

To,

Shri Ratilal Bhanubhai Bhalodiya and others,

Rajkot.

Sub: TITLE INVESTIGATION REPORT

Dear Sir/Madam,

I, Rahul K Shah, Advocate has investigated the title of **Shri Ratilal Bhanubhai Bhalodiya and others** to the immovable properties situated at Nanamava-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 vested in **Shri Ratilal Bhanubhai Bhalodiya and others** I am of the opinion that title to be vested in are free and clear of all liens and encumbrances, except as follows:

DESCRIPTION OF THE PROPERTY:

Commercial Building being known as "Uttam Arcade", being constructed on piece and parcel of non agricultural land bearing Revenue Survey No. 26 part of Village Nanamava, bearing Sub Plot No 11/1 to 11/5 total land admeasuring 556.09 Sq. Meters, bearing Final Plot No 30/2 of TPS No 7(Nanamava) at Village Nanamava (now 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: 12.00 meter wide TPS Road

On the South: Adj Plot No 10

On the East: 9.14 meter wide road

On the West: Adj Plot No 12

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

2. Devolution of Title:

All that piece and parcel of agricultural land bearing Revenue Survey No 26 part of Village Nanamava were under occupation and possession of Shri Hematlal Mulji Pobaru .



1. That thereafter, Shri Hematlal Mulji Pobaru to convert the said land into non agricultural land and DDO of Rajkot has sanctioned the same vide his Order No Rev/Binkheti/Vashi/45 on dated 21/04/1969 inter alia NA Lay Out Plan.
2. That thereafter, Shri Hematlal Mulji Pobaru have executed Sale Deed in favour of Shri Dansing Kanhaiji Palivar duly registered at Sub Registrar Office, Rajkot Vide No 4873 Vol. 860 dated 01/09/1970.
3. That thereafter, Shri Dansing Kanhaiji Palivar and others have executed Sale Deed of Plot NO 11 in favour of Shri Shivalal Ghelabhai Patel duly registered at Sub Registrar Office, Rajkot Vide No 4884 Vol. 865 dated 01/09/1970
4. That thereafter, Shri Shivalal Ghelabhai Patel had applied to Town Planner of Rajkot Municipal Corporation for the construction of building for Sub Plotting, on the said land and Town Planner, RMC has granted the Sub Plotting permission vide No 30 dated 11/09/2013. and inter alia Sub Plotting Plan.
5. That thereafter, Shri Shivalal Ghelabhai Patel have executed Sale Deed in favour of Shri Ratilal Bhanubhai Bhalodiya duly registered at Sub Registrar Office, Rajkot Vide No 1885 dated 03/05/2017
6. That thereafter, Shri Shivalal Ghelabhai Patel have executed Sale Deed in favour of Shri Aaisha Ratilal Bhalodiya and others duly registered at Sub Registrar Office, Rajkot Vide No 1886 dated 03/05/2017
7. That thereafter, Shri Shivalal Ghelabhai Patel have executed Sale Deed in favour of Shri Madhuben R Bhalodiya duly registered at Sub Registrar Office, Rajkot Vide No 1884 dated 03/05/2017
8. That thereafter, Shri Ratilal Bhanubhai Bhalodiya and others had applied to Town Planner of Rajkot Municipal Corporation for the construction of building for Amalgamation and Commercial use, on the said land and Town Planner, RMC has granted the Amalgamation and Building Construction permission vide No 172 dated 03/09/2020 inter-alia approved the Amalgamation and Building



Plan. the said building is name Uttam Arcade and Completion Certificate No 12044 dated 19/10/2020.

Therefore, **Shri Ratilal Bhanubhai Bhalodiya and others** become the owner of the said property and in occupation and possession of the said property and 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 Zone 4 and Zone-5 of Sub Registrar, Rajkot vide Search Receipts No 2021022005078 and 2021025003994 and 2021325001955 respectively, dated 25/02/2021. 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 Ratilal Bhanubhai Bhalodiya 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 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	Completion Certificate No 12044	19/10/2020	Copy
2	Amalgamation and Building Construction Permission No 172	03/09/2020	Copy
3	Approved Amalgamation and Building Construction Plan	--	Copy
4	Registered Sale Deed No 1884	03/05/2017	Copy
5	Registered Sale Deed No 1886	03/05/2017	Copy
6	Registered Sale Deed No 1885	03/05/2017	Copy



7	Sub Plotting permission vide No 30 . with Sub Plotting Plan	11/09/2013	Copy
8	Registered Sale Deed No 4884 Vol. 865	01/09/1970	Copy
9	Registered Sale Deed No 4873 Vol. 860	01/09/1970	Copy
10	NA Order No Rev/Binkheti/Vashi/45	21/04/1969	Copy
11	Approved NA Lay Out Plan	--	Copy
12	Extract Revenue Record	--	Copy
13	Search Receipts	25/02/2021	Original

Schedule-II

(Description of the property)

Commercial Building being known as “ Uttam Arcade”, being constructed on piece and parcel of non agricultural land bearing Revenue Survey No. 26 part of Village Nanamava, bearing Sub Plot No 11/1 to 11/5 total land admeasuring 556.09 Sq. Meters, bearing Final Plot No 30/2 of TPS No 7(Nanamava) at Village Nanamava (now within limits of Rajkot Municipal Corporation), District Rajkot in the State of Gujarat.

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On the North: 12.00 meter wide TPS Road

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On the East: 9.14 meter wide road

On the West: Adj Plot No 12

Rajkot

Date: 25/02/2021

Rahul K Shah
Advocate



અરજી પહોંચ

મિલકત નું વર્ણન : નાનામવા રે.સ.નં.26 પૈકી વો.નં.13

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૧૦૨૨૦૦૫૦૭૮ અરજી નંબર ૩૬૭૦ અરજી વર્ષ ૨૦૨૧
તારીખ ૨૫ માહે ફેબ્રુઆરી 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 તપાસફી.....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 મોકલશે.

એમ.જે.રાજયગુરુ

સબ રજીસ્ટ્રાર

રાજકોટ - 1

અંકે રૂ. : 90.00

20210210100824369

સબ રજીસ્ટ્રાર, રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં-26 પૈકી વોર્ડ નં-13

Search in : નાનામવા /NANA MAVA

પહોંચ નંબર ૨૦૨૧૦૨૫૦૦૩૮૮૪ અરજી નંબર ૨૧૭૪ અરજી વર્ષ ૨૦૨૧
તારીખ ૨૫ માહે ફેબ્રુઆરી 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



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૧૬૦.૦૦

અંકે રૂપીયા એક સો સાઈઠ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.


T.N.PARMAR
સબ રજીસ્ટ્રાર
રાજકોટ - 4

અંકે રૂ. : 160.00

20210225131408399

સબ રજીસ્ટ્રાર, રાજકોટ - 4

અરજી પહોંચ

મિલકત નું વર્ણન : રે. સર્વે નં.26 પૈકી વોર્ડ નં.13

Search in : Nana Mava/Nana Mava

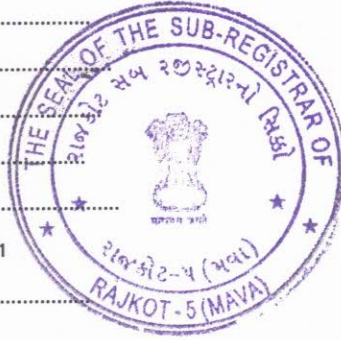
પહોંચ નંબર ૨૦૨૧૩૨૫૦૦૧૯૫૫ અરજી નંબર ૮૧૮ અરજી વર્ષ ૨૦૨૧
તારીખ ૨૫ માહે ફેબ્રુઆરી સને ૨૦૨૧

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: 2012 2021
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



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કુલ એકદરે રૂ. ૧૧૦.૦૦

અંકે રૂપીયા એક સો દસ પુરા

દસ્તાવેજ ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

V B Tankanya
સબ રજીસ્ટ્રાર
રાજકોટ - 5 - મવા

અંકે રૂ. : 110.00

20210211474426834

સબ રજીસ્ટ્રાર, રાજકોટ - 5 - મવા