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Advocate, Gujarat High Court
Rajkot Dist.

Dated.26-5-2022

To,
Yunushbhai Rajakbhai Sama & others
Rajkot,
RAJKOT.
Dear Sir/Madam,

Re:-Your Request Title Deed Report on the property Residential flat total (16) sixteen to be constructed on totally lands admeasuring 226-80 Sq. Mts. of city survey no.2394 & 2395 paiki,city survey ward no.3 Rajkot..

1	Name of the Borrower	Nazmaben Yunishbhai Sama, Yunushbhai Rajkbhai Sama,Ejajbhai Habibbhai Men & Ramiz Habibbhai Men,			
2	Name of the proposed Mortgagor	Nazmaben Yunishbhai Sama, Yunushbhai Rajkbhai Sama,Ejajbhai Habibbhai Men & Ramiz Habibbhai Men			
3	Extent and Description of the property propped to be mortgaged with boundaries a)Give the specific number & address of the plot,House,Flat, Shop etc b) State specification whether the property is in agricultral,non-agricultral, commercial, residential or industrial area.	Residential flat total (16) sixteen to be constructed on totally lands admeasuring 226-80 Sq. Mts. of city survey no.2394 & 2395 paiki,city survey ward no.3 Rajkot. Property bounded as under:- North :-Others property South :-Others property. East :- Laludi vokli road. West :-Hathikhana street no.2.			
4	Nature of propsed Mortgago's right or title in property(whether lease hold,free hold, co-owners,joint owner or any other type(state specifically))and how it is derived (whether self-acquired, ancestral,inhertance,succession etc)	Free hold & self acquired.			
5	Whether the property is site/plot/Land with building/Building/Flat	building			
6	Documents scrutinized(in chronological order)				
Sl No	Type/Nature of Document	Date of Execution	Documents Numer & Date of registration/Line in Revenue Record/Builder's Record/Society Records	Parties the Document	Whether original verified
1	Development permission	21-12-2020	004BP20213064	Issued by Rajkot Mahanagarpalika	Copy
2	Building plan			Issued by Rajkot Mahanagarpalika	Copy
3	Property card			In the name of Nazmaben Yunishbhai Sama & Yunushbhai Rajkbhai Sama	Copy
4	Reg. sale deed	30-12-2019	9381	Executed by Jitebdrabhai Khodidasbhai Chauhan in favour of Nazmaben Yunishbhai Sama, & Yunushbhai Rajkbhai Sama.	Copy
5	Reg.correction deed	24-12-2019	9306	Executed by Kamleshbhai Khodidasbhai Chauhan & others in favour of Jitebdrabhai Khodidasbhai Chauhan.	Copy



6	Reg.sale deed	20-10-2015	8101	Executed by Kamleshbhai Khodidasbhai Chauhan & others in favour of Jitebdrabhai Khodidasbhai Chauhan.	Cop y
7	Property card	..		In the name of Nazmaben Yunishbhai Sama & Yunushbhai Rajkbhai Sama	Cop y
8	Reg.sale deed	24-12-2019	9307	Executed by Kamleshbhai Khodidasbhai Chauhan & others in favour of Nazmaben Yunishbhai Sama & Yunushbhai Rajkbhai Sama.	Cop y
9	Building use permission	2-9-2015	BU/CZ/8/15-16/565	Issued by Rajkot Municipal corporation	Cop y
10	Development permission	27-5-2015	CZ/8/15-16/365	Issued by Rajkot Municipal corporation	Cop y
11	Building plan	..		Issued by Rajkot Municipal corporation	Cop y
12	Reg.sale deed	26-3-2014	2341	Executed by Ahamadbhai Jumabhai Soneji in favour of Kamleshbhai Khodidasbhai Chauhan & others .	Cop y
13	Reg.partat ion deed	11-12-1990	16570	Executed between Ahamadbhai Jumabhai Soneji & Ismilbhai Jumabhai Soneji .	Cop y
14	City survey sanad			In the name of Ahamad Juma & Ismil Juma.	Cop y
15	Property card			In the name of Ejajbhai Habibbhai Men & Ramiz Habibbhai Men.	Cop y
16	Reg. sale deed	2-12-2020	7020	Executed by Gulammahmad Ismilbhai Soneji & others in favour of Ejajbhai Habibbhai Men & Ramiz Habibbhai Men.	Cop y
17	Heirship certificate	17-2-2020	1526/2019	In the name of Gulammahmad Ismilbhai Soneji & others	Cop y
18	Reg. release deed	29-9-2018	7671	Executed by Aminaben Ismilbhai Soneji & others in favour of Gulammahmad Ismilbhai Soneji & others	Cop y
19	Reg.partat ion deed	11-12-1990	16571	Executed between Ahamadbhai Jumabhai Soneji & Ismilbhai Jumabhai Soneji .	Cop y
20	Sale register	28-9-1940	630/1996	Executed by Virjibhai Samabhai in favour of Jumabhai Punjabhai	Cop y
21	Lekh book	13-7-1912	80	Executed by erstwhile ruler, Rajkot in favour of Kumbhar Virji Sama	Cop y
22	Lekh book	31-12-1909	90	Executed by erstwhile ruler, Rajkot in favour of Kumbhar Virji Sama	Cop y



Tracing of Title & Chain of title:-

It seems from documents produced that originally aghat lands admeasuring 253-3-0 sq.yards belongas to Kumbhar Virji Sama in whose name Lekh book no.90, dt.31-12-1909 executed erstwhile ruler,Rajkot.

& aghat lands admeasuring 22-2-0 sq.yards belongas to Kumbhar Virji Sama in whose name Lekh book no.80, dt.31-7-1912 executed erstwhile ruler,Rajkot.

Thereafter said total aghat lands admeasuring 275-5-0 sq.yards is purchased by Juma Punja by sale register no.630,dtd.26-9-1940.

And on death of Juma Punja, city survey sanad issued in the name of Ahamad Juma & Ismil Juma by city survey superintendent, Rajkot.

Thereafter a registered partation deed no.16570, dt.11-12-1990 executed amongst Ahamadbhai Jumabhai Soneji & Ismilbhai Jumabhai Soneji which is registered at no.16570, dt.11-12-1990 where in lands admeasuring 115-20 sq.mtr alongwith construction is fell in share of Ismilbhai Jumabhai & lands admeasuring 115-20 sq.mtr alongwith construction is fell in share of Ahmadbhai Jumabhai.

And on death of Ismilbhai Jumabhai Soneji a Heirship certificate dt.17-2-2020 obtained by Gulammahmad Ismilbhai Soneji, Nurmahmadbhai Ismilbha Soneji & Ruksanaben Aslambhai Chhatbar D/O Ismilbhai Jumabhai Soneji in vide CMA no.1526/2019 issued by CJSD, Rajkot.

Thereafter Gulammahmad Ismilbhai Soneji, Nurmahmadbhai Ismilbha Soneji & Ruksanaben Aslambhai Chhatbar D/O Ismilbhai Jumabhai Soneji sold residential house constructed on land area admeasuring 115-20 Sq. Mts. of of city survey no.2394 & 2395 paiki,city survey ward no.3 Rajkot to Ejajbhai Habibbhai Men & Ramiz Habibbhai Men by reg. sale deed no.7020,dt.2-12-2020 & The entry to this effect has been mutaded at the city survey record.

Thereafter Ahamadbhai Jumabhai Soneji sold residential house constructed on land area admeasuring 115-20 Sq. Mts. of of city survey no.2394 & 2395 paiki,city survey ward no.3 Rajkot to Kamleshbhai Khodidasbhai Chauhan, Yunushbhai Rajkbhai Sama & Kanubhai Karsanbhai Chaubhan by reg. sale deed no.2341,dt.26-3-2014 & The entry to this effect has been mutaded at the city survey record.

Thereafter bulding plan was submitted and the construction of the said building which was approved, construction permission & building use permission was issued by Rajkot Mahanagarpalika.

Thereafter Kamleshbhai Khodidasbhai Chauhan & Kanubhai Karsanbhai Chaubhan sold there undived share from residential house constructed on land area admeasuring 55-80 Sq. Mts. of city survey no.2394 & 2395 paiki,city survey ward no.3 Rajkot to Nazmaben Yunushbhai Sama & Yunushbhai Rajkbhai Sama by reg. sale deed no.9307,dt.24-12-2019 & The entry to this effect has been mutaded at the city survey record.

Thereafter Kamleshbhai Khodidasbhai Chauhan,Yunushbhai Rajkbhai Sama & Kanubhai Karsanbhai Chaubhan sold residential house constructed on land area admeasuring 55-80 Sq. Mts. of city survey no.2394 & 2395 paiki,city survey ward no.3 Rajkot to Jitendrabhai Khodidasbhai Chauhan by reg. sale deed no.8101,dt.20-10-2016 & by reg. correction deed no.9306, dt.24-12-2019 The entry to this effect has been mutaded at the city survey record.

Thereafter Jitendrabhai Khodidasbhai Chauhan sold residential house constructed on land area admeasuring 55-80 Sq. Mts. of city survey no.2394 & 2395 paiki,city survey ward no.3 Rajkot to Nazmaben Yunushbhai Sama & Yunushbhai Rajkbhai Sama by reg. sale deed no.9381,dt.30-12-2019 & The entry to this effect has been mutaded at the city survey record.

Thereafter permission construction obtained at vide No.:004BP21221886, dtd.:24.6.2021 alongwith building construction plan issued by Competent Authority And the said building given name as "Sama residency". And as per permission for construction there were 16 residential flats to be constructed.

8	Whether the documents scrutinized are complete and sufficient to convey a clear, valid and marketable title	Yes
9	Whether the proposed Mortgagor has a clear and marketable title to property and he/it is legally capable of creating charge thereon in favour of the bank	Yes
10	The position with regard to tenancy laws, if any,which might affect the banks in eventually taken possession of or selling the propertys or otherwise execising its rights as mortgagor	NO
11	Whether any consent or permission of any actecedent owner/lessor/Statutory Authority is necessary to creat equitable mortgage in Bank's favour and if so, wheter it has been obtationd.	Not require .
12	Whether planning Permit/Approved Plan as per the Town/Country Planning Act/similar Statute is available	Yes



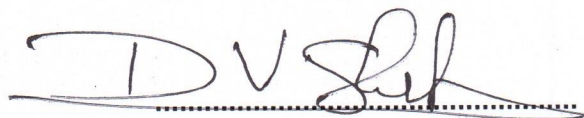
13	Whether the exemption/permission/consent of the Competent Authority under the Urban Land(Celling & Regulation Act)1976 is required for creation of mortgage in our favour and if so, whether it has been obtation	-
14	Whether the title deeds are properly and adequately stamped	Yes
15	Whether minor's right are involved in the property	No
16	Whether the property is enforceable under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interests Act.	Yes
17	Whether there are any other restrictions in creating charge in favour of the Bank.	No
18	Whether the title is clear and property is free from any encumbrances(enclose relevant receipts of search)	Yes
19	Number of years (minimum period of 30 years) for which search Whether name of proposed mortgagor is mutated made in SRO/RoA office.	Yes
20	Whether name of proposed mortgagor is mutated in Municipal/Panchayat record/ Village record.	Yes
21	Is the chain of title deed unbroken/complete.	Yes
22	List out the title deeds/documents to be deposited to creat Equitable Mortgage: 1. Original reg. sale deed no.9381,dt.30-12-2019 executed by Jitebdrabhai Khodidasbhai Chauhan in favour of Nazmaben Yunishbhai Sama, & Yunushbhai Rajkbhai Sama along with R.R. 2. Original reg. correction deed no.9306, dt.24-12-2019 executed by Kamleshbhai Khodidasbhai Chauhan & others in favour of Jitebdrabhai Khodidasbhai Chauhan along with R.R. 3. Original reg. sale deed no.8101, dt.20-10-2015 executed by Kamleshbhai Khodidasbhai Chauhan & others in favour of Jitebdrabhai Khodidasbhai Chauhan along with R.R. 4. Original reg. sale deed no.9307, dt.24-12-2019 executed by Kamleshbhai Khodidasbhai Chauhan & others in favour of Nazmaben Yunishbhai Sama, & Yunushbhai Rajkbhai Sama along with R.R. 5. Original reg. sale deed no.2341, dt.26-3-2014 executed by Ahamadbhai Jumabhai Soneji in favour of Kamleshbhai Khodidasbhai Chauhan & others along with R.R. 6. Original reg. partation deed no.16570, dt.11-12-1990 executed between Ahamadbhai Jumabhai Soneji & Ismilbhai Jumabhai Soneji. 7. Original city survey sanad in the name of Ismil Juma & Ahmad Juma. 8. Original reg. sale deed no.7020, dt.2-12-2020 executed by Gulammahmad Ismilbhai Soneji & others in favour of Ejajbhai Habibbhai Men & Ramiz Habibbhai Men. 9. Original hership certificate no.1526/2019 in the name of Gulammahmad Ismilbhai Soneji & others. 10. Original reg. release deed no.7671, dt.29-9-2018 executed by Gulammahmad Ismilbhai Soneji & others in favour of Ejajbhai Habibbhai Men & Ramiz Habibbhai Men. 11. Original reg. sale deed no.7020, dt.2-12-2020 executed by Aminaben Ismilbhai Soneji & others in favour of Gulammahmad Ismilbhai Soneji & others. 12. Duplicate of Original reg. partation deed no.16571, dt.11-12-1990 executed between Ahamadbhai Jumabhai Soneji & Ismilbhai Jumabhai Soneji. 13. Original sale registrar no.630/1996,dt.28-9-1940 executed by Virjibhai Samabhai in favour of Jumabhai Punjabhai 14. Original lekh book no.80, dt.13-7-1912 executed by erstwhile ruler, Rajkot in favour of Kumbhar Virji Sama 15. Original lekh book no.90, dt.31-12-1909 executed by erstwhile ruler, Rajkot in favoer of Kumbhar Virji Sama	
23	Name of person who is competent to creat Mortgage	Nazmaben Yunishbhai Sama, Yunushbhai Rajkbhai Sama,Ejajbhai Habibbhai Men & Ramiz Habibbhai Men



24	Whether all original deeds are available and scrutinized documents are duly executed and registered. There is no doubt/ suspicion as to their genuineness or existence	Yes
25	Final certificate/Opinion:- I have scrutinized the photo copies of the document and title deeds relating to the property and found the title of Nazmaben Yunishbhai Sama, Yunushbhai Rajkbhai Sama, Ejajbhai Habibbhai Men & Ramiz Habibbhai Men is clear and marketable.	



RAJKOT.


Divyesh V. Sheth
Advocate



અરજી પહોંચ

મિલકત નું વર્ણન : વોર્ડ.નં.૩ સી.સ.નં.2394-2395 મકાન

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૨૦૨૨૦૦૦૧૩૧૯૪ અરજી નંબર ૯૪૭૯ અરજી વર્ષ ૨૦૨૨
તારીખ ૨૦ માહે મે સને ૨૦૨૨

રજુ કરનારનું નામ ડી.વી.શેઠ (એક) 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: 1993 2022
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....



૩૧૦.૦૦

કુલ એકંદરે રૂ.	૩૧૦.૦૦
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અંકે રૂપિયા ત્રણ સો દસ પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

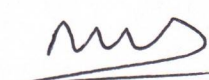
કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

NAVDIP VALKUBHAI KHACHAR

સબ રજીસ્ટ્રાર

રાજકોટ - ૧

અંકે રૂ. : 310.00
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સબ રજીસ્ટ્રાર, રાજકોટ - ૧



Bar Council of Gujarat

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Phone : 27434073 / 27433460

Employment : 15/5/2005

Date of Birth : 10/11/1969

Sheth
I/C Secretary

ADVOCATE

Divyesh V. Sheth
Holder's Signature

TRUE COPY
Sandhya Rathod
SANDHYA RATHOD
ADVOCATE & NOTARY, RAJKOT

The Bar Council of Gujarat



The 12th Day of February 2005

This is to Certify that the Name of
Mr. Divyesh Vinodbhai Sheth
is entered as an Advocate on the State Roll
maintained by The Bar Council of
Gujarat under the provisions of Section 17
of the Advocates Act, 1961. (Act No. 25 of
1961).



Nethal

Chairman,
The Bar Council of Gujarat