



R. D. PATEL

B.Com., LL.B.

advocate

Mo No: 0 99744 00035

To,

Vrundavan Developers – Partnership Firm,

Rajkot.

Sub: TITLE INVESTIGATION REPORT

I, Rushit D Patel, Advocate has investigated the title of **Vrundavan Developers – Partnership Firm** 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 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 **Vrundavan Developers – Partnership Firm** is free and clear of all liens and encumbrances, except as follows:

DESCRIPTION OF THE PROPERTY:

Residential Cum Commercial Building being known as “**Vishakha Vrundavan**”, being constructed on piece and parcel of non-agricultural land bearing Revenue Survey No. 337 part of City Rajkot, bearing Plot No 31 part Southern side land admeasuring 382.02 bearing City Survey No 3181/185 part of City Survey Ward No 8/1, bearing FP No 185 part of TPS No 5, 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 Property

On the North: Adj. Plot No 31 part

On the South: Adj. FP No 183

On the East: 15.00 Meters wide road

On the West: Adj. Plot No 30 part

(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 land bearing Survey No. 337 part of City Rajkot Rajkot, Dist Rajkot was under the occupation and possession of Shri Patel Ramji Vela and others.





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1. That thereafter, Shri Ramji Vela and others have applied before Collector Rajkot to convert the said land in to non-agricultural and Collector, Rajkot had sanctioned the same vide Order No Land/NA/61 dated 03/08/1959 and inter alia na lay out plan.
2. That thereafter, Shri Ramji Vela and others has executed Partition Deed duly registered at the office of Sub Registrar, Rajkot vide No 2906 dated 23/12/1958.
3. That thereafter, Shri Ramji Vela and others had executed Power of Attorney in favour of Shri Raghavji Ramji dated 26/12/1958.
4. That thereafter, Shri Popat Ramjibhai and others has executed Supplementary Deed duly registered at the office of Sub Registrar, Rajkot vide No 2816 dated 29/08/1975.
5. That thereafter, Shri Panchibai Dharmshi and others has executed Partition Deed duly registered at the office of Sub Registrar, Rajkot vide No 428 dated 21/01/1976.
6. That thereafter, Shri Harshadbhai Nathabhai Khunt has executed Declaration Deed of Plot No 31 part duly registered at the office of Sub Registrar, Rajkot vide No 7560 dated 19/10/2022.
7. That thereafter, Shri Dilipbhai Harjibhai Hirapara and others have decided to carry on business with the name and style as "Vrundavan Developers" and executed Partnership Deed duly registered at the office of Sub Registrar, Rajkot vide No 7064 dated 29/09/2022.
8. That thereafter, Shri Harshadbhai Nathabhai Khunt has executed Sale Deed of Plot No 31 part in favour of Vrundavan Developers through its partners of Shri Dilipbhai Harjibhai Hirapara and others duly registered at the office of Sub Registrar, Rajkot vide No 541 dated 23/01/2023
9. That thereafter Shri Harshadbhai Nathabhai Khunt have applied to Assi. Town Planner of Rajkot Municipal Corporation for the construction of building for Residential cum commercial use, on the said land and Assi. Town Planner, RMC has granted the permission vide No 115 dated 06/02/2023 inter-alia approved the Building Plan.

Therefore, **Vrundavan Developers – Partnership Firm** 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:





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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 **1993** to **2023** in Zone-1 of Sub Registrar, Rajkot vide Search Receipts No- 202302200007631 dated 24/03/2023 and 202302200008845 dated 05/04/2023. 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 **Vrundavan Developers – Partnership Firm**, 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.

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 no 115 with Approved Building Construction Plan	06/02/2023	Copy
2	Registered Sale Deed No 541	23/01/2023	Copy
3	Registered Partnership Deed of Vrundavan Developers No 7064	29/09/2022	Copy
4	Registered Deed of Declaration No 7560	19/10/2022	Copy
5	Registered Partition Deed vide No 428	21/01/1976	Copy
6	Registered Supplementary Deed No 2816	29/08/1975	Copy
7	Power of Attorney in favour of Shri Raghavji Ramji	26/12/1958	Copy
8	Registered Partition Deed vide No 2906	23/12/1958	Copy
9	NA Order No Land/NA/61 with NA Lay out Plan	03/08/1959	Copy
10	Extract of Revenue Records	--	Copy
11	Search Receipt	05/04/2023	Original

Schedule-II

(Description of the property)





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On the West: Adj. Plot No 30 part

Rajkot

Date: 05/04/2023



Rushit D Patel

Advocate

(Enrollment No. G/516/2011)

Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

મિલકત નું વર્ણન : Rajkot CSW No 8/1 CS NO 3181/185 p Plot no 31 p

Search in : CITY SURVEY WARD NO. 08 (AREA NOT COVERED UNDER TP.. /CITY
SURVEY WARD NO. 08 (AREA NOT COVERED UNDER TP..

પહોંચ નંબર ૨૦૨૩૦૨૨૦૦૦૦૭૬૩૧ અરજી નંબર ૫૨૧૦ અરજી વર્ષ ૨૦૨૩
તારીખ ૨૪ માહે માર્ચ સને ૨૦૨૩

રજુ કરનારનું નામ Rushit D Patel

ડ્રાન્જેક્સન નંબર 20230322659360600

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.....વર્ષ : 2010 થી 2023

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઇન્ડેક્સ-૨ ફી

અન્ય ફી

૧૫૦.૦૦



કુલ એકંદરે રૂ.

૧૫૦.૦૦

અંકે રૂપિયા એક સો પચાસ પુરા


A.M. Desai
સબ રજીસ્ટ્રાર
રાજકોટ - 1

Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

મિલકત નું વર્ણન : RAJKOT CSW NO 8/1 CS NO 3181/185 P PLOT NO 31 P

Search in : CITY SURVEY WARD NO. 08 (AREA NOT COVERED UNDER TP.. /CITY
SURVEY WARD NO. 08 (AREA NOT COVERED UNDER TP..

પહોંચ નંબર 202302200008845

અરજી નંબર 5829

અરજી વર્ષ 2023

તારીખ 5

માહે એપ્રિલ

સને 2023

રજુ કરનારનું નામ Rushit D Patel

દ્રાન્જેક્સન નંબર 20230404623375926

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીઓ.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....વર્ષ : 1993 થી 2009

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીઓ.....

ઈન્ડેક્સ-૨ ફી.....

અન્ય ફી.....

180.00



કુલ એકંદરે રૂ.

180.00

અંકે રૂપિયા એક સો અંશી પુરા

A.M. Desai
સબ રજીસ્ટ્રાર
રાજકોટ - 1