



॥ श्री गणेशाय नमः ॥

## TITLE REPORT

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**RK SHAH**

advocate



To,  
**Shri Chandreshbhai Hansarajbhai Tilala And Others**  
Rajkot.

Sub: TITLE INVESTIGATION REPORT

Dear Sir/Madam,

I, Rahul K Shah, Advocate has investigated the title of **Shri Chandreshbhai Hansarajbhai Tilala and others** to the immovable properties situated at Kothariya-Rajkot 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/Owner about the property he/she own or 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 **Shri Chandreshbhai Hansarajbhai Tilala and others** is free and clear of all liens and encumbrances, except as follows:

**DESCRIPTION OF THE PROPERTY:**

Residential flats known as Radha Place being constructed on non-agricultural land bearing Revenue Survey No 197 part 2 part 2 of Village Kothariya, bearing Plot No. 37 land admeasuring 240.58 Sq. Meters, situated at area more particularly known as "Radha Park" at Village Kothariya (now within limits of Rajkot Municipal Corporation), District Rajkot in the State of Gujarat.

The above described property is bounded as under:

**Boundary of Building**

On the North: 20.00 Meter Wide Road  
On the South: Property of Plot No. 38  
On the East: 7.50 Meter Wide Road  
On the West: Property of Plot No. 36

(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 197 part 2 part 2 land admeasuring 9712.80 Sq. Meters of Village Kothariya, Taluka Rajkot, Dist Rajkot was under the occupation and possession of Shri Dhirajlal Nagjibhai Gajera and others.



1. That thereafter, Shri Dhirajlal Nagjibhai Gajera and others have applied before the Collector, Rajkot to convert the said land into non agriculture for residential use and Collector, Rajkot has sanctioned the same vide his order No NA/Lerekok/65/Case No.179/08-09 dated 13/03/2009 and inter alia Layout Plan.
2. That thereafter, Shri Dhirajlal Nagjibhai Gajera and others had executed Power of attorney in favour of Shri Mansukhbhai Devshibhai Pipaliya duly registered at the office of Sub Registrar Rajkot vide No 10037 dated 10/08/2009.
3. That thereafter, Shri Mansukhbhai Devshibhai Pipaliya POA holder of Shri Dhirajlal Nagjibhai Gajera and others has executed Sale Deed of Plot No. 37 in favor of Shri Jayshriben Karamashibhai Barasiya and others duly registered at the office of Sub Registrar Rajkot vide No 15424 dated 11/06/2010.
4. That thereafter, Shri Jayshriben Karamashibhai Barasiya and others have executed Sale Deed of Plot No. 37 in favor of Shri Chandreshbhai Hansarajbhai Tilala and others duly registered at the office of Sub Registrar Rajkot vide No 2015 dated 10/04/2018.
5. That thereafter, Shri Jayshriben Karamashibhai Barasiya and others have applied before Assi. Town Planar RMC for construction residential tenement on said plot and same was approved by Assi. Town Planar RMC, Rajkot vide permission no. 655 dated 03/10/2017 inter alia building construction plan. and after the construction as per approved construction plan Assi. Town Planar RMC issue Building Use certificate No 9901 dated 12/07/2019.

Therefore, **Shri Chandreshbhai Hansarajbhai Tilala and others** became the owner and in occupation and possession of the said property.

#### 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 2019** in Zone-1, Zone-2 and Zone-7 of Sub Registrar, Rajkot vide Search Receipts No 2019022031172 and 2019023034413 And 2019327010024 respectively, dated 25/11/2019. 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

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that the right, title and interest of **Shri Chandreshbhai Hansarajbhai Tilala and others**, Rajkot 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     | Registered Sale Deed No 2015 with RR        | 10/04/2018 | Original                       |
| 2     | Building Use Permission No 9901             | 12/07/2019 | Copy                           |
| 3     | Building Construction Permission No 655     | 03/10/2017 | Copy                           |
| 4     | Approve Building Construction Plan          | --         | Copy                           |
| 5     | Registered Sale Deed No 15424 with RR       | 11/06/2010 | Original                       |
| 6     | Registered Power of Attortny No 10037       | 10/08/2009 | Copy                           |
| 7     | NA Order No NA/Lerekok/65/Case No.179/08-09 | 13/03/2009 | Copy                           |
| 8     | Approved NA Lay Out Plan                    | --         | Copy                           |
| 9     | Extract Record of Rights                    | --         | Copy                           |
| 10    | Search Receipts                             | 25/11/2019 | Original                       |

**Schedule-II**

(Description of the property)

Residential flats known as Radha Place being constructed on non-agricultural land bearing Revenue Survey No 197 part 2 part 2 of Village Kothariya, bearing Plot No. 37 land admeasuring 240.58 Sq. Meters, situated at area more particularly known as "Radha Park" at Village Kothariya (now within limits of Rajkot Municipal Corporation), District Rajkot in the State of Gujarat.

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Rajkot

Date: 25/11/2019



Rahul K Shah-Advocate

30 years

## અરજી પહોંચ

મિલકત નું વર્ણન : કોઠારીયા રે સ નં.197 પૈકી 2 પૈકી 2 પ્લોટ નં.37

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૧૮૦૨૨૦૩૧૧૭૨ અરજી નંબર ૨૨૬૧૭ અરજી વર્ષ ૨૦૧૮  
તારીખ ૨૫ માહે નવેમ્બર સને ૨૦૧૮

રજુ કરનારનું નામ આર કે શાહ (એડ) શોધ  
નીચે પ્રમાણે ફી પહોંચી

૩. 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: 1989 1998  
દંડ કલમ-૨૫.....  
કલમ-૩૪ (કલમ-૫૭ ).....  
નકલ ફી ફોલીયો.....  
ઈન્ડેક્સ-૨ ફી .....



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| કુલ એકંદરે રૂ. | ૧૧૦.૦૦ |
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અંકે રૂપીયા એક સો દસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં

એમ.જે.રાજયગુરુ

સબ રજીસ્ટ્રાર

રાજકોટ - 1

## અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં. 197 પૈકી 2 પૈકી 2, પ્લોટ નં 37

Search in : કોઠારીયા /KOTHARIYA

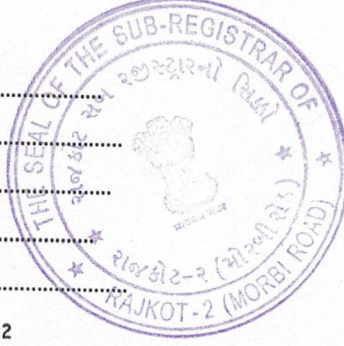
પહોંચ નંબર ૨૦૧૮૦૨૩૦૩૪૪૧૩ અરજી નંબર ૨૦૬૦૭ અરજી વર્ષ ૨૦૧૮  
તારીખ ૨૫ માહે નવેમ્બર સને ૨૦૧૮

રજુ કરનારનું નામ આર.કે.શાહ (એડવોકેટ) (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: 1998 2012  
દંડ કલમ-૨૫.....  
કલમ-૩૪ (કલમ-૫૭ ).....  
નકલ ફી ફોલીયો.....  
ઈન્ડેક્સ-૨ ફી .....



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| કુલ એકંદરે રૂ. | ૧૬૦.૦૦ |
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અંકે રૂપિયા એક સો સાઈઠ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

A. N. Dasani  
સબ રજીસ્ટ્રાર  
રાજકોટ - 2

## અરજી પહોંચ

મિલકત નું વર્ણન : રે સ નં.197 પૈકી 2 પૈકી 2 પ્લોટ નં.37

Search in : Kothariya/Kothariya

પહોંચ નંબર ૨૦૧૮૩૨૭૦૧૦૦૨૪ અરજી નંબર ૪૩૦૮ અરજી વર્ષ ૨૦૧૮  
તારીખ ૨૫ માહે નવેમ્બર સને ૨૦૧૮

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: 2012 2019

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દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭ ).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી .....



કુલ એકંદરે રૂ.

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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.

R J Vyas  
સબ રજીસ્ટ્રાર  
રાજકોટ - 7 - કોઠારીયા