



॥ श्री गणेशाय नमः ॥

TITLE REPORT



R . K . SHAH

advocate

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To,

Syamantak Developers,

Rajkot.

Sub: TITLE INVESTIGATION REPORT

I, Rahul K Shah, Advocate has investigated the title of **Syamantak Developers** to the immovable properties situated at Gopalnagar-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 **Syamantak Developers** is free and clear of all liens and encumbrances, except as follows:

DESCRIPTION OF THE PROPERTY:

Commercial Building being known as “**Syamantak**”, being constructed on piece and parcel of non agricultural land bearing Revenue Survey No. 329 part of City Rajkot, bearing Plot No. 5 part land admeasuring 957.68 Sq Meters, bearing FP No 1440 of TPS No 4(Rajkot), bearing City Survey No 5417 of City Survey Ward No 7/3,” 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: Plot No 4

On the South: Plot No 5 part

On the East: Railway Line

On the West: Gondal Road

(More particularly described in Schedule II) (Hereinafter called as "the Immovable Properties")

2. Devolution of Title:

That thereafter, Survey was carried out by the City survey Office, Rajkot and the said land was allotted City Survey No 5417 and the Property card was issued in the name of Shri Mahant Bhagvandasji Haridasji.



1. That thereafter, Shri Mahant Bhagvandasji Haridasji had executed Power of Attorney in favour of Shri Anupchand Lavjibhai Sheth.
2. That thereafter, Anupchand Lavjibhai Sheth as POA holder of Shri Mahant Bhagvandasji Haridasji has executed Sale Deed in favor of Shri Jaysukhlal Popatlal duly registered at the office of Sub Registrar Rajkot vide No. 1373 Vol 103 dated 16/07/1956.
3. That thereafter, Jaysukhlal Popatlal has executed Sale Deed in favor of Shri Ghanshyam Jatashanakar Pandya and others duly registered at the office of Sub Registrar Rajkot vide No. 2473 Vol 137 dated 15/01/1958.
4. That thereafter, Ghanshyam Jatashanakar Pandya has executed Sale Deed in favor of Shri Kantilal Motichandbhai duly registered at the office of Sub Registrar Rajkot vide No. 1390 Vol 425 dated 14/07/1965.
5. That thereafter, Kantilal Motichandbhai has executed Sale Deed in favor of Chhaniyara Machine Tools through its partners of Shri Jivanlal Jadavji and others duly registered at the office of Sub Registrar Rajkot vide No. 3894 dated 16/09/1969.
6. That thereafter, Chhaniyara Machine Tools through its partners of Shri Jivanlal Jadavji and others have decided to carry on business with the name and style as "Chhaniyara Machine Tools" and executed Partnership Deed.
7. That thereafter, New Rajkamal Manufacturing Co. through its partners of Shri Vallabhdas Gordhandas Patel and others have decided to carry on business with the name and style as "New Rajkamal Manufacturing Co." and executed Partnership Deed on dated 15/06/1968 and 17/11/1972 and 30/10/1979 and 01/07/1985 and 19/05/2009 and Dissolution Partnership Deed of New Rajkamal Manufacturing Co. dated 05/11/1972.
8. That thereafter, Chhaniyara Machine Tools through its partners of Shri Jivanlal Jadavji and others has executed Sale Deed in favor New Rajkamal Manufacturing Co. duly registered at the office of Sub Registrar Rajkot vide No. 595 dated 07/02/1970.
9. That thereafter, New Rajkamal Manufacturing Co. through its partners of Shri Chhaganbhai G Aghera had executed Power of Attorney in favour of others partners of Shri Maganbhai G Aghera dated 10/03/2016.
10. That thereafter, Syamantak Developers through its partners of Shri Suhash Vinodchandra Lakhani and others have decided to carry on business with the name



and style as "Syamantak Developers" and executed Partnership Deed on dated 25/01/2019.

11. That thereafter, Maganbhai G Aghera self and POA holder of others partners of New Rajkamal Manufacturing Co. has executed Sale Deed in favor of Syamantak Developers through its partners of Shri Suhash Vinodchandra Lakhani and others duly registered at the office of Sub Registrar Rajkot vide No. 4710 dated 19/06/2019.
12. That thereafter, Syamantak Developers had applied to Town Planner of Rajkot Municipal Corporation for the construction of Residential use, on the said land and Town Planner, RMC has granted the permission vide No 42 dated 15/07/2020 inter-alia approved the Building Plan.

Therefore, **Syamantak Developers** 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 **1991** to **2021** in Zone-1 of Sub Registrar, Rajkot vide Search Receipts No-2021022009640 dated 23/04/2021. 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 **Syamantak Developers**, 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	Building Construction permission vide No 42 with approved Building Construction Plan	15/07/2020	Copy



2	Registered Sale Deed No 4710	19/06/2019	Copy
3	Partnership Deed of Syamantak Developers"	25/01/2019	Copy
4	Power of Attorney execute by New Rajkamal Manufacturing Co.	10/03/2016	Copy
5	Registered Sale Deed No 595	07/02/1970	Copy
6	Dissolution Partnership Deed of New Rajkamal Manufacturing Co.	05/11/1972	Copy
7	Partnership Deed of New Rajkamal Manufacturing Co."	19/05/2009 01/07/1985 30/10/1979 17/11/1972 15/06/1968	Copy
8	Partnership Deed of Chhaniyara Machine Tools"	--	Copy
9	Registered Sale Deed No 3894	16/09/1969	Copy
10	Registered Sale Deed No 1390 Vol 425	14/07/1965	Copy
11	Registered Sale Deed No 2473 Vol 137	15/01/1958	Copy
12	Registered Sale Deed No 1373 Vol 103	16/07/1956	Copy
13	Power of Attorney in favour of Shri Anupchand Lavjibhai Sheth		Copy
14	City Survey Property card in name of Syamantak Developers	--	Copy
15	Search Receipt	23/04/2021	Original

Schedule-II
(Description of the property)

Commercial Building being known as "**Syamantak**", being constructed on piece and parcel of non agricultural land bearing Revenue Survey No. 329 part of City Rajkot, bearing Plot No. 5 part land admeasuring 957.68 Sq Meters, bearing FP No 1440 of TPS No 4(Rajkot), bearing City Survey No 5417 of City Survey Ward No 7/3," within the limits of Rajkot Municipal Corporation, Taluka-District Rajkot in the State of Gujarat.

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On the East: Railway Line

On the West: Gondal Road

Rajkot

Date: 23/04/2021

Rahul K Shah
Advocate



અરજી પહોંચ

મિલકત નું વર્ણન : વોર્ડ નં. ૭/૩, સીટી.સર્વે.નં.૫૪૧૭, રે.સર્વે.નં. ૩૨૯ પૈકી

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૧૦૨૨૦૦૯૬૪૦ અરજી નંબર ૬૬૨૦ અરજી વર્ષ ૨૦૨૧
તારીખ ૨૩ માહે એપ્રિલ સને ૨૦૨૧

રજુ કરનારનું નામ આર.કે.શાહ(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).....

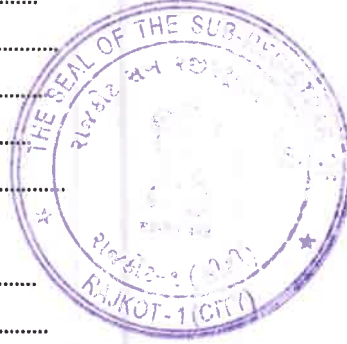
શોધ અગર તપાસણી.....Year: 1991 2021

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૩૨૦.૦૦

કુલ એકંદરે રૂ. ૩૨૦.૦૦

અંકે રૂપીયા ત્રણ સો વીસ 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. : 320.00

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સબ રજીસ્ટ્રાર, રાજકોટ - 1