબર 3426
તારીખ 11 માહે જુન

અરજી વર્ષ 2020
સને 2020

રજુ કરનારનું નામ ચિરાગ એચ મહેતા (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 ચાલીઓ (કલમ 54 થી 59).....
શોધ અગર તપાસણી.....Year: 1998 2012
ઈડ કલમ-24.....
કલમ-34 (કલમ-49).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-2 ફી



150.00

કુલ એકંદરે રૂ. 150.00

અંકે રૂપિયા એક સો સાઈઠ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

જે.એસ.જી.વી
સબ રજીસ્ટ્રાર
રાજકોટ - 4

અંકે રૂ. : 160.00
20200611945357538
સબ રજીસ્ટ્રાર, રાજકોટ - 4

અરજી પહોંચ

મિલકત નું વર્ણન : નાનામવા રે સ નં.68 પૈકી ટી પી નં.3 એફ પી નં.119 પૈકી પ્લોટ નં:61

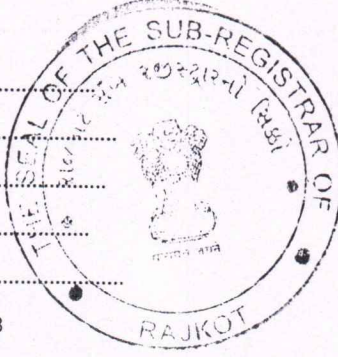
Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૦૦૨૨૦૦૮૩૦૪ અરજી નંબર ૫૮૩૩ અરજી વર્ષ ૨૦૨૦
તારીખ ૧૨ માહે જૂન સને ૨૦૨૦

રજુ કરનારનું નામ ચિરાગ એચ મહેતા (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: 1991 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



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કુલ એકંદરે રૂ.	૯૦.૦૦
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અંકે રૂપીયા નેવું 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. : 90.00

20200611962018217

સબ રજીસ્ટ્રાર, રાજકોટ - 1