

To,

Shri Kaushal Hareshbhai Jivani and

Shri Sagar Bharatbhai Tanna,

Rajkot.

Sub: TITLE INVESTIGATION REPORT

Dear Sir/Madam,

I, Rahul K Shah, Advocate has investigated the title of **Shri Kaushal Hareshbhai Jivani and others** to the immovable properties situated at Raiya-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 about the property he/she intends to purchase which is more particularly described in Schedule II, 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 Kaushal Hareshbhai Jivani and others** is free and clear of all liens and encumbrances, except as follows:

That the owners of land of Plot No 6 and 7 has availed Credit Facilities from IDFC Bank and Axis Bank.

DESCRIPTION OF THE PROPERTY:

Residential Buildings known as "Shubham Green", being constructed, on all that piece and parcel of non-agricultural land bearing Revenue Survey No 89/1-3 Part of Village Raiya, bearing Plot No 5+6+7 aggregating land admeasuring 568.41 Sq Meters, bearing FP No 141 part of TPS No 1(Raiya), situated at area more particularly known as "Shree Navin Nagar Co-op. Housing Society Ltd." Rajkot, situated at 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: Other's Property

On the South: 9-14 meter wide road

On the East: Adj Plot No 8

On the West: Adj Plot No 4

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



2. Devolution of Title:

All that piece and parcel of land bearing Revenue Survey No 89/1-3 Part of Village Raiya was under occupation and possession of Shree Bharatsinhji Jashvantsinhji and others.

1. That thereafter, Shri Bharatsinhji Jashvantsinhji and others had executed Sale Deed in favor of Shri Karansinhji Bhurubha duly registered at Sub Registrar Office, Rajkot Vide No 90 dated 25/03/1949.
2. That thereafter, Shri Karansinhji Bhurubha had executed Sale Deed in favor of M/s. K P Engineers Partnership Firm duly registered at Sub Registrar Office, Rajkot Vide No 594 vol 303 dated 07/03/1963.
3. That thereafter, Shri A R Pithvala had executed Power of Attorney in favour of Shri Nanalal Shantilal Trivedi.
4. That thereafter, Shri Kantilal Shantilal and others had executed Power of Attorney in favour of Shri Nanalal Shantilal Trivedi dated 25/01/1968.
5. That thereafter, Shri Kantilal Shantilal and others have decided to carry on business with the name and style as "M/s. K P Engineers" and executed Partnership Deed.
6. That thereafter, M/s. K P Engineers through its partners of Shri Kantilal Shantilal and others had executed Sale Deed in favor of M/s. Virani Estate Corporation duly registered at Sub Registrar Office, Rajkot Vide No 346 vol 680 dated 18/01/1969.
7. That thereafter, M/s. K P Engineers through its partners of Shri Kantilal Shantilal and others had executed Sale Deed in favor of M/s. Virani Estate Corporation duly registered at Sub Registrar Office, Rajkot Vide No 365 vol 689 dated 19/01/1969.
8. That thereafter, M/s. K P Engineers through its partners of Shri Kantilal Shantilal and others had executed Sale Deed in favor of M/s. Virani Estate Corporation duly registered at Sub Registrar Office, Rajkot Vide No 392 vol 684 dated 20/01/1969.
9. That thereafter, M/s. K P Engineers through its partners of Shri Kantilal Shantilal and others had executed Sale Deed in favor of M/s. Virani Estate Corporation duly registered at Sub Registrar Office, Rajkot Vide No 379 vol 685 dated 20/01/1969.
10. That thereafter, M/s. Virani Estate Corporation through its partners of Shri Mudrulaben Hasmukhrai Virani had executed Sale Deed in favor of Shree Navin



Nagar Co-op. Housing Society Ltd. duly registered at Sub Registrar Office, Rajkot Vide No 1097 dated 31/03/1978.

11. That thereafter, Shri Dullabhji Samji Virani and others have decided to carry on business with the name and style as "M/s. Virani Estate Corporation" and executed Partnership Deed dated 01/04/1972 Change in partnership Deed of M/s. K P Engineers dated 01/04/1972.
12. That thereafter, Shree Navin Nagar Co-op. Housing Society Ltd. has applied before DDO, Rajkot to convert said land into Non Agriculture land for Residential purpose and same was approved Vide No. Rev/Bkhp/4179 dated 10/11/1978 and inter alia nay lay out plan
13. That thereafter, Shree Navin Nagar Co-op. Housing Society Ltd. has allotted Shri Mathurdas D Ganatra and issued Share Certificate and allotment letter for the same.
14. That thereafter, Shri Mathurdas D Ganatra had executed Sale Deed in favor of Shri Rajesh P Ganatra duly registered at Sub Registrar Office, Rajkot Vide No 4679 dated 02/05/1994.
15. That thereafter, Shri Rajesh P Ganatra had executed Sale Deed in favor of Shri Sagar B Tanna duly registered at Sub Registrar Office, Rajkot Vide No 7857 dated 05/12/2020.
16. That thereafter, Shree Navin Nagar Co-op. Housing Society Ltd. has allotted Shri Bhikhalal S Vasa and issued Share Certificate and allotment letter for the same.
17. That thereafter, Shri Bhikhalal S Vasa had executed Power of Attorney executed in favour of Shri Jayeshkumar R Shah dated 24/09/1986.
18. That thereafter, Shri Jayeshkumar R Shah as POA holder of Bhikhalal S Vasa had executed Sale Deed in favor of Shri Rasiklal M Shah duly registered at Sub Registrar Office, Rajkot Vide No 6540 dated 24/09/1987.
19. That thereafter, Shri Rasiklal M Shah had executed Sale Deed in favor of Shri Mansukhlal R Patel duly registered at Sub Registrar Office, Rajkot Vide No 9800 dated 31/07/1991.
20. That thereafter, Shri Mansukhlal R Patel had executed Sale Deed in favor of Shri Kaushal H Jivani duly registered at Sub Registrar Office, Rajkot Vide No 7507 dated 21/11/2020.
21. That thereafter, Shri Hansaben A Sanghvi had executed Power of Attorney executed in favour of Shri Dineshchandra Chatrabhuj dated 17/02/1988.

22. That thereafter, Shri Dineshchandra Chatrabhuj as POA holder of Hansaben A Sanghvi had executed Sale Deed in favor of Shri Ushaben D Kathrotiya duly registered at Sub Registrar Office, Rajkot Vide No 8562 dated 03/07/1991.
23. That thereafter, Shri Ushaben D Kathrotiya had executed Sale Deed in favor of Shri Kaushal H Jivani duly registered at Sub Registrar Office, Rajkot Vide No 130 dated 05/01/2021.
24. That thereafter, Shri Kaushal H Jivani and others had applied to RMC Rajkot for the construction of Residential use, on the said land and RMC Rajkot has granted the permission vide No 171 dated 30/10/2021 inter-alia approved the Building Plan.

Therefore, **Shri Kaushal Hareshbhai Jivani and others** became the owner of the said property and in occupation and possession of the said property and he is 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 **2008 to 2021** in Zone-1 and 4 of Sub Registrar, Rajkot vide Search Receipts No 2021022026319 dated 13/12/2021 and 2021025021548 dated 10/12/2021. 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 **Shri Kaushal Hareshbhai Jivani and others** 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, except above.**

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
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1	Building Construction Permission No 171 with Building Construction Plan	30/10/2021	Copy
2	Registered Sale Deed No 130	05/01/2021	Copy
3	Registered Sale Deed No 8562	03/07/1991	Copy
4	Power of Attorney executed in favour of Shri Dineshchandra Chatrabhuj	17/02/1988	Copy
5	Registered Sale Deed No 7507	21/11/2020	Copy
6	Registered Sale Deed No 9800	31/07/1991	Copy
7	Registered Sale Deed No 6540	24/09/1987	Copy
8	Power of Attorney executed in favour of Shri Jayeshkumar R Shah	24/09/1986	Copy
9	Registered Sale Deed No 7857	05/12/2020	Copy
10	Registered Sale Deed No 4679	02/05/1994	Copy
11	NA Order No. Rev/Bkhp/4179 with na lay out plan	10/11/1978	Copy
12	Change in partnership Deed of M/s. K P Engineers	01/04/1972	Copy
13	Partnership Deed of M/s. Virani Estate Corporation"	01/04/1972	Copy
14	Registered Sale Deed No 1097	31/03/1978	Copy
15	Registered Sale Deed No 379 vol 685	20/01/1969	Copy
16	Registered Sale Deed No 392 vol 684	20/01/1969	Copy
17	Registered Sale Deed No 365 vol 689	19/01/1969	Copy
18	Registered Sale Deed No 346 vol 680	18/01/1969	Copy
19	Partnership Deed of M/s. K P Engineers"	--	Copy
20	Power of Attorney in favour of Shri Nanalal Shantilal Trivedi	25/01/1968	Copy
21	Power of Attorney in favour of Shri Nanalal Shantilal Trivedi	--	Copy
22	Registered Sale Deed No 594 vol 303	07/03/1963	Copy
23	Registered Sale Deed No 90	25/03/1949	Copy
24	Share Certificate and Allotment Letter in the name of Shri Kaushal Hareshbhai Jivani and others issued by Shree Navin Nagar CHSL	--	Copy
25	Extracts of Revenue Records	--	Copy
26	Search Receipt	10/12/2021 13/12/2021	Original



Schedule-II
(Description of the property)

Residential Buildings known as “Shubham Green”, being constructed, on all that piece and parcel of non-agricultural land bearing Revenue Survey No 89/1-3 Part of Village Raiya, bearing Plot No 5+6+7 aggregating land admeasuring 568.41 Sq Meters, bearing FP No 141 part of TPS No 1(Raiya), situated at area more particularly known as “Shree Navin Nagar Co-op. Housing Society Ltd.” Rajkot, situated at within limits of Rajkot Municipal Corporation, District Rajkot in the State of Gujarat.

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Boundary of Property

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On the West: Adj Plot No 4

Rajkot

Date: 30/12/2021



Rahul K Shah

Advocate

(Enrollment No.G/233/2000)

Shreshtham green Berry

અરજી પહોંચ

મિલકત નું વર્ણન : રૈયા રે.સ.નં.89/1, 89/3 પૈકી એફ.પી.નં.141/પૈકી ટી.પી.નં.1

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૧૦૨૨૦૨૬૩૧૯ અરજી નંબર ૧૮૧૯૧ અરજી વર્ષ ૨૦૨૧
તારીખ ૧૩ માહે ડિસેમ્બર સને ૨૦૨૧

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 ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1991 1998

ઈંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૯૦.૦૦

કુલ એકંદરે રૂ. ૯૦.૦૦

અંકે રૂપીયા નેવું પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

આવશે.
સબ-રજીસ્ટ્રાર ૧૧-૧૪-૨૦૨૧
રાજકોટ વિભાગ-૧
B. K. CHAVADA
સબ રજીસ્ટ્રાર
રાજકોટ - 1

અંકે રૂ. : 90.00

20211209863556035

સબ-રજીસ્ટ્રાર
રાજકોટ વિભાગ-૧

સબ રજીસ્ટ્રાર, રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.89/1, 89/3 પૈકી એફ.પી.નં.141/ પૈકી ટી.પી.નં.1

Search in : રૈયા-1 /RAIYA-1

પહોંચ નંબર ૨૦૨૧૦૨૫૦૨૧૫૪૮ અરજી નંબર ૧૦૭૮૦ અરજી વર્ષ ૨૦૨૧
તારીખ ૧૦ માહે ડિસેમ્બર સને ૨૦૨૧

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 ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1998 2021

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૨૫૦.૦૦

કુલ એકંદરે રૂ. ૨૫૦.૦૦

અંકે રૂપિયા બે સો પચાસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.


T.N.PARMAR
સબ રજીસ્ટ્રાર
રાજકોટ - 4

અંકે રૂ. : 250.00

20210610515735794

સબ રજીસ્ટ્રાર, રાજકોટ - 4