

To,

M/s Noble Reality,

Rajkot.

Sub: TITLE INVESTIGATION REPORT

Dear Sir/Madam,

I, Rahul K Shah, Advocate has investigated the title of **M/s Noble Reality** to the immovable properties situated at 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/Owner 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 **M/s Noble Reality** is free and clear of all liens and encumbrances, except as follows:-

DESCRIPTION OF THE PROPERTY:

Residential Buildings known as "**Kasumbi**", being constructed, on piece and parcel of the non-agriculture land bearing Revenue Survey No 297 (Old Revenue Survey No 66/1 part 1) of Village Kangasiyali, bearing Plot No 11 to 19/A and B, aggregating land admeasuring 792.44 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 Property

On the North: Adjoining Revenue Survey No 66/1

On the South: Plot No 20

On the East: 9.00 meters Wide Road

On the West: Adjoining Survey No 67/1

(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 66 of Village Kangasiyali, Taluka Lodhika, Dist Rajkot was under the occupation and possession of Shri Bhikha Vira and his name of promulgated in ROR vide Entry No 1 dated 24/09/1955.



1. That thereafter, new measurements of lands were mutated in ROR and the said land bearing RS No 66 admeasuring A7-05G alongwith other lands were mutated vide Entry No - dated 20/01/1958.
2. That thereafter, Shri Bhikha Vira had partitioned the lands held by him and the same was mutated in ROR vide Entry No 57 duly certified dated 26/12/1959. Therefore, Shri Naran Bhikha had become the sole owner and in occupation of land bearing RS No 66/1p admeasuring A3-25G.
3. That thereafter, Shri Naranbhai Bhikhabhai Davra had executed Sale Deed of said land in favour of Shri Rameshbhai Lakhabhai Vasoya duly registered at Sub Registrar Office, Gondal vide No 5168 dated 18/07/2006. That the same was mutated in ROR vide Entry No 1512 duly certified dated 31/08/2006.
4. That thereafter, Shri Rameshbhai Lakhabhai Vasoya had executed Sale Deed of said land in favour of Shri Amitbhai Shamjibhai Basida and others duly registered at Sub Registrar Office, Gondal vide No 9682 dated 26/12/2006. That the same was mutated in ROR vide Entry No 1691 duly certified dated 07/02/2007.
5. That thereafter, Shri Amitbhai Shamjibhai Basida and others applied before the DDO of Rajkot to convert the said land bearing Revenue Survey No 66/1 Part 1 admeasuring 14670.00 Sq. Meters into non agriculture for residential use and the DDO, Rajkot has sanctioned the same vide his order No NA/Lerekok/65/Case No. 265/06-07/Vashi/3163/70 dated 09/05/2007 and inter alia approving Layout Plan. That the same was mutated in ROR vide Entry No 1764 duly certified dated 18/06/2007.
6. That thereafter, Shri Atulkbhai Shamjibhai Basida and others had executed Power of Attorney in favour of Shri Amitbhai Shamjibhai basida dated 11/05/2009.
7. That, Shri Kishorbhai Ravjibhai Pipalia and others have decided to carry on business with the name and style as "NOBLE REALITY" and executed Partnership Deed on dated 01/02/2019 and Supplementary Partnership Deed of NOBLE REALITY duly registered at Sub Registrar Office, Lodhika vide No 2494, dated 22/05/2019. That the same was recorded in VF2.
8. That thereafter, Shri Amitbhai Shamjibhai Basida self and POA holder of Shri Atulbhai Shamjibhai Basida and others had executed Sale Deed of Plot No 11 to 19 in favour of NOBLE REALITY through its partners of Shri Kishorbhai Ravjibhai Pipaliya and others duly registered at Sub Registrar Office, Lodhika vide No 1472, dated 27/03/2019.



9. That thereafter, Shri Amitbhai Shamjibhai Basida and others had applied before Junior Town Planner, RUDA, Rajkot for Amalgamation and Sub-Plotting of the said plots and for construction of Residential Buildings and same was approved by Junior Town Planner RUDA, Rajkot Vide Building Construction and Amalgamation and Sub Plotting Permission No Ruda/Tech/Dev/Kangasiyali/312/19/6513 dated 05/10/2019 inter-alia approving Building Construction and Amalgamation and Sub Plotting Plan.

Therefore, **M/s Noble Reality** 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 **1990** to **2020** in Sub Registrar, Lodhika and Gondal vide Search Receipts No 2020..... and dated 04/02/2020 respectively. 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 Noble Reality** 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	Building Construction and Amalgamation and Sub Plotting Permission No Ruda/Tech/Dev/Kangasiyali /312/19/6513 with Approved Building Construction and Amalgamation and	05/10/2019	Original

	Sub Plotting Plan		
2	Registered Sale Deed No. 1472 with RR	27/03/2019	Copy
3	Registered Supplementary Partnership Deed of NOBLE REALITY No 2494 with RR	22/05/2019	Copy
4	Partnership Deed of NOBLE REALITY	01/02/2019	Copy
5	Power of Attorney in favour of Shri Amitbhai Shamjibhai basida	11/05/2009	Copy
6	NA Order No. NA/Lerekok/65/Case No. 265/06-07/Vashi/3163/70	09/05/2007	Copy
7	Approved NA Layout Plan	--	Copy
8	Extracts of Revenue Records	-	Copy
9	Search Receipt	04/02/2020	Original

Schedule-II

(Description of the property)

Residential Buildings known as **"Kasumbi"**, being constructed, on piece and parcel of the non-agriculture land bearing Revenue Survey No 297 (Old Revenue Survey No 66/1 part 1) of Village Kangasiyali, bearing Plot No 11 to 19/A and B, aggregating land admeasuring 792.44 Sq. Meters, situated at Village Kangasiyali, Taluka- Lodhika District Rajkot in the State of Gujarat.

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Rajkot

Date: 04/02/2020



Rahul K Shah
Advocate

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં. 66/1 પૈકી 1 (નવા રે.સ.નં. 297) પ્લોટ નં. 11 થી 19

Search in : KANGASHIYALI.. /KANGASHIYALI..

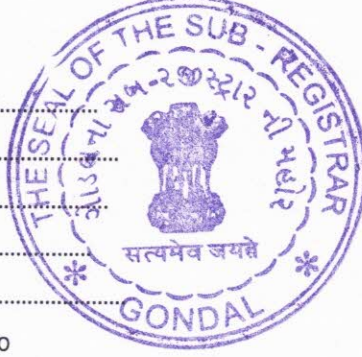
પહોંચ નંબર ૨૦૨૦૧૪૩૦૦૨૪૧૮ અરજી નંબર ૧૪૪૮ અરજી વર્ષ ૨૦૨૦
તારીખ ૫ માહે ફેબ્રુઆરી સને ૨૦૨૦

રજુ કરનારનું નામ આર.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 2010
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૨૨૦.૦૦

કુલ એકંદરે રૂ. ૨૨૦.૦૦

અંકે રૂપિયા બે સો વીસ 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

