

To,

**Shri Seemaben Dilipbhai Hirpara**

Rajkot.

Sub: TITLE INVESTIGATION REPORT

I, Rahul K Shah, Advocate has investigated the title of **Shri Seemaben Dilipbhai Hirpara** to the immovable properties situated at Hasanwasi-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 of **Shri Seemaben Dilipbhai Hirpara** is free and clear of all liens and encumbrances, except as follows:

**DESCRIPTION OF THE PROPERTY:**

Residential Flats being known as "Vishakha Vrunda", being constructed on piece and parcel of non agricultural land bearing Revenue Survey No. 331,332 and 333 Part of City Rajkot, bearing Plot No. 63 Part land admeasuring 169.95 Sq Meters, bearing FP No 153 part of TPS No 5(Rajkot), of City Survey No 17947/2 (land admeasuring 199.94 Sq Mtrs) of City Ward No 8, situated at 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 Building**

On the North: Others Property of plot No 63/p

On the South: Others Property of plot No 62/p

On the East: Others Property of plot No 63/p

On the West: 9.00 metr 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 Survey No. 331-332 part admeasuring A10-00G of Rajkot, Taluka Rajkot, Dist Rajkot was under the occupation and possession of Hassanali Khanbhai And Sons.



1. That thereafter, Hassanali Khanbhai And Sons applied before Competent authority, Rajkot to convert the said land into non agriculture for residential use and Competent authority, Rajkot has sanctioned the same vide his order No Land/NA/121 dated 14/12/1960 and inter alia NA Layout Plan.
2. That, Hassanali Khanbhai and others have decided to carry on business with the name and style as "M/S Hassanali Khanbhai And Sons" and executed Partnership Deed notarized.
3. That thereafter, Hassanali Khanbhai and others Partners of "M/S Hassanali Khanbhai And Sons" had executed Power of Attorney in favour of Abdula Hasanali on dated 22/03/1962.
4. That thereafter, Abdula Hasanali as POA holder of Hassanali Khanbhai and others Partners of "M/S Hassanali Khanbhai And Sons" has executed Sale Deed in favor of Shri Dharmshibhai Vashram Zaveri and others duly registered at the office of Sub Registrar Rajkot vide No. 3051 Vol.461 dated 10/11/1965.
5. That thereafter, Shri Dharmshibhai Vashram Zaveri and others has executed Sale Deed in favor of Shri Jayagauri kantilalbhai Mehta duly registered at the office of Sub Registrar Rajkot vide No. 3072, Vol. 665 dated 04/12/1968.
6. That thereafter, Shri Jayagauri kantilalbhai Mehta has executed Sale Deed in favor of Shri Vinodchandra Vallbhdas Shah duly registered at the office of Sub Registrar Rajkot vide No. 4690, Vol. 759 dated 26/09/1959.
7. That thereafter, Shri Vinodchandra Vallbhdas Shah had executed Power of Attorney in favour of Shri Hasmukhbala Vinodchandra Shah on dated 30/07/1978.
8. That thereafter, Shri Hasmukhbala Vinodchandra Shah as POA holder of Shri Vinodchandra Vallbhdas Shah has executed Sale Deed in favor of Shri Husain Jamakbhai Vala duly registered at the office of Sub Registrar Rajkot vide No. 4346 dated 15/07/1980.
9. That thereafter, Shri Husain Jamakbhai Vala has executed Sale Deed in favor of Shri Kaushikbhai Dhanrajbhai Gadhvi duly registered at the office of Sub Registrar Rajkot vide No. 9254 dated 03/12/2007.
10. That thereafter, Shri Bharatbhai Vitthaldas Ajugiya had applied before the Court of 2<sup>nd</sup> Additional Senior Civil Judge Rajkot for the obtain Heirship Certificate of the said property of Late Vitthaldas Lavjibhai Ajugiya vide Civil Mis. Application No



636/2001 and the court has granted the application and issued Heirship certificate dated 19/04/2002.

11. That thereafter, Shri Kaushikbhai Dhanrajbhai Gadhvi has executed Sale Deed in favor of Shri Taraba Lakhubha Jadeja And others duly registered at the office of Sub Registrar Rajkot vide No. 468 dated 21/01/2009.
12. That thereafter, Shri Taraba Lakhubha Jadeja And others has executed Sale Deed in favor of Shri Dinaben Jayantkumar Gaglani duly registered at the office of Sub Registrar Rajkot vide No. 9054 dated 27/12/2013.
13. That thereafter, Shri Dinaben Jayantkumar Gaglani has executed Sale Deed in favor of Shri Seemaben Dilipbhai Hirpara and others duly registered at the office of Sub Registrar Rajkot vide No. 5239 dated 03/07/2018.
14. That thereafter, Shri Jyotsnaben P Shukla has executed Release Deed of her 50% undivided share in favor of Shri Seemaben Dilipbhai Hirpara and others duly registered at the office of Sub Registrar Rajkot vide No. 6772 dated 31/08/2018.
15. That thereafter, Chandreshbhai R Devda has executed Sale Deed in favor of Shri Seemaben Dilipbhai Hirpara and others duly registered at the office of Sub Registrar Rajkot vide No. 6787 dated 31/08/2018.
16. That thereafter, Varshaben J Parmar has executed Sale Deed in favor of Shri Seemaben Dilipbhai Hirpara and others duly registered at the office of Sub Registrar Rajkot vide No. 6792 dated 31/08/2018.  
Therefore, **Shri Seemaben Dilipbhai Hirpara** has 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 **2006** to **2019** in Zone-1 of Sub Registrar, Rajkot vide Search Receipts No-2018022036378, dated 28/12/2019. 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, her

by certify that the right, title and interest of **Shri Seemaben Dilipbhai Hirpara**, Rajkot 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     | Registered Sale Deed No 6792 with RR                              | 31/08/2018 | Original                       |
| 2     | Registered Sale Deed No 6787 with RR                              | 31/08/2018 | Original                       |
| 3     | Registered Release Deed No 6772 with RR                           | 31/08/2018 | Original                       |
| 4     | Registered Sale Deed No 5239 with RR                              | 03/07/2018 | Original                       |
| 5     | Registered Sale Deed No 9054 with RR                              | 27/12/2013 | Original                       |
| 6     | 468                                                               | 21/01/2009 | Copy                           |
| 7     | Registered Sale Deed No 9254                                      | 03/12/2007 | Original                       |
| 8     | 4346                                                              | 15/07/1980 | Copy                           |
| 9     | Power of Attorney in favour of Shri Hasmukhbala Vinodchandra Shah | 30/07/1978 | Original                       |
| 10    | 4690, Vol. 759                                                    | 26/09/1959 | Copy                           |
| 11    | Registered Sale Deed No 3072, Vol. 665                            | 04/12/1968 | Copy                           |
| 12    | Registered Sale Deed No 3051 Vol.461                              | 10/11/1965 | Copy                           |
| 13    | Power of Attorney in favour of Abdula Hasanali                    | 22/03/1962 |                                |
| 14    | Partnership Deed "M/SHassanali Khanbhai And Sons"                 | --         |                                |
| 15    | NA Order No Land/NA/121                                           | 14/12/1960 | Copy                           |
| 16    | Approved NA Layout Plan                                           | --         | Copy                           |
| 17    | Search Receipt                                                    | 28/12/2018 | Original                       |

Schedule-II  
(Description of the property)

Residential Flats being known as "Vishakha Vrunda", being constructed on piece and parcel of non agricultural land bearing Revenue Survey No. 331,332 and 333 Part of City Rajkot, bearing Plot No. 63 Part land admeasuring 169.95 Sq Meters, bearing FP No 153 part of TPS No 5(Rajkot), of City Survey No 17947/2 (land admeasuring 199.94 Sq Mtrs) of City Ward No 8, situated at within the limits of Rajkot Municipal Corporation, Taluka-District Rajkot in the State of Gujarat.

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On the West: 9.00 metr wide road

Rajkot

Date: 01/01/2019.



Rahul K Shah  
Advocate

મેલકતનું વર્ણન વો નં.8 પ્લોટ નં.63 પેકી

Search in : RAJKOT-1/RAJKOT-1

પહોંચી નંબર: ૨૦૧૮૦૨૨૦૩૬૩૭૮

અરજી નંબર:

૨૫૮૮૮

અરજી વર્ષ:

૨૦૧૮

તા: ૨૮

માહે: ડિસેમ્બર

સને: ૨૦૧૮

રજ કરનારનું નામ આર.ડી.પટેલ(એડ)શોધ

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....

Year:

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દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

રૂ. પૈસા

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કુલ એકંદરે રૂ.

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અંકે રૂપિયા એસી પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

( એમ.જે.રાજયગુરુ )

સબ રજીસ્ટ્રાર

રાજકોટ - 1

IGR-NIC

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