

D.M. Vitha

ADVOCATE & NOTARY
(Gujarat Highcourt)
B.A.,LL.B.

Mobile : 97244 96669

DIVYARAJ ASSOCIATES,304-Rajeswari Complex, Opp. Ramkrushna Ashram, Dr. Yagnik Road, RAJKOT-360 001

Date : 15/02/2018

To,

M/s. S.R.Developers a Partnership Firm

Dear Sir / Madam

Sub: Legal Report in respect of the APF of M/s. S.R.Developers a Partnership Firm

Ref : Your's Letter / Request dated : /02/2018.

As desired by you, I/We are furnishing hereunder the legal scrutiny report with Title Search in respect of the property (Described in part I here to) to be acquired by / belonging to Mr./Ms, **M/s. S.R.Developers a Partnership Firm**

PART - I

(1) Description of Property :

A Constructed Residential Property, having Plot area **722.1** adm. sq. Mts. situated on City S. Ward No. 13[Draft], City Servey No. 3972/a/3, R. Survey No. **30 paki 8**, Plot No. 1 to 5 Land known as "**ABHIRAM PARK -1**" of District: Rajkot in the state of Gujarat.

The said Property is bounded as under :-

North : Marginal space 7-85 Mt. and then Lagu Rejrvesan Land,
South : Marginal space 7-85 Mt. and then Wide 12-00 Mt. Road,
East : Marginal space 18-30 Mt. and then Plot No. 4,
West : Marginal space 18-30 Mt. and then Plot No. 2,

PART - II

(2) LIST OF DOCUMENTS SUBMITTED BEFORE ME / US FOR SCRUTINY AND LEGAL OPINION :

1. Copy of Approved Building Plan and Construction Permission No.981,980,Dt.18/12/2017,.issued by RMC with building Plan approved by it.
2. Copy of Registered Sale Deed No. 9145, Dt. 08/11/2016 executed by Shri Ganshyambhai Chavda in favor of M/s. S.R.Developers a Partnership Firm.[Polt No..1 -2.s.mt.291-15]
3. Copy of Registered Sale Deed No. 9145, Dt. 08/11/2016 executed by Shri Mayurbhai G. Chavda in favor of M/s. S.R.Developers a Partnership Firm.[Polt No..3.s.mt.143-65]
4. Copy of Registered Sale Deed No. 9147, Dt. 08/11/2016 executed by Shri Pintu bhai G. Chavda in favor of M/s. S.R.Developers a Partnership Firm.[Polt No.4-5.s.mt.287-30]
5. Copy of Registered Saplimentry Declaration A.O.P. no. 8156, Dt. 17/10/2016.

..2..



D.M. Vitha

ADVOCATE & NOTARY
(Gujarat Highcourt)

B.A.,LL.B.

Mobile : 97244 96669

DIVYARAJ ASSOCIATES,304-Rajeswari Complex, Opp. Ramkrushna Ashram, Dr. Yagnik Road, RAJKOT-360 001

6. Copy of Registered Sale Deed No. 2972, Dt. 12/04/2016 executed by Shri Rameshbhai B. Virsodiya POA OF Shri. Dusiyantbhai A.Nagreacha in favor of Shri Mayurbhai G. Chavda.[Polt No..3.S.mt.143-65]
7. Copy of Power of Attorney, No. 14121 .Dt.21/09/2012, executed by Shri. Dusiyantbhai A.Nagreacha have executed a Power of Attorney authorizing Shri Rameshbhai B. Virsodiya.,.
8. Copy of Registered Sale Deed No. 16109, Dt. 21/11/2009 executed by Shri Madhabhai Gandubhai Bhalalra and others in favor of Shri. Dusiyantbhai A.Nagreacha.,
9. Copy of N.A. Order No. N.A./ LERe. Coc /65 Case no. 237/2008-09, dt. 18-6-2009 in the name of shri Madhabhai Gandhubhai Bhalara and others issued by District Collector Office RAJKOT with Layout Plan approved by it.& Vargikarn No.14,Dt.23/03/2009.
10. Copy of Revised plan N.A. Order No. N.A./ Revizan -plan-Case no. Rj.No.4/2009-10, dt. 12-10-2009 in the name of shri Madhabhai Gandhubhai Bhalara and others issued by District Collector Office RAJKOT. & Vargikarn No.20,Dt.02/09/2009.
11. Copy of Revenue Records, Promulgation and Copy of Property Card.

PART - III

(3) BEFORE HISTORY OF THE PROPERTY :

It transpires form the title chain of documents that originally the agricultural lands of Rajkot, R.S. No. 30 paki beloned to Mr. Rajabhai Kanabhai as disclosed from entry of the revenue records.

Thereafter Rajabhai Kanabhai died and then family partition had taken place among the family members as disclosed from entry no.528 of the revenue records and the said agricultural land was distributed among shri Madhabhai Gandhubhai Bhalara and others.

On implementation of T.P.Scheme (Draft) , i tthe ownership of shri Madhabhai Gandhubhai Bhalara and others with area admeasuring 10165-30 Sq.Mtrs.of the Scheme;as disclosed form the Entry from Redistribution & valuation statement with the Sketch of Final Plot on the file.



D.M. Vitha

ADVOCATE & NOTARY
(Gujarat Highcourt)
B.A.,LL.B.

Mobile : 97244 96669

DIVYARAJ ASSOCIATES,304-Rajeswari Complex, Opp. Ramkrushna Ashram, Dr. Yagnik Road, RAJKOT-360 001

Thereafter an application was made for the conversion of the said agricultural land to non agricultural land for residential purpose towards which No. N.A./ LERe. Coc /65 Case no. 237/2008-09, dt. 18-6-2009 in the name of shri Madhabhai Gandhubhai Bhalara and others issued by District Collector Office RAJKOT with Layout Plan also N.A.Layout permission vargekaran no.14,dt.23/09/2009 and issued by RMC RAJKOT with Layout Plan approved by it. And Revised plan N.A. Order No. N.A./ Revised, -plan-Case no. Rj.No.4/2009-10, dt. 12-10-2009 in the name of shri Madhabhai Gandhubhai Bhalara and others issued by District Collector Office Rajkot , Town Planner RAJKOT with Layout Plan approved by it. **"ABHIRAM PARK -1"**

Thereafter a Registered Sale Deed No. 16109, Dt. 21/11/2009 executed by Shri Madhabhai Gandubhai Bhalara and others in favor of Shri. Dusiyantbhai A.Nagrecha.,

Thereafter a Power of Attorney, No. 14121 .Dt.21/09/2012, executed by Shri. Dusiyantbhai A.Nagrecha have executed a Power of Attorney authorizing Shri Rameshbhai B. Virsodiya.

Thereafter a Registered Sale Deed No. 2972, Dt. 12/04/2016 executed by Shri Rameshbhai B. Virsodiya POA OF Shri. Dusiyantbhai A.Nagrecha in favor of Shri Mayurbhai G. Chavda.[Polt No..3.S.mt.143-65]

Thereafter a Registered Saplimentry Declaration A.O.P. no. 8156, Dt. 17/10/2016.

Thereafter a Registered Sale Deed No. 9147, Dt. 08/11/2016 executed by Shri Pintu bhai G. Chavda in favor of M/s. S.R.Developers a Partnership Firm.[Polt No.4-5.s.mt.287-30]

Thereafter a Registered Sale Deed No. 9145, Dt. 08/11/2016 executed by Shri Mayurbhai G. Chavda in favor of M/s. S.R.Developers a Partnership Firm.[Polt No..3.s.mt.143-65]

Thereafter a Registered Sale Deed No. 9145, Dt. 08/11/2016 executed by Shri Ganshyambhai Chavda in favor of M/s. S.R.Developers a Partnership Firm.[Polt No..1 -2.s.mt.291-15]

Thereafter a Approved Building Plan and Construction Permission No.981,980,Dt.18/12/2017,,issued by RMC with building Plan approved by it.

PART - IV

SEARCH:

The search has been taken from records of Sub Registrar for last 13 year by vide Receipt & Application Dt. 15/02/2018. There is no change. The receipt towards search charges is annexed.



D.M. Vitha

ADVOCATE & NOTARY
(Gujarat Highcourt)
B.A.,LL.B.

Mobile : 97244 96669

DIVYARAJ ASSOCIATES, 304-Rajeswari Complex, Opp. Ramkrushna Ashram, Dr. Yagnik Road, RAJKOT-360 001

PART - V

(5) CERTIFICATE :

The aforesaid report is reference of revenue record submitted by you and search of Sub Registry records relevant for the purpose to study the devolution of title and to ascertain any charge or encumbrance and does not contain entire revenue or Sub registry records is not available and also it should be noted that only Computerised search in given by Sub Registrar Office to us and manual search of Books of Index-II is not allowd and also please not that Computerized search provided by Govt.through Office of Sub-Registrar and in which it is clearly stated that they do not gives any assurance or binding regarding the correctness of the facts and they are not responsible for any loss due to the information / search provided through computerized search and on that condition we have issued this certificate.

I have perused copies of the Documents forwarded to me and have got relevant and available records verified at Office of concern Sub-Registrar Office for last 13 years. The said property is free from all encumbrances, lien charges Mortgages etc.. The Seller is having valid absolute clear and Margetable Title to the said Property as mention above.

In view of the forgoing, I/We certify that the title deeds intended to be deposited, relating to the property and offered as security by way of equitable mortgage and the documents of title referred to above are perfect evidence of the title and that if the equitable mortgageis created in the manner required by LAW, It would satisfy the requirements of creation of Equitable Mortgage.

I have further certify that **M/s. S.R.Developers a Partnership Firm** has / would derived / derive a Valid, Clear, Marketable and Unencumbered Title in the Property/ies stated above.

The following documents are required to be deposited for creation of Equitable Mortgage.

Original Notarized /Registered Agreement Sale to executed by **M/s. S.R.Developers a Partnership Firm** Partners in favor of Borrower.

The above documents are required before disbursement of the loan for creating valid Mortgage.

The following original documents are required to be deposited after disbursement of the loan for creating valid Mortgage.

Original Registered Sale Deed executed by **M/s. S.R.Developers a Partnership Firm**

Partners in favor of Borrower along with R.R.

Thanks & Regards

(D.M. Vitha)
Advocate

