

To,

Hillside Developers & Interiors,

Rajkot.

Sub: TITLE INVESTIGATION REPORT

Dear Sir/Madam,

I, Rahul K Shah, Advocate has investigated the title of **Hillside Developers & Interiors** to the immovable properties situated at Mavdi-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 to be vested in **Hillside Developers & Interiors** are free and clear of all liens and encumbrances, except as follows:

DESCRIPTION OF THE PROPERTY:

Residential Building named as "Vraj Velly" bearing Constructed on non-agricultural land bearing Revenue Survey No 203 of Village Mavdi, bearing Plot No 9,10,23,24 total land admeasuring 765.09 Sq. Meters, bearing Final Plot No 14/1 of TP No 26(Mavdi), situated area at Village Mavdi (which is now within the limits of Rajkot Municipal Corporation), Taluka-District Rajkot in the State of Gujarat.

The above described property is bounded as under:

Boundary of Property

On the North: Adjoining Plot No 11,22

On the South: 9.00 Mtrs wide Road

On the East: 6.70 Mtrs wide Road

On the West: 7.50 Mtrs 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 203 of Village Mavdi, Taluka Rajkot, Dist Rajkot was under the occupation and possession of Shri Jadavbhai Popatbhai and others.



1. That thereafter, Shri Jadavbhai Popatbhai and others have applied before the Collector, Rajkot to convert the said land into non agriculture for residential use and the Collector, Rajkot has sanctioned the same vide his order No NA-Lerekok-65-Case No. 24/94-95/vashi/1043 to 1042/95 dated 25/03/1995 inter alia approved Layout Plan.
2. That thereafter Shri Jadavbhai Popatbhai and others have executed registered Sale Deed in favour of Shri Harji Bhavanbhai and others duly registered at Sub Registrar Office, Rajkot vide No. 6301 dated 17/06/1992.
3. That thereafter, Shri Harji Bhavanbhai and others have executed Power of Attorney in favour Shri Anand Nitinchandra Mehta and others dated 11/06/1993.
4. That thereafter Shri Danubha Gumansinh Jadeja as POA holder of Shri Harji Bhavanbhai and others have executed registered Sale Deed in favour of Shri Urmilaba Parakramsingh Zala and others duly registered at Sub Registrar Office, Rajkot vide No. 6370 dated 30/03/1996.
5. That thereafter, Shri Urmilaba Parakramsingh Zala and others have executed Power of Attorney in favour Shri Anand Nitinchandra Mehta dated 30/03/1996.
6. That thereafter Shri Anand Nitinchandra Mehta as POA holder of Shri Urmilaba Parakramsingh Zala and others have executed registered Sale Deed of Plot No 24 in favour of Shri Manjulaben Bhimji Tank duly registered at Sub Registrar Office, Rajkot vide No. 2373 dated 19/05/2004.
7. That thereafter Shri Anand Nitinchandra Mehta as POA holder of Shri Urmilaba Parakramsingh Zala and others have executed registered Sale Deed of Plot No 23 in favour of Shri Manjulaben Bhimji Tank duly registered at Sub Registrar Office, Rajkot vide No. 2376 dated 19/05/2004.
8. That thereafter Shri Anand Nitinchandra Mehta as POA holder of Shri Urmilaba Parakramsingh Zala and others have executed registered Sale Deed of Plot No 10 in favour of Shri Manjulaben Bhimji Tank duly registered at Sub Registrar Office, Rajkot vide No. 2375 dated 19/05/2004.
9. That thereafter Shri Anand Nitinchandra Mehta as POA holder of Shri Urmilaba Parakramsingh Zala and others have executed registered Sale Deed of Plot No 9 in favour of Shri Manjulaben Bhimji Tank duly registered at Sub Registrar Office, Rajkot vide No. 2372 dated 19/05/2004.



10. That thereafter, Shri Manjulaben Bhimji Tank had applied before ATP, RMC for construction permission on the said land of ATP, RMC has issued Building Construction Permission vide No. 183 and 64 dated 01/06/2018 and dated 18/04/2019 and inter alia approved Building Plan.
11. That, Shri Bhimji Tank and others have decided to carry on business with the name and style as "Hillside Developers & Interiors" and executed Partnership Deed on dated 01/03/2018 and Supplementary partnership Deed of Hillside Developers & Interiors duly registered at Sub Registrar Office, Rajkot vide No. 8359 dated 03/12/2019.
12. That thereafter, Shri Alpesh Bhimji Tank have executed Power of Attorney in favour Shri Bhimji Devji Tank and others dated 02/04/2019.
13. That thereafter, Shri Hina Dhawal Chawda D/o. Bhimji Tank have executed Power of Attorney in favour Shri Manjulaben Bhimji Tank duly registered at Sub Registrar Office, Rajkot vide No. 2316 dated 21/05/2019.
14. That thereafter, Shri Sanjay Bhimji Tank have executed Power of Attorney in favour Shri Bhimji Devji Tank and others duly registered at Sub Registrar Office, Rajkot vide No. 1543 dated 02/04/2019.

Therefore, **Hillside Developers & Interiors** 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 **2006** to **2019** in Zone-2 and 6 of Sub Registrar, Rajkot vide Search Receipts No 2019..... and 2019..... respectively dated 20/12/2019. 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 that the right, title and interest of **Hillside Developers & Interiors** 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 Power of Attorney executed by Shri Sanjay Bhimji Tank No. 1543	02/04/2019	Copy
2	Registered Power of Attorney executed by Shri Hina Dhawal Chawda D/o. Bhimji Tank No. 2316	21/05/2019	Copy
3	Power of Attorney in favour Shri Bhimji Devji Tank and others	02/04/2019	Copy
4	Registered Supplementary partnership Deed of Hillside Developers & Interiors No. 8359	03/12/2019	Copy
5	Partnership Deed of Hillside Developers & Interiors"	01/03/2018	Copy
6	Building Construction Permission No 183 and 64 with Building Construction plan	18/04/2019 01/06/2018	Copy
7	Registered Sale Deed No. 2372	19/05/2004	Copy
8	Registered Sale Deed No. 2375	19/05/2004	Copy
9	Registered Sale Deed No. 2376	19/05/2004	Copy
10	Registered Sale Deed No. 2373	19/05/2004	Copy
11	Power of Attorney in favour Shri Anand Nitinchandra Mehta	30/03/1996	Copy
12	Registered Sale Deed No. 6370	30/03/1996	Copy
13	Power of Attorney in favour Shri Anand Nitinchandra Mehta and others	11/06/1993	Copy
14	Registered Sale Deed No. 6301	17/06/1992	Copy
15	NA Oder No . NA-Lerekok-65-Case No. 24/94-95/vashi/1043 to 1042/95	25/03/1995	Copy
16	Approved NA Layout Plan	--	Copy
17	Extracts of Revenue Records	--	Copy
18	Search Receipts	20/12/2019	Original

Schedule-II

(Description of the property)

Residential Building named as “Vraj Velly” bearing Constructed on non-agricultural land bearing Revenue Survey No 203 of Village Mavdi, bearing Plot No 9,10,23,24 total land admeasuring 765.09 Sq. Meters, bearing Final Plot No 14/1 of TP No 26(Mavdi), situated area at Village Mavdi (which is now within the limits of Rajkot Municipal Corporation), Taluka-District Rajkot in the State of Gujarat.

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Rajkot

Date: 20/12/2019

Rahul K Shah-Advocate



અરજી પહોંચ

મિલકત નું વર્ણન : મવડી રે સ નં.203 પ્લોટ નં.9,10,23,24

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૧૮૦૨૨૦૩૩૭૪૦ અરજી નંબર ૨૪૪૬૧ અરજી વર્ષ ૨૦૧૮
તારીખ ૨૧ માહે ડિસેમ્બર સને ૨૦૧૮

રજુ કરનારનું નામ આર કે શાહ (એડ) શોધ

નીચે પ્રમાણે ફી પહોંચી

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



૩. પૈસા

૧૧૦.૦૦

કુલ એકદરે રૂ. ૧૧૦.૦૦

અંકે રૂપિયા એક સો દસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

એમ.જી.રાજયગુરુ

સબ રજીસ્ટ્રાર

રાજકોટ - ૧

અરજી પહોંચ

મિલકત નું વર્ણન : રે સ નં.203 પ્લોટ નં.9,10,23,24

Search in : મવડી /MAVDI

પહોંચ નંબર ૨૦૧૯૦૨૩૦૩૭૩૬૦ અરજી નંબર ૨૨૪૭૯ અરજી વર્ષ ૨૦૧૯
તારીખ ૨૧ માહે ડિસેમ્બર સને ૨૦૧૯

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 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 એકંદરે રૂ.	૧૬૦.૦૦
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અંકે રૂપીયા એક સો સાઈઠ પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

A. N. Dasani
સબ રજીસ્ટ્રાર
રાજકોટ - 2

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં. 203, પ્લોટ નં. 9, 10, 23, 24

Search in : Mavdi/Mavdi

પહોંચ નંબર ૨૦૧૯૩૨૬૦૧૬૧૪૦ અરજી નંબર ૭૧૮૭ અરજી વર્ષ ૨૦૧૯
તારીખ ૨૧ માહે ડિસેમ્બર સને ૨૦૧૯

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 ચાલીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 2012 2019

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૯૦.૦૦

કુલ એકંદરે રૂ.

૯૦.૦૦

અંકે રૂપિયા નેવું પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.


S. I. Kordiya
સબ રજીસ્ટ્રાર
રાજકોટ - ૬ - મવડી