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TO WHOM SO EVER IT MAY CONCERN

Sub: TITLE INVESTIGATION REPORT

Dear Sir/ Madam,

I Jagdish B Harsoda, Advocate has investigated the title of
M/s. **SHREEJI BUILDCON** is a General Partnership firm Registered under Partnership Act 1932, by
and through all of the partners of said partnership, being the undersigned

- (1) Mr. **PARESH VELJIBHAI TANK**
- (2) Mr. **MOHITBHAI VASANTBHAI LIMBASIYA**
- (3) Mr. **DHARAM DAMJIBHAI DHOLARIYA**
- (4) Mr. **JIGAR VELJIBHAI HIRPARA**
- (5) Mr. **SATISHKUMAR AMRUTLAL CHOKSI**
- (6) Mr. **JAGDISH DEVJIBHAI LIMBASIA**

to the immovable properties situated at 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
Owners about the property he/she own or 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 (1) Mr. **PARESH VELJIBHAI TANK**, (2)
Mr. **MOHITBHAI VASANTBHAI LIMBASIYA**, (3) Mr. **DHARAM DAMJIBHAI DHOLARIYA**, (4) Mr. **JIGAR**
VELJIBHAI HIRPARA, (5) Mr. **SATISHKUMAR AMRUTLAL CHOKSI**, (6) Mr. **JAGDISH DEVJIBHAI**
LIMBASIA, is free and clear of all liens and encumbrances, except as follows:

1. DESCRIPTION OF THE PROPERTY:

Residential Flats and Commercial Shop known as: "**NACHIKETA HILLS**" being constructed on
Kothariya R.S.NO.352 PAIKI 5 N.A. residential land bearing Single Unit and Common Plot total land
admeasuring 2185.14 Sq. meters, situated at Kothariya, Rajkot City in the state of Gujarat.

Boundary of property

- On the North: Common Plot and Property of R.S.No.126
On the South: 15.00 meter wide Road
On the East : Property of R.S.No.127
On the West: Property of R.S.No.128.



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

2. Source & History of Titles:

Evolution, Background & Tracing of Title property/ies i.e. flow of title during last 30 years (Tracing of the title explained in chronological order beginning with the earliest available title deed documents given by you. All the title deeds discussed fully, stating registration number, document number, dates of execution, names of executors and executants, etc., & complete history of mutation entries, village records. The chain of title deeds is clearly established the title of the property holder. If the chain broken, the same explained in a convincing manner.):

It transpires from the Chain of the document that Sarkar Shree was the Original owner & occupant of the Agri. Land of Kothariya Revenue survey No. 352 paikie entry muted in V. F. No. 6. Vide No.319 and 423.

Thereafter, Sarkar Shree had given this Agriculture Land to Shamji Aanand vide Order of Assistant collector Order No. SA.P.K.NO. 5169/70 Dated 19/09/1970 V. F. No. 6. Vide No.1043.

Thereafter, Shamji Aanand were died and Nominee of them Nagji Shamji and others were became owner of property by entry muted in V. F. No. 6. Vide No.1215.

Thereafter, Nagji Shamji and others had divided this Agriculture land in his own accord by entry muted in V. F. No. 6. Vide No.1481.

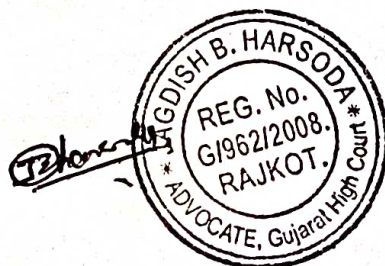
Thereafter, Nagji Shamji Sorathiya had Given Power of Attorney in favour of Devji Shamji Sorathiya Vide Notarised deed serial No. 8330 dated 13/06/2008.

Thereafter, Nagji Shamji Sorathiya had converted this Property into non-agricultural land vide N.A. order No. NA-LEREKOK-65-CASE NO 226/09-10. Dated.09/09/2010. For which Nagji Shamji Sorathiya had submitted Lay-Out plan.

Thereafter, Power of Attorney holder Mr. Devji Shamji Sorathiya had Sold to M/s. Shreeji Buildcon (a Partnership Firm) vide Registered Deed No 902 dated 14/02/2022.

Thereafter M/s. Shreeji Buildcon intended to Construction of Residential Flat and Commercial Shop on Total land Admeasuring 2185.14 Sq. meters. For which they have submitted building plan to Rajkot Municipal Corporation, which has been approved by the RMC vide Permission No. 013 dated 16.05.2022.

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Therefore, **M/S. SHREEJI BUILDCON** (a Partnership Firm) became the owner of the said flat and Commercial Shop in occupation and possession of the said property and competent to the 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 record from **1990 to 1998** in Zone -1 of sub registrar, Rajkot vide search receipts No.202202200014026 and search of record from **1998 to 2012** in Zone -2 of sub registrar, Rajkot vide search receipts No.202202300018559 and search of record from **2012 to 2022** in zone -7 of sub registrar, Rajkot vide search receipts No. 202232700006158 respectively. I have attached the receipt of same with the report. The particular in 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. SHREEJI BUILDCON** (a Partnership Firm) in respect of the property described hereinabove are covered with all respective title deeds. The right, title and interest of 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

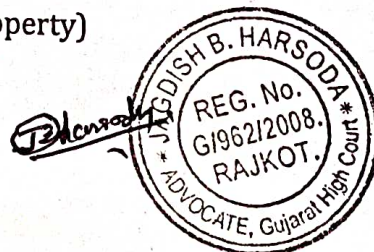
(List of title Deeds/Documents required for Creation of Mortgage)

Sr No.	Particulars of Deed/ Documents	Date	Original/ True Copy/ Photocopy
1	Building Construction Permission Vide No.013, along with Approved Building plan	16/05/2022	Original
2	Registered Deed No.902 With RR	14/02/2022	Original
3	Registered Partnership Deed No.503	27/01/2022	Original
4	Notarised POA Deed Serial No.8330	13/06/2008	True Copy
5	N.A.Ordar no. NA-LEREKOK-65-CASE NO 226/09-10	09/09/2010	Original
6	Lay Out plan Permission no. RUDA/TEK/DEV/KOTHARIYA/85/10/2443	09/06/2010	Original
7	Copy of Village form no.6,8-A and 7/12 and copy of Promulgation Entry	-	Copy
8	Zoning Certificate, Part Plan,	28/02/2022	True Copy
9	Search Receipts Zone-1 NO. 202202200014026	31/05/2022	Original
10	Search Receipts Zone-2 NO. 202202300018559	31/05/2022	Original
11	Search Receipts Zone-7 NO. 202232700006158	31/05/2022	Original

Schedule-II

(Description of the property)

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Residential Flats and Commercial Shop known as: "NACHIKETA HILLS" being constructed on Kothariya R.S.NO.352 PAIKI 5 N.A. residential land bearing Single Unit and Common Plot total land admeasuring 2185.14 Sq. meters, situated at Kothariya, Rajkot City in the state of Gujarat.

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On the South: 15.00 meter wide Road

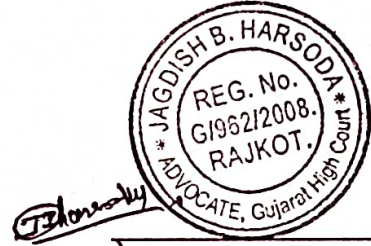
On the East : Property of R.S.No.127

On the West: Property of R.S.No.128.



Rajkot

Date:-03/06/2022



Jagdish B. Harsoda
Advocate

JAGDISH B. HARSODA

B.Com. LL.B. (ADVOCATE)

J.B.Harsoda and Co., Lal Park-A Corner,
E/h. Ganesh Complex, 80 Feet Bolbala Road,
Dhebar Road, Rajkot.

અરજી પહોંચ

મિલકત નું વર્ણન : કોઠારીયા.રે.સ.ન.352 પૈકી 5

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર 202202200018025 અરજી નંબર 10052 અરજી વર્ષ 2022
તારીખ 31 માહે મે સને 2022

રજુ કરનારનું નામ જગદીશ.બી.હરસોડા.(એડ).શોધ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા નો ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાદીઓ (કલમ 54 થી 59).....
શોધ અગર તપાસણી.....Year: 1990 1998
દંડ કલમ-24.....
કલમ-34 (કલમ-49).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-2 ફી

કુલ એકંદરે રૂ. 100.00

અંકે રૂપીયા એક સો શન્ય પૂરા

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

20220530381274680

સબ રજીસ્ટ્રાર, રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.ન:352 પૈકી 5

Search in : કોઠારીયા /KOTHARIYA

પહોંચ નંબર ૨૦૨૨૦૨૩૦૦૦૧૮૫૫૯

અરજી નંબર

૧૦૬૮૮

અરજી વર્ષ

૨૦૨૨

તારીખ ૩૧

માહે

મે

સને

૨૦૨૨

રજુ કરનારનું નામ જી.બી.હરસોડા (એડ) શોધ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

ગેરેજની નકલ કરવા માટે ફી.....

પ્રમાણ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1998 2012

૧૬૦.૦૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી

કુલ એકંદરે રૂ.

૧૬૦.૦૦

અંકે રૂપિયા 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 - 2

અંકે રૂ. : 160.00

20220530733271138

સબ રજીસ્ટ્રાર, રાજકોટ - 2

અરજી પહોંચ

મિલકત નું વર્ણન : રે. સ. નં. 352 પૈકી 5

Search in : Kothariya/Kothariya

પહોંચ નંબર ૨૦૨૨૩૨૭૦૦૦૦૬૧૫૮ અરજી નંબર ૨૩૨૮
તારીખ ૩૧ માહે મે

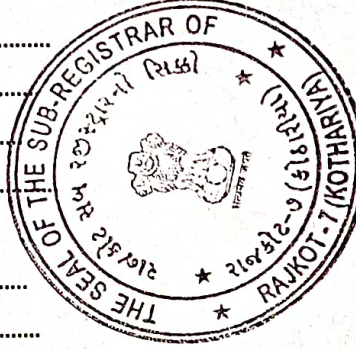
અરજી વર્ષ ૨૦૨૨
સને ૨૦૨૨

રજુ કરનારનું નામ જગદીશ બી. હરસોડા એડવોકેટ (શોધ)
નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા



રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
ફોલીયોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાલીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 2012 2022
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઇન્ડેક્સ-૨ ફી



૧૨૦.૦૦

કુલ એકંદરે રૂ. ૧૨૦.૦૦

અંકે રૂપિયા એક સો વીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

VINKAL SURESHBHAI KAGATHRA
સબ રજીસ્ટ્રાર
રાજકોટ - 7 - કોઠારીયા

અંકે રૂ. : 120.00

20220530118458647

સબ રજીસ્ટ્રાર, રાજકોટ - 7 - કોઠારીયા