

To,

M/s. Honest Developers,

Rajkot.

Sub: TITLE INVESTIGATION REPORT

Dear Sir/Madam,

I, Rahul K Shah, Advocate has investigated the title of **M/s. Honest Developers** to the immovable properties situated at Nanamava-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 vested in **M/s. Honest Developers** I am of the opinion that title to be vested in are free and clear of all liens and encumbrances, except as follows:

DESCRIPTION OF THE PROPERTY:

Residential Building known as "Sentosa Hill" constructed on non-agricultural land bearing Revenue Survey No 9 part of Village Nanamava, bearing Plot No 4+5+6 land admeasuring 362.25 Sq. Meters, bearing Final Plot No 8/1 of TPS No 20(Nanamava) at Village Nanamava (now within limits of Rajkot Municipal Corporation), District Rajkot in the State of Gujarat.

The above described property is bounded as under:

Boundary of Property

On the North: Adjoining Plot No 7

On the South: Adjoining Plot No 3

On the East: 10.50 meters wide Road

On the West: Adjoining FP No 7

(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 9 part of Village Nanamava were under occupation and possession of Shri Jadeja Chandubha Jilubha and others.



1. That thereafter, Shri Jadeja Chandubha Jilubha and others had applied to Collector, Rajkot to convert the said land into non agricultural land and Collector of Rajkot has sanctioned the same vide his Order No NA/Lerekok/65/Case No. 55/2002-2003 on dated 21/12/2002 and inter alia NA Lay Out Plan.
2. That thereafter, Shri Jadeja Chandubha Jilubha and others as legal heir of late Jadeja Jilubha Jalamsinh Jadeja had executed Sale Deed in favour of Shri Falguni Jatin Mavani duly registered at Sub Registrar Office, Rajkot Vide No 7960 dated 30/12/2002.
3. That thereafter, Shri Jadeja Chandubha Jilubha and others as legal heir of late Jadeja Jilubha Jalamsinh Jadeja had executed Sale Deed in favour of Shri Jignesh Rameshbhai Mavani duly registered at Sub Registrar Office, Rajkot Vide No 8024 dated 30/12/2002.
4. That thereafter, Shri Jadeja Chandubha Jilubha and others as legal heir of late Jadeja Jilubha Jalamsinh Jadeja had executed Sale Deed in favour of Shri Jatin Rameshbhai Mavani duly registered at Sub Registrar Office, Rajkot Vide No 8010 dated 30/12/2002.
5. That thereafter, Shri Falguni Jatin Mavani and others had executed Power of Attorney in favour of Shri Hinaben Prafulbhai Bera on dated 19/09/2005.
6. That thereafter, Shri Hinaben Prafulbhai Bera as POA holder of Shri Falguni Jatin Mavani and others had executed Sale Deed in favour of Shri Rashmiben Bipinbhai Bera duly registered at Sub Registrar Office, Rajkot Vide No 6559 dated 07/07/2006.
7. That thereafter, Shri Rashmiben Bipinbhai Bera had executed Sale Deed in favour of M/s. Honest Developers through its partners of Shri Shahidbhai Jabbarbhai Nagarvala and others duly registered at Sub Registrar Office, Rajkot Vide No 4549 dated 30/09/2019.



8. That thereafter, Shri Jadeja Chandubha Jilubha and others as legal heir of late Jadeja Jilubha Jalamsinh Jadeja had executed Sale Deed in favour of Shri Ashok Vibhabhai Chavda duly registered at Sub Registrar Office, Rajkot Vide No 8038 dated 30/12/2002.
9. That thereafter, Shri Jadeja Chandubha Jilubha and others as legal heir of late Jadeja Jilubha Jalamsinh Jadeja had executed Sale Deed in favour of Shri Bhavikaben Mukeshbhai Chavda duly registered at Sub Registrar Office, Rajkot Vide No 8039 dated 30/12/2002.
10. That thereafter, Shri Jadeja Chandubha Jilubha and others as legal heir of late Jadeja Jilubha Jalamsinh Jadeja had executed Sale Deed in favour of Shri Mukeshbhai Vibhabhai Chavda duly registered at Sub Registrar Office, Rajkot Vide No 8044 dated 30/12/2002.
11. That thereafter, Shri Ashok Vibhabhai Chavda and others had executed Power of Attorney in favour of Shri Vijaysinh Ramsinh Talatiya on dated 19/09/2005.
12. That thereafter, Shri Vijaysinh Ramsinh Talatiya as POA holder of Shri Ashok Vibhabhai Chavda and others had executed Sale Deed in favour of Shri Jagrutiba Vijaysinh Talatiya duly registered at Sub Registrar Office, Rajkot Vide No 7799 dated 10/11/2006.
13. That thereafter, Shri Jagrutiba Vijaysinh Talatiya had executed Sale Deed in favour of Shri Nirmlaben Mansukhbhai Mungalapara and others duly registered at Sub Registrar Office, Rajkot Vide No 3539 dated 03/03/2010.
14. That thereafter, Shri Nirmlaben Mansukhbhai Mungalapara and others had executed Sale Deed in favour of M/s. Honest Developers through its partners of Shri Shahidbhai Jabbarbhai Nagarvala and others duly registered at Sub Registrar Office, Rajkot Vide No 4790 dated 14/10/2019.
15. That thereafter, Shri Jadeja Chandubha Jilubha and others as legal heir of late Jadeja Jilubha Jalamsinh Jadeja had executed Sale Deed in favour of Shri



Jayaben Dineshbhai Ramnani duly registered at Sub Registrar Office, Rajkot
Vide No 542 dated 18/01/2006.

16. That thereafter, Shri Jayaben Dineshbhai Ramnani had executed Power of Attorney in favour of Dr. Bhavin S. Kothari on dated 02/09/2004.
17. That thereafter, Dr. Bhavin S. Kothari as POA holder of Shri Jayaben Dineshbhai Ramnani had executed Sale Deed in favour of Shri Sureshbhai Vitthalbhai Makavana duly registered at Sub Registrar Office, Rajkot Vide No 6273 dated 14/06/2007.
18. That thereafter, Shri Sureshbhai Vitthalbhai Makavana had executed Sale Deed in favour of M/s. Honest Developers through its partners of Shri Shahidbhai Jabbarbhai Nagarvala and others duly registered at Sub Registrar Office, Rajkot Vide No 4548 dated 30/09/2019.
19. That, Shri Shahidbhai Nagarvala and others have decided to carry on business with the name and style as "Honest Developers" and executed Partnership Deed on dated 03/09/2019.
20. That thereafter, M/s. Honest Developers had applied to Town Planner of Rajkot Municipal Corporation for the construction of building for Residential use, on the said land and Town Planner, RMC has granted the permission vide No 1240 dated 22/01/2020 inter-alia approved the Building Plan.

Therefore, **M/s. Honest Developers** became the owner of the said property and in occupation and possession of the said flat and they are 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 1989 to 2020 in Zone-



4 and Zone-5 of Sub Registrar, Rajkot vide Search Receipts No 2020..... and 2020 respectively, dated 10/02/2020. 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, I do, hereby certify that the right, title and interest of **M/s. Honest Developers** in respect of the property described hereinabove are covered with all respective Title Deeds. The right, title and interest of the 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 of Deed/ Documents	Date	Original/ True Copy/ Photocopy
1	Building Development Permission No 1240	22/01/2020	Copy
2	Approved Building Construction Plan	--	Copy
3	Partnership Deed of Honest Developers"	03/09/2019	Copy
4	Registered Sale Deed No 4548	30/09/2019	Copy
5	Registered Sale Deed No 6273	14/06/2007	Copy
6	Power of Attorney in favour of Dr. Bhavin S. Kothari	02/09/2004	Copy
7	Registered Sale Deed No 542	18/01/2006	Copy
8	Registered Sale Deed No 4790	14/10/2019	Copy
9	Registered Sale Deed No 3539	03/03/2010	Copy
10	Registered Sale Deed No 7799	10/11/2006	Copy
11	Power of Attorney in favour of Shri Vijaysinh Ramsinh Talatiya	19/09/2005	Copy
12	Registered Sale Deed No 8044	30/12/2002	Copy
13	Registered Sale Deed No 8039	30/12/2002	Copy
14	Registered Sale Deed No 8038	30/12/2002	Copy
15	Registered Sale Deed No 4549	30/09/2019	Copy
16	Registered Sale Deed No 6559	07/07/2006	Copy
17	Power of Attorney in favour of Shri Hinaben Prafulbhai Bera	19/09/2005	Copy
18	Registered Sale Deed No 8010	30/12/2002	Copy
19	Registered Sale Deed No 8024	30/12/2002	Copy
20	Registered Sale Deed No 7960	30/12/2002	Copy
21	NA Order No NA/Lerekok/65/Case No. 55/2002-	21/12/2002	Copy



	2003		
22	Approved NA Lay Out Plan	--	Copy
23	Extract Revenue Record	--	Copy
24	Search Receipts	10/02/2020	Original

Schedule-II**(Description of the property)**

Residential Building known as "Sentosa Hill" constructed on non-agricultural land bearing Revenue Survey No 9 part of Village Nanamava, bearing Plot No 4+5+6 land admeasuring 362.25 Sq. Meters, bearing Final Plot No 8/1 of TPS No 20(Nanamava) at Village Nanamava (now within limits of Rajkot Municipal Corporation), District Rajkot in the State of Gujarat.

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Rajkot

Date: 10/02/2020



Rahul K Shah
Advocate

અરજી પહોંચ

મિલકત નું વર્ણન : નાનામવા રે સ નં.9 પૈકી પ્લોટ નં.4+5+6

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૦૦૨૨૦૦૩૪૩૯ અરજી નંબર ૨૪૪૨ અરજી વર્ષ ૨૦૨૦
તારીખ ૧૧ માહે ફેબ્રુઆરી સને ૨૦૨૦

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: 1990 1998

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૧૦૦.૦૦

કુલ એકંદરે રૂ.

૧૦૦.૦૦

અંકે રૂપીયા એક સો શૂન્ય 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

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં. 9 પૈકી પ્લોટનં. 4+5+6

Search in : નાનામાવા /NANA MAVA

પહોંચ નંબર ૨૦૨૦૦૨૫૦૦૨૭૯૩

અરજી નંબર

૧૩૫૭

અરજી વર્ષ

૨૦૨૦

તારીખ ૧૨

માહે

ફેબ્રુઆરી

સને

૨૦૨૦

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 2012

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૧૬૦.૦૦

કુલ ચેકદર રૂ.

૧૬૦.૦૦

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.

TARAMATIBEN NARASANGBHAI PARMAR
સબ રજીસ્ટ્રાર
રાજકોટ - 4

અરજી પહોંચ

મિલકત નું વર્ણન : રે. સર્વે નં.9 પૈકી, પ્લોટ નં.4+5+6

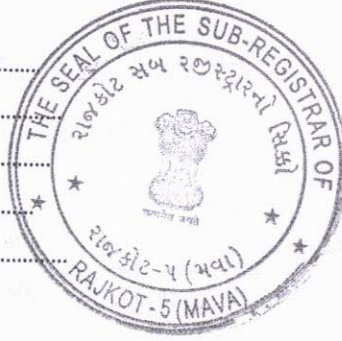
Search in : Nana Mava/Nana Mava

પહોંચ નંબર ૨૦૨૦૩૨૫૦૦૧૨૧૭ અરજી નંબર ૫૨૨ અરજી વર્ષ ૨૦૨૦
તારીખ ૧૧ માહે ફેબ્રુઆરી સને ૨૦૨૦

રજુ કરનારનું નામ રાહુલ 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: 2012 2020
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૧૦૦.૦૦

કુલ એકદરે રૂ.	૧૦૦.૦૦
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અંકે રૂપિયા એક સો શૂન્ય પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

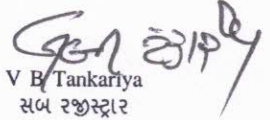
તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.


V B Tankariya
સબ રજીસ્ટ્રાર
રાજકોટ - 5 - મવા