



॥ श्री गणेशाय नमः ॥

TITLE REPORT



R . K . SHAH

advocate

Mo No : 0 99744 00035

Shop No 3, Oscar Plaza, Sadhu Vasvani Road, Rajkot.

rkandrd@gmail.com

To,

Shri Kantilal Gordhanbhai Javiya and others,

Rajkot.

Sub: TITLE INVESTIGATION REPORT

Dear Sir/Madam,

I, Rahul K Shah, Advocate has investigated the title of **Shri Kantilal Gordhanbhai Javiya and others** 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 **Shri Kantilal Gordhanbhai Javiya and others** are free and clear of all liens and encumbrances, except as follows:

DESCRIPTION OF THE PROPERTY:

Residential Building named as "Sarvottam Green" bearing Constructed on non-agricultural land bearing Revenue Survey No 204 of Village Mavdi, bearing Plot No 45 46, 47 total land admeasuring 501.51 Sq. Meters, bearing Final Plot No 16/1 of TPS 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 48

On the South: Adjoining Plot No 44

On the East: Adjoining Plot No 50 to 52

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 201 part of Village Mavdi, Taluka Rajkot, Dist Rajkot was under the occupation and possession of Shri Bavubhai Vasatabhai and others.



1. That thereafter Shri Bavubhai Vasatabhai and others have executed registered Sale Deed in favour of Shri Janubha Gumansinh Zala and others duly registered at Sub Registrar Office, Rajkot vide No. 17267 dated 28/12/1990.
2. That thereafter, Shri Janubha Gumansinh Zala and others 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 29/94-95/Vashi/1043 to 1052/95 dated 25/03/1995 and the Layout Plan.
3. That thereafter, Shri Janubha Gumansinh Zala and others have executed Power of Attorney in favour Shri Keshubhai B Shekhda and others dated 10/02/1991.
4. That thereafter Shri Keshubhai Bavabhai Shekhda as POA holder of Shri Janubha Gumansinh Zala and others have executed registered Sale Deed in favour of Shri Hareshkumar T Patel duly registered at Sub Registrar Office, Rajkot vide No. 10032 dated 28/05/1996.
5. That thereafter, Shri Manojkumar H Rangani had applied before the Court of Pri. Senior Civil Judge Rajkot for the obtain Heirship Certificate of the said property of Late Hareshkumar T Patel vide Civil Mis. Application No 1132/13 and the court has granted the application and issued Heirship certificate dated 29/11/2013.
6. That thereafter Shri Manojkumar H alias Hareshkumar Patel (Rangani) have executed registered Sale Deed in favour of Shri Navin S Vij duly registered at Sub Registrar Office, Rajkot vide No. 3485 dated 30/06/2014.
7. That thereafter Shri Navin S Vij have executed registered Sale Deed in favour of Shri Kantilal Gordhanbhai Javiya and others duly registered at Sub Registrar Office, Rajkot vide No. 1076 dated 20/02/2019.
8. That thereafter Shri Keshubhai Bavabhai Shekhda as POA holder of Shri Janubha Gumansinh Zala and others have executed registered Sale Deed in favour of Shri Artiben K Patel duly registered at Sub Registrar Office, Rajkot vide No. 10031 dated 28/05/1996.
9. That thereafter Shri Artiben K Patel have executed registered Sale Deed in favour of Shri Miraben N Vij duly registered at Sub Registrar Office, Rajkot vide No. 3354 dated 21/06/2014.
10. That thereafter Shri Miraben N Vij have executed registered Sale Deed in favour of Shri Kantilal Gordhanbhai Javiya and others duly registered at Sub Registrar Office, Rajkot vide No. 1082 dated 20/02/2019.



11. That thereafter Shri Keshubhai Bavabhai Shekhda as POA holder of Shri Janubha Gumansinh Zala and others have executed registered Sale Deed in favour of Shri Jayshriben M Patel duly registered at Sub Registrar Office, Rajkot vide No. 10014 dated 28/05/1996.
12. That thereafter Shri Jayshriben M Patel have executed registered Sale Deed in favour of Shri Dimpalben P Vij duly registered at Sub Registrar Office, Rajkot vide No. 3359 dated 21/06/2014.
13. That thereafter Shri Dimpalben P Vij have executed registered Sale Deed in favour of Shri Kantilal Gordhanbhai Javiya and others duly registered at Sub Registrar Office, Rajkot vide No. 1081 dated 20/02/2019.
14. That thereafter, Shri Kantilal Gordhanbhai Javiya and others had applied before ATP, RMC for construction permission on the said land of ATP, RMC has issued Building Construction Permission vide No. 1288 dated 18/02/2020 and inter alia approved Building Plan.

Therefore, **Shri Kantilal Gordhanbhai Javiya and others** have become the owner of the said property and in occupation and possession of the said property 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 **1991** to **2021** in Zone-1 and 2 and 6 of Sub Registrar, Rajkot vide Search Receipts No 2021022010373 and 2021023014471 and 2021326007268 respectively dated 17/05/2021. 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 Kantilal Gordhanbhai Javiya and others** 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	Building Construction Permission No 1288 with Approved Building Construction plan	18/02/2020	Copy
2	Registered Sale Deed No. 1081	20/02/2019	Copy
3	Registered Sale Deed No. 3359	21/06/2014	Copy
4	Registered Sale Deed No. 10014	28/05/1996	Copy
5	Registered Sale Deed No. 1082	20/02/2019	Copy
6	Registered Sale Deed No. 3354	21/06/2014	Copy
7	Registered Sale Deed No. 10031	28/05/1996	Copy
8	Registered Sale Deed No. 1076	20/02/2019	Copy
9	Registered Sale Deed No. 3485	30/06/2014	Copy
10	Heirship certificate CMA No 1132/13	29/11/2013	
11	Registered Sale Deed No. 10032	28/05/1996	Copy
12	Power of Attorney in favour Shri Keshubhai B Shekhda and others	10/02/1991	Copy
13	NA Oder No . NA/Lerekok/65/Case No 29/94-95/Vashi/1043 to 1052/95	25/03/1995	Copy
14	Approved NA Layout Plan	--	Copy
15	Registered Sale Deed No. 17267	28/12/1990	Copy
16	Extracts of Revenue Records	--	Copy
17	Search Receipts	17/05/2021	Original

Schedule-II

(Description of the property)

Residential Building named as "Sarvottam Green" bearing Constructed on non-agricultural land bearing Revenue Survey No 204 of Village Mavdi, bearing Plot No 45 46, 47 total land admeasuring 501.51 Sq. Meters, bearing Final Plot No 16/1 of TPS 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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On the West: 7.50 Mtrs wide Road

Rajkot

Date: 17/05/2021

Rahul K Shah-Advocate



અરજી પહોંચ

મિલકત નું વર્ણન : મવડી ના રે.સ.નં.204 પ્લોટ નં.45

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૧૦૨૨૦૧૦૩૭૩ અરજી નંબર ૭૧૩૪ અરજી વર્ષ ૨૦૨૧
તારીખ ૧૭ માહે મે 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 ચાલીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1991 1998

દંડ 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.

B. K. CHAVADA
સબ રજીસ્ટ્રાર
રાજકોટ - 1

અંકે રૂ. : 90.00

20210318270609287

સબ રજીસ્ટ્રાર, રાજકોટ - 1

મિલકત નું વર્ણન : રે.સ.ન:204 પ્લોટ નં:45

Search in : મવડી /MAVDI

પહોંચ નંબર ૨૦૨૧૦૨૩૦૧૪૪૭૧ અરજી નંબર ૮૩૭૫ તારીખ ૧૭ માહે મે

અરજી વર્ષ ૨૦૨૧ 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 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

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 - ૨

અંકે રૂ. : 160.00

20210313837700960

સબ રજીસ્ટ્રાર, રાજકોટ - ૨

મિલકત નું વર્ણન : રે.સ.નં. 204, પ્લોટ નં. 45

Search in : Mavdi/Mavdi

પહોંચ નંબર 20210325009252 અરજી નંબર 2521 અરજી વર્ષ 2021
તારીખ 19 માહે મે સને 2021

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 54 થી 59).....
શોધ અગર તપાસણી.....Year: 2012 2021
દંડ કલમ-24.....
કલમ-34 (કલમ-49).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-2 ફી



110.00

કુલ એકંદરે રૂ.	110.00
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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 મોકલશો.

J. S. RAMPARIYA

સબ રજીસ્ટ્રાર

રાજકોટ - 6 - મવડી

અંકે રૂ. : 110.00

20210517854963319

સબ રજીસ્ટ્રાર, રાજકોટ - 6 - મવડી