

To,
M/s Korat Developers,
Rajkot.

Sub: TITLE INVESTIGATION REPORT

Dear Sir/Madam,

I, Rahul K Shah, Advocate has investigated the title of **M/s Korat Developers** to the immovable property situated at Motamava-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 possess/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 vested in **M/s Korat Developers** is free and clear of all liens and encumbrances.

DESCRIPTION OF THE PROPERTY:

Commercial Building known as "Korat Korner" constructed on piece and parcel of the non-agriculture land bearing Revenue Survey No 3 Part of Village Motamava, bearing Plot No 2 land admeasuring 630.24 Sq. Meters situated at area more particularly known as Galaxy Park-2, at Village Motamava, Sub District Rajkot and District Rajkot in the State of Gujarat.

The above described property is bounded as under:

Boundary of Building

On the North: Adjoining Kalawad Road
On the South: 9.00 Meters wide Road
On the East: Property of Adjoining Plot No 1
On the West: 12.00 Meters wide Road

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

2. Devolution of Title:

That the property referred above was part and parcel of agricultural land bearing Revenue Survey No 3 part of Village Motamava, Taluka Rajkot, Dist Rajkot was under the occupation and possession of Shri Hirabhai Dharmashi.

1. That thereafter, Shri Hirabhai Dharamshi as a self and Manager of HUF had executed the Sale Deed in favor of Shri Ranchhodhbhai Nathabhai Bhalodiya and Others duly registered at the Office of Sub Registrar at Rajkot vide No 5045 dated 13/05/1988.



2. That thereafter, Shri Ranchhodbhai Nathabhai Bhalodiya and Others have executed the Power of Attorney in favor of Shri Jaydipkumar Gopaldas Patel and Others dated 09/01/1990.
3. That thereafter, Shri Keshavlal Thakarshi and Others have applied before the District Development Officer of Rajkot to convert convert the said land into non agriculture purpose and the DDO, Rajkot has sanctioned the same vide his order No Rev/Bakhap/Regi.41/92-93/4245/51 dated 07/11/1992 and interalia approved NA Layout Plan.
4. That thereafter, Shri Jaydipkumar Gopaldas Patel as a POA Holder of Shri Ranchhodbhai Nathabhai Bhalodiya and Others had executed Sale Deed in favor of Toral Township Pvt Ltd duly registered at Sub Registrar Office, Rajkot vide No 2264 dated 05/02/1997.
5. That thereafter, Toral Township Pvt Ltd through its Managing Director Shri Rajeshbhai Govindbhai Patel had executed Sale Deed in favor of Shri Ravjibhai Ghusabhai Shingala and Others duly registered at Sub Registrar Office, Rajkot vide No 3095 dated 09/08/2001.
6. That thereafter, Toral Township Pvt Ltd through its Managing Director Shri Rajeshbhai Govindbhai Patel had executed Correction Deed in favor of Shri Ravjibhai Ghusabhai Shingala and Others duly registered at Sub Registrar Office, Rajkot vide No 7411 dated 24/07/2007.
7. That thereafter, Shri Ravjibhai Ghusabhai Shingala and Others had executed Sale Deed in favor of Shri Vijaybhai Parsotambhai Korat and Others duly registered at Sub Registrar Office, Rajkot vide No 13414 dated 07/12/2007.
8. That thereafter, Shri Vijaybhai Parsotambhai Korat and Others had applied before RUDA for construction of Commercial Building on said plot and same was approved vide Permission No. Ruda/tech/dev/motamava/111/18/5332 dated 29/08/2019.
9. That thereafter, Shri Vijaybhai Parsotambhai Korat and Others have decided to carry on business with the name and style as Korat Developers and executed the Partnership Firm dated 16/02/2019.
10. That thereafter, Shri Vijaybhai Parsotambhai Korat and Others had executed Sale Deed in favor of Korat Developers duly registered at Sub Registrar Office, Rajkot vide No 3171 dated 10/07/2019.

Therefore, **Korat Developers** became the owner of the said Property and in occupation and possession of the said Properties and they are competent to transfer, assign, mortgage etc. as the need arise.

CONCLUSION AND RECOMMENDATIONS:



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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. 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, I do, hereby certify that the right, title and interest of Korat Developers in respect of the property described hereinabove are covered with all respective Title Deeds. The right, title and interest of the said 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

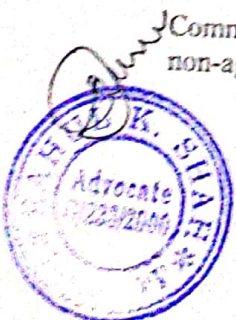
(List of title Deeds/Documents required for Creation of Mortgage)

Sr No	Particulars of Deed/ Documents	Date	Original/ True Copy/ Photocopy
1	Registered Sale Deed No 3171	10/07/2019	Original
2	Partnership Deed of Korat Developers	16/02/2019	Original
3	Construction Permission No Ruda/tech/dev/motamava/111/18/5332 alongwith Building Plan	29/08/2019	Original
4	Registered Sale Deed No 13414	07/12/2007	Original
5	Registered Correction Deed No 7411	24/07/2007	Original
6	Registered Sale Deed No 3095	09/08/2001	Original
7	COI, MOA and AOA of Toral Township Pvt Ltd	--	Copy
8	Registered Sale Deed No 2264	05/02/1997	Copy
9	NA Order Rev/Bakhap/Regi.41/92-93/4245/51	07/11/1992	Copy
10	Approved NA Layout Plan	--	Copy
11	Power of Attorney in favor of Shri Jaydipkumar Gopaldas Patel and Others	09/01/1990	Copy
12	Registered Sale Deed No 5045	13/05/1988	Copy
13	Village Form No 2 in the name of Korat Developers	--	Copy
14	Title Clear Report of Adv Bhavesh D Rangani	09/0/2019	Original

Schedule-II

(Description of the property)

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Rajkot

Date: 11/05/2020



Rahul K Shah
Advocate