

SANDIP J. PATEL

B. Com., D. L. L. P., LL. B.,

ADVOCATE (Gujarat High-Court), Enrolment No. G / 201872003.

102, Shaneshwar Arcade, Mavdi Chowkdi, 150 Ft. Ring Road, Rajkot - 360004.

Mo. : 98 98 10 42 99, Email ID : s.j.patel2137@gmail.com**No. 001 / 2021.****Annexure - B****TITLE INVESTIGATION REPORT - TIR**

1(a)	Name of the Branch/Business Unit / Office seeking opinion.	For Rera Certificate Purpose
1(b)	Reference number and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Ref. by owner
1(c)	Name of Borrower (s)	Proposed Purchaser(s)
2(a)	Name of the unit / concern / company / person offering the property/ (ies) as security.	M/s. Asman Developers – partnership firm through its partners 1. Kiritbhai Vallabhbhai Raiyani 2. Chhaganbhai Ghusabhai Dholariya 3. Bhupatbhai Maganbhai Sardhara
2(b)	Constitution of the unit / concern / person / body / authority offering the property for creatin of charges.	Partner (s)
2(c)	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor etc.)	Borrower (s)
3	Complete or full description of the immovable property/(ies) offered as security including the following details.	
(a)	Survey No. :	Mavdi, R. S. No. 411p3, 411p4, 411p4 P,
(b)	Door /House No. (In case of house property)	A Property Situated at Mavdi , within the limit of RMC, R. S. No. 411p3, 411p4, 411p5 paiki, area popularly known as " J. K. Sagar " with Residential N.A. Sublot No. 4 to 11, 1 to 20, 7 to 10, 25 to 28/2 paiki Subplot No. (4 to11, 1 to 20, 7 to 10, 25 to 28/2)/1 with land adms. Sqr. Mtr. 749-20 paiki building popularly known as "_____ " Wing-____ to ____ paiki Wing-____ paiki ____ Floor, Flat No. _____ with Builtup Area Sq. Mtr. _____ with Carpet Area Sq. Mtr. _____ building thereon.
(c)	Extent/area including plinth / builtup area in case of house property.	As per approved building plans
(d)	Location like name of place, village, city registration sub-distictis etc.	_____, J. K. Sagar, Subplot No. (4 to 11, 1 to 20, 7 to 10, 25 to 28/2) / 1, Nr. Pragateshwav Mahadvev Mandir, 80 Feet Road, Mavdi - Rajkot.

	<u>Boundaries :</u>	
	NORTH	
	SOUTH	
	EAST	
	WEST	

- 4 (a) Particulars of the documents scrutinized-serially and chronologically :
 (a) Nature of documents verified and as to whether they are originals or certified copies of registration extracts duly certified.
 (Note : Only originals or certified extracts from the registering/land/revenue/other authorities be examined.)

Sl. No.	<u>Date</u>	Name/ Nature of the Documents	Original/ certified copy/ certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate.
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General Title Deeds :-

1. Original search receipt(s).
2. True copy of village form no. 2 (sr. no. _____) in the name of M/s. Asman Developers – partnership firm.
3. True copy of sale deed regi. at sr. no. 4636, Dt. : 21-5-2021 executed by Shri Kishan Madhavjibhai Undhad (admin. partner of M/s. J. K. Sagar Developers – partnership firm) in favour of M/s. Asman Developers – partnership firm.
4. True copy of building dev. permission no. 003, Dt. : 6-4-2021 with commencement certificate & approved building plans issued by RMC.
5. True copy of village form no. 2 (sr. no. _____) as per subplotting plan.
6. True copy of classification letter no. 154, Dt. : 4-3-2021 with approved subplotting plan issued by RMC.
7. True copy of village form no. 2 (sr. no. 1332) as per partnership change deed in the name of M/s. J. K. Sagar Developers – partnership firm).
8. True copy of partnership deed of M/s. J. K. Sagar Developers – partnership firm) Dated : 22-10-2018 alongwith ROF Certificate.
9. True copy of village form no. 8/A (Khata No. 1332) with village form no. 6, entry no. 3623 in the name of M/s. J. K. Sagar Developers – partnership firm) as per amalgamation cum subplotting plan.
10. True copy of classification letter no. 41, Dt. : 30-7-2014 with approved subplotting plan issued by RMC.

Title Deeds of R.s. No. 411 p3 :-

11. True copy of city survey letter issued by city survey suptd., Rajkot.
12. True copy of village form no. 8/A (Khata No. 1335) with village form no. 6, entry no. 3294 in the name of M/s. J. K. Sagar Developers – partnership firm.
13. True copy of sale deed regi. at sr. no. 3783, Dt. : 14-7-2014 executed by Shri Pankajbhai Ramjibhai Undhad (as a poa holder of Shri Ramjibhai Raghavbhai Patel-Undhad) in favour of M/s. J. K. Sagar Developers – partnership firm.
14. True copy of power of attorney regi. at sr. no. 3444, Dt. : 26-6-2014 executed by Shri Ramjibhai Raghavbhai Patel-Undhad in favour of Shri Pankajbhai Ramjibhai Undhad.
15. True copy of order vide no. NA-LRCS-67, Case No. 289/11-12, Dt. : 29-5-2012 issued by Collector Office, Rajkot.
16. True copy of Hissa Form No. 4 with plot verification measurement sheet vide MTR No. 30/09-10 issued by DILR, Rajkot.
17. True copy of revenue dues paid receipts.



18. True copy of manual village form no. 8/A (Khata No. 886) with computerised village form no. 8/A (Khata No. 20) 7/12 with village form no. 6, entry no. 1595 in the name of Shri Ramjibhai Raghavjibahi Undhad (Patel).
19. True copy of NA Sanad (Certificate) issued by Mamlatdar Office, Rajkot.
20. True copy of NA Order vide no. NA-LRCS-65, Case No. 25/08-09, Dt. 26-9-2008 issued by collector office, Rajkot in the name of Shri Ramjibhai Raghavjibhai Patel.
21. True copy of classification letter no. 144, Dt. : 22-12-2006 with approved NA Layout plan issued by RMC.
22. True copy of various fees paid receipts.

Title Deeds of R.s. No. 411 p4 :-

23. True copy of city survey letter issued by city survey suptd., Rajkot.
24. True copy of village form no. 8/A (Khata No. 1332) with village form no. 6, entry no. 3290 in the name of M/s. J. K. Sagar Developers – partnership firm.
25. True copy of sale deed regi. at sr. no. 3785, Dt. : 14-7-2014 executed by Shri Govindbhai Raghavbhai Undhad (Patel) (self and as a poa holder of Shri Ramjibhai Raghavbhai Patel-Undhad etc.) in favour of M/s. J. K. Sagar Developers – partnership firm.
26. True copy of power of attorney regi. at sr. no. 3446, Dt. : 26-6-2014 executed by Shri Ramjibhai Raghavbhai Patel-Undhad etc. in favour of Shri Govindbhai Raghavbhai Undhad.
27. True copy of order vide no. NA-LRCS-67, Case No. 286/11-12, Dt. : 29-5-2012 issued by Collector Office, Rajkot.
28. True copy of Hissa Form No. 4 with plot verification measurement sheet vide MTR No. 29/09-10 ssued by DILR, Rajkot .
29. True copy of revenue dues paid receipts.
30. True copy of manual village form no. 8/A (Khata No. 887) with computerised village form no. 8/A (Khata No. 249) 7/12 with village form no. 6, entry no. 1596 in the name of Shri Ramjibhai Raghavjibahi Patel (Undhad) etc.
31. True copy of NA Sanad (Certificate) issued by Mamlatdar Office, Rajkot.
32. True copy of NA Order vide no. NA-LRCS-65, Case No. 24/08-09, Dt. 26-9-2008 issued by collector office, Rajkot in the name of Shri Ramjibai Raghavjibhai Patel etc.
33. True copy of classification letter no. 149, Dt. : 22-12-2006 with approved NA Layout plan issued by RMC.
34. True copy of various fees paid receipts.

Title Deeds of R.s. No. 411 p5 :-

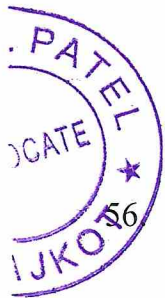
35. True copy of city survey letter issued by city survey suptd., Rajkot.
36. True copy of village form no. 8/A (Khata No. 1336) with village form no. 6, entry no. 3295 in the name of M/s. J. K. Sagar Developers – partnership firm.
37. True copy of sale deed regi. at sr. no. 3788, Dt. : 14-7-2014 executed by Shri Govindbhai Raghavbhai Undhad (Patel) (self and as a poa holder of Shri Ramjibhai Raghavbhai Patel-Undhad etc.) in favour of M/s. J. K. Sagar Developers – partnership firm.
38. True copy of partnership deed of M/s. J. K. Sagar Developers Dated : 18-2-2015 executed between Shri Hitesh Babubhai Sakhiya etc.
39. True copy of partnership deed of M/s. J. K. Sagar Developers Dated : 15-5-2014 executed between Shri Hitesh Babubhai Sakhiya etc.
40. True copy of power of attorney regi. at sr. no. 3445, Dt. : 26-6-2014 executed by Shri Madhavbhai Raghavbhai Undhad in favour of Shri Kishan Madhavjibhai Undhad.
41. True copy of order vide no. NA-LRCS-67, Case No. 292/11-12, Dt. : 29-5-2012 issued by Collector Office, Rajkot.
42. True copy of Hissa Form No. 4 with plot verification measurement sheet vide MTR No. 28/09-10 ssued by DILR, Rajkot .



43. True copy of revenue dues paid receipts.
44. True copy of manual village form no. 8/A (Khata No. 888) with computerised village form no. 8/A (Khata No. 233) 7/12 with village form no. 6, entry no. 1597 in the name of Shri Madhavbhai Raghavbahi Patel.
45. True copy of NA Sanad (Certificate) issued by Mamlatdar Office, Rajkot.
46. True copy of NA Order vide no. NA-LRCS-65, Case No. 23/08-09, Dt. 26-9-2008 issued by collector office, Rajkot in the name of Shri Madhavbhai Raghavbhai Patel.
47. True copy of classification letter no. 148, Dt. : 22-12-2006 with approved NA Layout plan issued by RMC.
48. True copy of various fees paid receipts.
49. True copy of zone certificate with part plan issued by RUDA.

Upto NA Order Title Deeds :-

50. True copy of Hissa Form No. 4 issued by DILR, Rajkot.
51. True copy of Hissa Form No. 4 with measurement sheet issued by DILR, Rajkot.
52. Copy of checklist relating to NA application.
53. True copy of village form no. 6, entry no. 1734 as per correction order, entry no. 605 as per order, entry no. 545 as per KJP & entry no. 541 as per Amalgamation Order.
54. True copy of amalgamation order vide no. Vhv/Vashi/1640/06, Dt. : 5-12-2006 issued by Mamlatdar Office, Rajkot.
55. True copy of village form no. 6, entry no. 366 as per partition, entry no. 1075 as per heirship, entry no. 801 as per partition, entry no. 528 as per sale deed, entry no. 235 as per sale deed, entry no. 207 as per sale deed, entry no. 190 as per partition, entry no. 1119 as per sale deed, entry no. 469 as per partition, entry no. 280 as per new measurement survey, entry no. 122 as per gharkhed, entry no. 73 as per old direct possession.
56. True copy of sale deed regi. at sr. no. 271, Dt. : 15-1-2005 executed by Shri Bhanjibhai Khimjibhai Sorathiya in favour of Shri Ramjibhai Raghavbhai Undhad etc.
57. True copy of sale deed regi. at sr. no. 14860, Dt. : 11-12-1991 executed by Shri Ashvin Babulal Shukal (as a poa holder of Shri Babulal Kalyanji Alias Keshavji) in favour of Shri Raghav Daya.
58. True copy of power of attorney executed by Shri Babulal Kalyanji Alias Keshavji in favor of Shri Ashvin Babulal Shukal.
59. True copy of sale deed regi. at sr. no. 1436, Dt. : 6-2-1989 executed by Shri Devjibhai Valjibhai in favour of Shri Raghav Daya.
60. True copy of sale deed regi. at sr. no. 1417, Dt. : 6-2-1989 executed by Shri Pravin Arjanbhai Sorathiya in favour of Shri Raghav Daya.
61. True copy of sale deed regi. at sr. no. 6852, Dt. : 27-6-1988 executed by Shri Monghiben Valjibai etc. in favour of Shri Raghav Daya.
62. True copy of sale deed regi. at sr. no. 1983, Dt. : 17-5-1968 executed by Shri Arjan Valji Patel in favour of Shri Babulal Kalyanji Alias Keshavji.
63. True copy of jungle book.



5	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)	Yes
6	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	N.A.
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.	N.A.

	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	N.A.
7	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Rajkot
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	Rajkot
	c) Whether search has been made at all the offices named at (b) above?	Yes
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	N.A.
8	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	As flows :

As per instruction I have examined the title, of the above mentioned property and taken search of available revenue and registrar records for last **31 years (from 1990 to 2021)** and from affidavit executed by the present owner submitted before me believing the said affidavit to be true, correct and trustworthy and also believing the documents original / Certified / true copy etc. submitted to me to be true and genuine. I hereby submit my title report as under :

As observed the documents produced in the file, as per revenue record, originally the agricultural land of R. S. No. 411 of village : Mavdi paiki "Nesdo" Acre 22-16 guntha bearing in the name of Valji Velji as per old direct possession. Showing this **entry no. 73.**

Thereafter, as per Ghatkhed Case and as per new measurement survey, Arjan Valji name was updated in the revenue record of R.s. No. 411 paiki acre 22-36 guntha. Showing this **entry no. 122 & 280.**

Thereafter, Shri Arjan Valji Patel made a family partition of the above land and thus, R.s. No. 411 paiki land comes in the part of Shri Valji Velji and R.s. No. 411 paiki land comes in the part of Shri Arjan Valji and R.s. No. 411 paiki land comes in the part of Shri Devji Valji and R.s. No. 411 paiki land comes in the part of Shri Khimji Valji. Showing this **entry no. 469.**

Thereafter, Shri Arjanbhai Valjibhai Patel sale his part land of R.s. No. 411 paiki acre 4-20 guntha in favour of Shri Babulal Kalyanjibhai Alias Keshavjibhai. Showing this **entry no. 1119.**

Thereafter, Shri Arjanbhai Valjibhai Patel made a family partition of his part of land and thus, R.s. No. 411 paiki acre 3-00 guntha comes in the part of Shri Pravin Arjan. Showing this **entry no. 190.**

Thereafter, Shri Arjanbhai Valjibahi etc. (total-4) sale the R.s. No. 411 paiki acre 2-00 guntha in favour of Shri Raghavbhai Dayabhai. Showing this **entry no. 207.**

Thereafter, Shri Pravinbhai Arjanbhai Patel sale his part land of R.s. No. 411 paiki acre 3-00 guntha in favour of Shri Raghavbhai Dayabhai. Showing this **entry no. 235.**

Thereafter, Shri Babulal Kalyanjibhai Alias Keshavji sale his part land of R.s. No. 411 paiki acre 4-20 guntha in favour of Shri Raghavbhai Dayabhai. Showing this **entry no. 528.**

Thereafter, Shri Raghavbhai Dayabhai made a family partition of his part of land and thus, R.s. No. 411 paiki acre 2-20 guntha, acre 3-00 guntha and acre 2-00 guntha comes in the part of Shri Devji Raghav and Shri Ramji Raghav jointly and R.s. No. 411 paiki acre 2-00 guntha comes in the part of Shri Limba Raghav and R.s. No. 411 paiki acre 2-18 guntha comes in the part of Shri Govind Raghav and R.s. No. 411 paiki acre 2-18 guntha comes in the part of Shri Madhav Raghav. Showing this **entry no. 801.**

Thereafter, Shri Devji Raghav and Shri Ramji Raghav paiki Devji Raghav was died and his legal heirs Nanduben Devjibhai etc. (total-5) names were updated in the revenue record with Ramji Raghav. Showing this **entry no. 1075.**

Thereafter, Shri Ramji Raghav etc. made an internal partition of the above land and thus, R.s. No. 411 paiki he. are sq. mtr. 1-01-14 & he. are sq. mtr. 1-21-41 comes in the part of Shri Ramjibhai Raghavbhai and R.s. No. 411 paiki he. are sq. mtr. 0-80-94 comes in the part of Shri Nanduben Devjibhai etc. Showing this **entry no. 366.**

Thereafter, Shri Ramjibhai Raghavbhai apply in Mamlatdar Office, Rajkot for getting Amalgamation Order vide order no. Vahav-Vashi-1640-06, Dated : 05-12-2006 and competent authority issued the same. Showing this **entry no. 541.**

Thereafter, as per KJP Durasti issued by DILR, Rajkot for the same. Showing this **entry no. 605.**

Thereafter, to correct the computerisation mistakes, competent authority made an order for the same. Showing this **entry no. 1734.**

And then, DILR, Rajkot also issued a Hissa Form No. 4 and measurement sheet for the same.

History of R.s. No. 411p5

Thereafter, Shri Madhavbhai Raghavbhai Patel apply in RMC for getting NA Layout plan for resi. purpose of R.s. No. 411p5 of village Mavdi vide classification letter no. 148, Dt. : 22-12-2006 and competent authority approved the same.

Thereafter, Shri Madhavbhai Raghavbhai Patel apply in collector office, Rajkot for getting NA Order for resi. purpose of R.s. No. 411p5 of village Mavdi

vide order no. NA-LRCS-65, Case No. 23/08-09, Dt. : 26-9-2008 and competent authority approved the same. Showing this **entry no. 1597.**

And then, DILR, Rajkot also issued a plot verification measurement sheet with hissa form no. 4 for the same vide mtr No. 28/09-10.

Meanwhile, collector office made an order under sec. 67 of Land Revenue Code vide no. LRCS-67, Case No. 292/11-12, Dt. : 29-5-2012 in the name of Shri Madhavbhai Raghavbhai Patel.

Thereafter, Shri Madhavbhai Raghavbhai Patel executed the power of attoney in favour of Shri Kishan Madhavbhai Undhad vide regi. at sr. no. 3445, Dt. : 26-6-2014.

Meanwhile, Shri Hitesh Babubhai Sakhiya etc. executed the partnership deed on Dt. : 15-5-2014 name and style of M/s. J. K. Sagar Developers and also reconstitution of the above deed on Dt. : 18-2-2015. And also getting ROF for the same.

Thereafter, Shri Kishanbhai Madhavbhai Undhad (as a poa holder of Shri Madhavbhai Raghavbhai Undhad) sale the R.s. No. 411 p5 paiki NA Plot No. 4 to 11 in favour of M/s. J. K. Sagar Developers – partnership firm. Showing this **entry no. 3295 with 8/A Khata No. 1336.**

History of R.s. No. 411p4

Thereafter, Shri Ramjibhai Raghavbhai Patel etc. apply in RMC for getting NA Layout plan for resi. purpose of R.s. No. 411p4 of village Mavdi vide classification letter no. 149, Dt. : 22-12-2006 and competent authority approved the same.

Thereafter, Shri Ramjibhai Raghavbhai Patel etc. apply in collector office, Rajkot for getting NA Order for resi. purpose of R.s. No. 411p4 of village Mavdi vide order no. NA-LRCS-65, Case No. 24/08-09, Dt. : 26-9-2008 and competent authority approved the same. Showing this **entry no. 1596.**

And then, DILR, Rajkot also issued a plot verification measurement sheet with hissa form no. 4 for the same vide mtr No. 29/09-10.

Meanwhile, collector office made an order under sec. 67 of Land Revenue Code vide no. LRCS-67, Case No. 286/11-12, Dt. : 23-4-2012 in the name of Shri Ramjibhai Raghavbhai Patel etc.

Thereafter, Shri Ramjibhai Raghavbhai Patel etc. executed the power of attoney in favour of Shri Govindbhai Raghavbhai Undhad vide regi. at sr. no. 3446, Dt. : 26-6-2014.

Thereafter, Shri Govindbhai Raghavbhai Undhad-Patel (as a poa holder of Shri Ramjibhai Raghavbhai Undhad-Patel etc.) sale the R.s. No. 411 p4 paiki NA Plot No. 1 to 20 in favour of M/s. J. K. Sagar Developers – partnership firm. Showing this **entry no. 3290 with 8/A Khata No. 1332.**

History of R.s. No. 411p3

Thereafter, Shri Ramjibhai Raghavbhai Patel apply in RMC for getting NA Layout plan for resi. purpose of R.s. No. 411p3 of village Mavdi vide classification letter no. 144, Dt. : 22-12-2006 and competent authority approved the same.

Thereafter, Shri Ramjibhai Raghavbhai Patel apply in collector office, Rajkot for getting NA Order for resi. purpose of R.s. No. 411p3 of village Mavdi vide order no. NA-LRCS-65, Case No. 25/08-09, Dt. : 26-9-2008 and competent authority approved the same. Showing this **entry no. 1595**.

And then, DILR, Rajkot also issued a plot verification measurement sheet with hissa form no. 4 for the same vide mtr No. 30/09-10.

Meanwhile, collector office made an order under sec. 67 of Land Revenue Code vide no. LRCS-67, Case No. 289/11-12, Dt. : 29-5-2012 in the name of Shri Ramjibhai Raghavbhai Patel.

Thereafter, Shri Ramjibhai Raghavbhai Patel executed the power of attornrey in favour of Shri Pankajbhai Ramjibhai Undhad vide regi. at sr. no. 3444, Dated : 26-6-2014.

Thereafter, Shri Pankajbhai Ramjibhai Undhad (as a poa holder of Shri Ramjibhai Raghavbhai Undhad-Patel) sale the R.s. No. 411 p3 paiki NA Plot No. 7 to 10 & 25 to 28 in favour of M/s. J. K. Sagar Developers – partnership firm. Showing this **entry no. 3294 with 8/A Khata No. 1335**.

General Title Deeds :

Thus, M/s. J. K. Sagar Developers is the present owner of the above property as per document and revenue record.

Thereafter, M/s. J. K. Sagar Developers apply in RMC for getting Amalgamation cum Subplotting plan on the above plots no. 4 to 11, 1 to 20, 7 to 10 & 25 to 28 with total land adms. sq. mtr. 4097-40 vide classification letter no. 41, Dt. : 30-7-2014 and competent authority deduct sq. mtr. 261.72 in road area and then passed the subplotting plan for the remaining land. Showing this **entry no. 3623 with 8/A Khata No. 1332**.

Meanwhile, Shri Tushar Govindbhai Undhad etc. executed the partnership reconstitution deed on Dt. : 2-10-2018 and also getting ROF for the same. Showing this **entry in village form no 2 (Sr. no. 1332)**.

Thereafter, M/s. J. K. Sagar Developers apply in RMC for getting Subplotting plan on the above subplot no. 4 to 11, 1 to 20, 7 to 10 & 25 to 28/2 with land adms. sq. mtr. 1544-23 vide classification letter no. 154, Dt. : 4-3-2021 and competent authority approved the same with two subplots. Showing this **entry in village form no. 2 (sr. no. _____)**.

And then, M/s. J. K. Sagar Developers apply in RMC for getting low-rise building plans on the above subplot no. (4 to 11, 1 to 20, 7 to 10 & 25 to 28/2) / 1 with land adms. sq. mtr. 749-20 vide building dev. permission no. 3, Dt. : 6-4-2021

with commencement certificate and building plan and competent authority approved the same. Showing this **entry in village form no. 2 (sr. no. _____)**.

Meanwhile, Shri Kiritbhai Vallabhbhai Raiyani etc. executed the partnership deed name and style of M/s. Asman Developers and also getting ROF for the same.

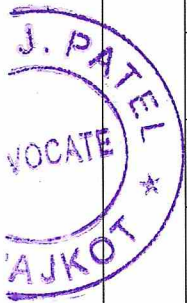
Thereafter, Shri Kishan Madhavbhai Undhad (admin. partner of M/s. J. K. Sagar Developers) sale the subplot no. (4 to 11, 1 to 20, 7 to 10 & 25 to 28/2) / 1 with land adms. sq. mtr. 749-20 (with plan pass land) in favour of M/s. Asman Developers – partnership firm.

Thus, Shri Kiritbhai Vallabhbhai Raiyani etc. (partners of M/s. Asman Developers – partnership firm) are the joint present owners of the above property as per document and revenue record.

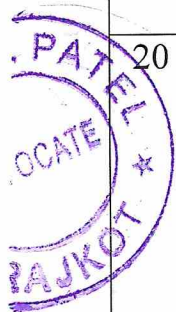
And thereafter, Shri Kiritbhai Vallabhbhai Raiyani etc. (partners of M/s. Asman Developers – partnership firm) apply for getting Rera Registration Certificate for the "_____ (project name)" which should be put up in the file after getting certificate. And thereafter made an agreement for sale of the various flats of proposed purchasers/Borrowers.

9	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Ownership Rights
10	If leasehold, whether;	N.A.
	a) lease Deed is duly stamped and registered	-
	b) lessee is permitted to mortgage the Leasehold right,	-
	c) duration of the Lease/unexpired period of lease,	-
	d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub- Lessee also.	-
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	-
	f) Right to get renewal of the leasehold rights and nature thereof.	-
11	If Govt. grant/ allotment/Lease-cum/Sale Agreement; whether	N.A.
	a) grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	-
	b) the mortgagor is competent to create charge on such property,	-
	c) whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	-
12	If occupancy right, whether;	N.A.
	a) Such right is heritable and transferable,	-
	b) Mortgage can be created.	-
13	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	No Minor's Interest

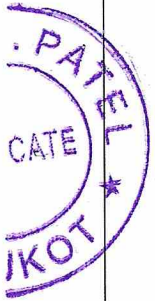
14	If the property has been transferred by way of Gift/Settlement Deed, whether:	N.A.
	a) The Gift/Settlement Deed is duly stamped and registered;	-
	b) The Gift/Settlement Deed has been attested by two witnesses;	-
	c) The Gift/Settlement Deed transfers the property to Donee;	-
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	-
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	-
	f) Whether the Donee is in possession of the gifted property;	-
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	-
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	-
15	a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	N.A.
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	N.A.
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	N.A.
	d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/ complied with.	N.A.
	e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	N.A.
16	Whether the title documents include any testamentary documents /wills?	N.A.
	a) In case of wills, whether the will is registered will or unregistered will?	-
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	-
	c) Whether the property is mutated on the basis of will?	-
	d) Whether the original will is available?	-
	e) Whether the original death certificate of the testator is available?	-
	f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	N.A.
17	a) Whether the property is subject to any wakf rights?	N.A.



	b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	N.A.
	c) Precautions/ permissions, if any in respect of the abovecases for creation of mortgage?	N.A.
18	a) Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	N.A.
	b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N.A.
19	a) Whether the property belongs to any trust or is subject to the rights of any trust?	N.A.
	b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	N.A.
	c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	N.A.
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	N.A.
20	a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	N.A.
	b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	N.A.
	c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	Non Agri. for Resi. purpose
21	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)	N.A.
22	a) Whether the property is subject to any pending or proposed land acquisition proceedings?	N.A.
	b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	N.A.
23	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	N.A.
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N.A.
	c) Whether the title documents have any court seal/ marking which points out any litigation/attachment /security to court in respect of the property in question? In such case please comment on such seal/marking.	N.A.
24	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Yes



	b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	ROF received
	c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	all partners present
25	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage / execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association / provision for common seal etc.	N.A.
26	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	N.A.
27	a) Whether any POA is involved in the chain of title?	Yes
	b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	N.A.
	c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	N.A.
	d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Yes
	e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Yes
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA? ii. Whether the POA is a registered one? iii. Whether the POA is a special or general one? iv. Whether the POA contains a specific authority for execution of title document in question?	Yes, registered
	f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Yes
	g) Please comment on the genuineness of POA?	Genuine
	h) The unequivocal opinion on the enforceability and validity of the POA?	Valid
28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	N.A.
29	If the property is a flat/apartment or residential/commercial complex, check and comment on the following:	Flats
	a) Promoter's/Land owner's title to the land/ building;	N.A.
	b) Development Agreement/Power of Attorney;	N.A.



	c) Extent of authority of the Developer/builder;	N.A.
	d) Independent title verification of the Land and/or building in question ;	N.A.
	e) Agreement for sale (duly registered);	-
	f) Payment of proper stamp duty;	-
	g) Requirement of registration of sale agreement, development agreement, POA, etc.;	N.A.
	h) Approval of building plan, permission of appropriate/local authority, etc.;	RMC
	i) Conveyance in favour of Society/ Condominium concerned;	N.A.
	j) Occupancy Certificate/allotment letter/letter of possession;	N.A.
	k) Membership details in the Society etc.;	N.A.
	l) Share Certificates;	N.A.
	m) No Objection Letter from the Society;	N.A.
	n) All legal requirements under the local / Municipal laws, regarding ownership of flats / Apartments / Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	N.A.
	o) Requirements, for noting the Bank charges on the records of the Housing Society, if any;	N.A.
	p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	N.A.
	q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	N.A.
30	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	N.A.
31	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	N.A.
32	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Produced in the file
33	a) Urban land ceiling clearance, whether required and if so, details thereon.	N.A.
	b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	N.A.
34	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question.	N.A.
35	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	N.A.
36	a) Whether the property offered as security is clearly demarcated?	Yes
	b) Whether the demarcation/ partition of the property is legally valid?	Yes
	c) Whether the property has clear access as per documents ?	Yes
37	Whether the property can be identified from the following documents, and discrepancy / doubtful circumstances, if any revealed on such scrutiny?	N.A.
	a) Document in relation to electricity connection;	-
	b) Document in relation to water connection;	-
	c) Document in relation to Sales Tax Registration, if any applicable;	-

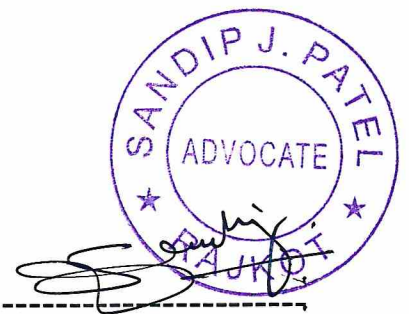
J. P. PAA
ADVOCATE
RAJKO

	d) Other utility bills, if any.	-
38	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility actual current boundary? If so please elaborate/ comment on the same.	NO
39	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	Valuation report not produced before me
40	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
41	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes
42	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	N.A.
43	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	N.A.
44	Additional aspects relevant for investigation of title as per local laws.	No
45	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	No
46	The specific persons who are required to create mortgage/to deposit documents creating mortgage. M/s. Asman Developers – partnership firm	

SANDIP J. PATEL

SANDIP J. PATEL
ADVOCATE

Date : -06-2021. B.Com., D.L.L.P., LL. B.
Place : Rajkot. 102, Shaneshwar Arcade,
Mavdi Chowkdi, Rajkot-4.
Enr. No. G/2018/2003



[Sandipkumar J. Patel]
Advocate

CERTIFICATE OF TITLE :

- (1) I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of *Registered/ Equitable/English Mortgage (*please specify the kind of mortgage) and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Registered/ Equitable Mortgage is created, it will satisfy the requirements of creation of Registered/ Equitable Mortgage and I further certify that:
- (2) I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors.
- (3) I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar (s), Office (s), Revenue Records, Municipal / Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable / responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
- (4) Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and search / encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
- (5) There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the search / Encumbrance Certificate (EC) for the period from **1990 to 2021** pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.
- (6) In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable). N.A.
- (7) Minor/(s) and his/ their interest in the property/(ies) is to the extent of (Specify the share of the Minor with Name). **Not Applicable.**
- (8) The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower(s), **new purchasers.**
- (9) I certify that **M/s. Asman Developers – partnership firm** has / have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.



(10) In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage :

- (A) By depositing the documents at **Para-4(a) of Annexure-B** - a valid mortgage can be created.
- (B) As per the applicability of Notification **dated 21-07-2008**, the Memorandum of the Mortgage by depositing the title-deeds or extension of further charge as the case may be is required to be registered with the sub-Registrar, Rajkot

(11) There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

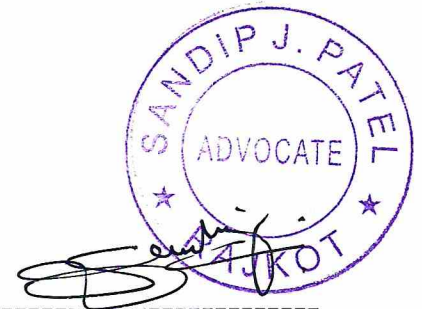
SCHEDULE OF THE PROPERTY (IES)

A Property Situated at **Mavdi**, within the limit of RMC, R. S. No. **411p3, 411p4, 411p5** paiki, area popularly known as **"J. K. Sagar"** with Residential N.A. Sublot No. 4 to 11, 1 to 20, 7 to 10, 25 to 28/2 paiki **Subplot No. (4 to 11, 1 to 20, 7 to 10, 25 to 28/2)/1** with land adms. **Sqr. Mtr. 749-20** paiki building popularly known as "_____ " Wing-____ to ____ paiki Wing-____ paiki ____ Floor, Flat No. _____ with Builtup Area Sq. Mtr. _____ with Carpet Area Sq. Mtr. _____ building thereon.



SANDIP J. PATEL
ADVOCATE

Date : -06-2021. B.Com., D.L.L.P., LL. B.
Place : Rajkot. 102, Shaneshwar Arcade,
Mavdi Chowkdi, Rajkot-4.
Enr. No. G/2018/2003



[Sandipkumar J. Patel]
Advocate

અરજી પહોંચ

મિલકત નું વર્ણન : મવડી ના રે.સ.નં.411/3,411/4,411/5 જે.કે.સાગર સબ પ્લોટ નં.84 થી 11 1 થી 20,7 થી 10,25 થી 28/2/1

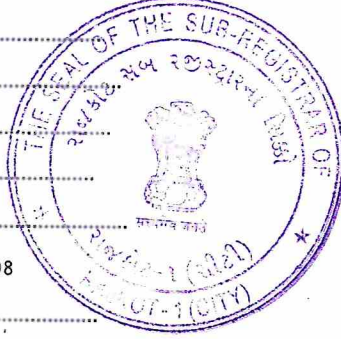
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પહોંચ નંબર ૨૦૨૧૦૨૨૦૧૧૪૩૧ અરજી નંબર ૭૮૬૪ અરજી વર્ષ ૨૦૨૧
તારીખ પુ માહે જુન સને ૨૦૨૧

રજુ કરનારનું નામ સંદિપ જે.પટેલ(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: 1990 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



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કુલ એકંદરે રૂ.	૧૦૦.૦૦
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અંકે રૂપીયા એક સો શુન્ય 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. : 100.00

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સબ રજીસ્ટ્રાર, રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.ન:411/3,411/4,411/5 જે.કે.સાગર સબપ્લોટ નં:(4 થી 11,1 થી 20,7 થી 10,25 થી 2)/1

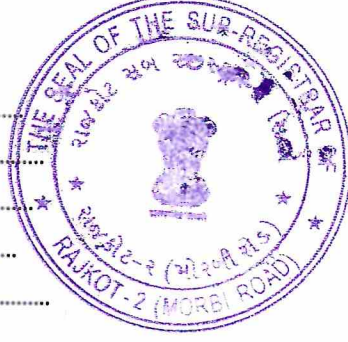
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પહોંચ નંબર ૨૦૨૧૦૨૩૦૧૬૧૪૭ અરજી નંબર ૮૨૦૮ અરજી વર્ષ ૨૦૨૧
તારીખ ૮ માહે જુન સને ૨૦૨૧

રજુ કરનારનું નામ સંદિપ જે.પટેલ (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: 1998 2012
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



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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 મોકલશો.

A. N. Dasani
સબ રજીસ્ટ્રાર
રાજકોટ - ૨

અંકે રૂ. : 160.00

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સબ રજીસ્ટ્રાર, રાજકોટ - ૨

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.411/3,411/4,411/5 જે.કે.સાગર સબ પ્લોટ નં.(4 થી 11,1,થી 20,7 થી 10,25 થી 28/2)/1

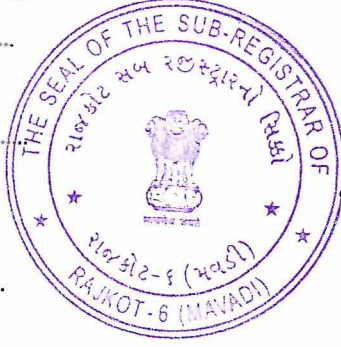
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પહોંચ નંબર ૨૦૨૧૩૨૬૦૦૮૦૫૮ અરજી નંબર ૨૮૫૪ અરજી વર્ષ ૨૦૨૧
તારીખ ૫ માહે જુન સને ૨૦૨૧

રજુ કરનારનું નામ સંદીપ જે.પટેલ (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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અંકે રૂપિયા એક સો દસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં

G.C.Barvadiya
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અંકે રૂ. : 110.00

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