

To,

M/s. Creative Reality,

Rajkot.

Sub: TITLE INVESTIGATION REPORT

Dear Sir/Madam,

I, Rahul K Shah, Advocate has investigated the title of **M/s. Creative Reality as Partnership Firm** to the immovable properties situated at Village Kangasiyali, Taluka Lodhika- Dist. 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 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 **M/s. Creative Reality as Partnership Firm** is free and clear of all liens and encumbrances, except as follows:-

DESCRIPTION OF THE PROPERTY:

Residential Building known as "Chaitanya", under construction, on piece and parcel of the non-agriculture land bearing Revenue Survey No 67/1 of Village Kangasiyali, bearing amalgamated Plot No 74+75 land admeasuring 358.86 Sq. Meters, situated at Village Kangasiyali, Taluka- Lodhika District Rajkot in the State of Gujarat.

The above described property is bounded as under:

Boundary of the Building

On the North: Plot No 73

On the South: Adj Survey No 67/2

On the East: 7.50 Meters wide Road

On the West: Plot No 47, 48 and 49

(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 67 part 1 admeasuring 18089.40 Sq. Meters of Village Kangasiyali, Taluka Lodhika, Dist Rajkot was under the occupation and possession of Shri Kishorbhai Babubhai Sakhiya.

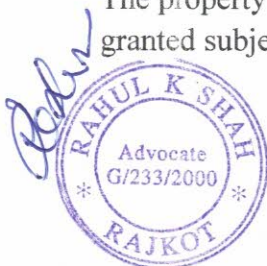


1. That thereafter, Shri Kishorbhai Babubhai Sakhiya have applied before the Collector of Rajkot to convert the said land bearing Revenue Survey No 67 part 1 admeasuring 18089.40 Sq. Meters into non agriculture for residential use and the Collector, Rajkot has sanctioned the same vide his order No NA/Lerekok/65/Case No. 108/10-11 dated 16/12/2010 and inter alia approving Layout Plan.
2. That thereafter, Shri Kishorbhai Babubhai Sakhiya had executed Sale Deed of Plot No 73 and 74 in favor of Shri Sureshbhai Parsotambhai Vekariya duly registered at Sub Registrar Office, Lodhika vide No 5891 dated 16/08/2011.
3. That thereafter, Shri Sureshbhai Parsotambhai Vekariya had executed Sale Deed of Plot No 74 in favor of M/s. Creative Reality through its partners of Shri Kishorbhai Jagabhai Vaghela and others duly registered at Sub Registrar Office, Lodhika vide No 2062 dated 10/05/2018.
4. That thereafter, Shri Kishorbhai Babubhai Sakhiya had executed Sale Deed of Plot No 75 in favor of Shri Kanchanben Mansukhbhai Vasoya duly registered at Sub Registrar Office, Lodhika vide No 1052 dated 07/03/2018.
5. That thereafter, Shri Kishorbhai Babubhai Sakhiya had executed Correction Deed of Plot No 75 in favor of Shri Kanchanben Mansukhbhai Vasoya duly registered at Sub Registrar Office, Lodhika vide No 2836 dated 02/07/2018.
6. That thereafter, Shri Kanchanben Mansukhbhai Vasoya had executed Sale Deed of Plot No 75 in favor of M/s. Creative Reality through its partners of Shri Kishorbhai Jagabhai Vaghela and others duly registered at Sub Registrar Office, Lodhika vide No 2330 dated 29/05/2018.
7. That thereafter, Shri Kishorbhai Jagabhai Vaghela and others have decided to carry on business with the name and style as M/s. Creative Reality and executed the Partnership Deed duly dated 14/03/2018.

Therefore, **M/s. Creative Reality as Partnership Firm** became the Joint owner and in occupation and possession of the said property.

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 Sub Registrar, Lodhika and Gondal vide Search Receipts No 2019143004912 and 2019231001987 dated 12/03/2019. 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, hereby certify that the right, title and interest of **M/s. Creative Reality as Partnership Firm** 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	Partnership Deed of M/s. Creative Reality	14/03/2018	Copy
2	Registered Sale Deed No 2330	29/05/2018	Copy
3	Registered Correction Deed No 2836	02/07/2018	Copy
4	Registered Sale Deed No 1052	07/03/2018	Copy
5	Registered Sale Deed No 2062	10/05/2018	Copy
6	Registered Sale Deed No 5891	16/08/2011	Copy
7	NA Order No NA/Lerekok/65/Case No. 108/10-11	16/12/2010	Copy
8	Approved NA Layout Plan	--	Copy
9	Extracts of Revenue Records	--	Copy
10	Search Receipts	12/03/2019	Original

Schedule-II

(Description of the property)

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On the West: Plot No 47, 48 and 49

Rajkot

Date: 12/03/2019



Rahul K Shah-Advocate

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં. 67/1 પ્લોટ નં. 75 ચો.મી. 292.07

Search in : KANGASHIYALI.. /KANGASHIYALI..

પહોંચ નંબર ૨૦૧૮૧૪૩૦૦૪૯૧૨ અરજી નંબર ૩૦૫૭ અરજી વર્ષ ૨૦૧૮
તારીખ ૧૨ માહે માર્ચ સને ૨૦૧૮

રજુ કરનારનું નામ રાહુલ કે.શાહ-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: 1990 2011

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દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



અંટે રૂપિયા એક સો બીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.


N.M. Gadhiya
સબ રજીસ્ટ્રાર
ગોંડલ

અરજી પહોંચ

મેલકતનું વર્ણન રે.સ.નં. 67/1 પ્લોટ નં. 75 ચો.મી. 292.07

Search in : KANGASHIYALI../KANGASHIYALI..

પહોંચ નંબર: ૨૦૧૯૨૩૧૦૦૧૯૮૭

અરજી નંબર: ૮૧૧

અરજી વર્ષ: ૨૦૧૯

તા: ૧૨

માહે: માર્ચ

સને: ૨૦૧૯

રજી કરનારનું નામ આર.ડી. પટેલ (એડ) શોધ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

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: ૨૦૧૯

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૫૫

અંકે રૂપીયા પંચાવન પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(P. J. Vyas)

સબ રજીસ્ટ્રાર

લોધિકા

IGR-NIC

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