

To,
Venus Construction
Rajkot.

Sub: TITLE INVESTIGATION REPORT

Dear Sir/Madam,

I, Rahul K Shah, Advocate has investigated the title of **Venus Construction** to the immovable properties situated at Raiya-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 to be vested in **Venus Construction** are free and clear of all liens and encumbrances, except as follows:

DESCRIPTION OF THE PROPERTY:

Residential Buildings known as "Ekta Apartment" under constructions on non-agricultural land bearing Revenue Survey No 94,95 and 96 of Village Raiya, bearing Plot No 50 (2,3,4,5), total land admeasuring 410.10 Sq Meters, of bearing FP No 866 TP Scheme No 1(Raiya), situated at Village Raiya (which is now 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:	Adjoining Plot No 51
On the South:	7.50 meters Wide Road
On the East:	7.50 meters Wide Road
On the West:	Adjoining Plot No 50/1

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

2. Devolution of Title:

All that piece and parcel of agricultural land bearing Revenue Survey No 94,95 and 96/1 total land admeasuring A18-15G of Village Raiya was under occupation and possession of Shri Jayantilal Govindji and others.

1. That thereafter, Shri Jasvanti Jayantilal and others had applied to District Development Officer, Rajkot to convert the said land into non-agricultural land and DDO, Rajkot has sanctioned the same vide his Order No Revenue/Binkheti/Vashi/1195, dated 23/09/1964 and inter alia na lay out plan.
2. That thereafter, Shri Jasvanti Jayantilal and others have executed Partition Deed of said property duly registered at the office of Sub Registrar Rajkot vide No 4142 dated 19/10/1968.



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3. That thereafter, Shri Jasvanti Jayantilal and others have executed Partition Deed of said property duly registered at the office of Sub Registrar Rajkot vide No 4143 dated 19/10/1968.
4. That thereafter, Shri Damji Ukabhai Patel have executed Gift Deed in favour of Shri Champaguari Batuklal duly registered at the office of Sub Registrar Rajkot vide No 4532 dated 28/10/1970.
5. That thereafter, Shri Champaguari Batuklal have executed Sale Deed in favour of Shri Bhikhabhai Khamishbhai Partners of M/s Venus Construction duly registered at the office of Sub Registrar Rajkot vide No 232 dated 04/01/1990.
6. That thereafter, Shri Bhikhabhai Khamishbhai Partners of M/s Venus Construction have executed Sale Deed in favour of Shri Devjibhai Tulsibhai Kacha duly registered at the office of Sub Registrar Rajkot vide No 15056 dated 16/12/1991
7. That thereafter, Shri Bhikhabhai Khamishbhai Partners of M/s Venus Construction have executed Sale Deed in favour of Shri Harsukhlal Veljibhai Patel duly registered at the office of Sub Registrar Rajkot vide No 13521 dated 19/12/1994.
8. That thereafter, Shri Bhikhabhai Khamishbhai Partners of M/s Venus Construction have executed Sale Deed in favour of Shri Shobhnaben Hitendrakumar Khimani and others duly registered at the office of Sub Registrar Rajkot vide No 14334 dated 05/10/1995.
9. That thereafter, Shri Amrutlal Ravjibhai Tanti have executed Sale Deed in favour of Shri Induben Sureshbhai Parmar duly registered at the office of Sub Registrar Rajkot vide No 7290 dated 01/10/2004.
10. That thereafter, Shri Ramaben Gigabai Vadi and others Legal heirs of late. Bhikhabhai Govabhai Solanki have executed Sale Deed in favour of Shri Krupaben Chandreshbhai Datani duly registered at the office of Sub Registrar Rajkot vide No 12979 dated 22/11/2006.
11. That thereafter, Shri Navneet Morarji Raichura have executed Sale Deed in favour of Shri Mahendra Jagpalsinh Chauhan duly registered at the office of Sub Registrar Rajkot vide No 2445 dated 08/05/2014.
12. That thereafter, Shri Mahendra Jagpalsinh Chauhan and others have executed Deed of Declaration and rules of AOP duly registered at the office of Sub Registrar Rajkot vide No 2222 dated 13/04/2017.
13. That, Shri Bikhbhai Khamishbhai Hala and others have decided to carry on business with the name and style as "Venus Construction" and executed Partnership Deed on dated 01/03/2019 and the same also registered With ROF
14. That "Venus Construction" have applied to Town Planner of Rajkot Municipal Corporation for the construction for Residential cum commercial use, on the



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said land and Town Planner, RMC has granted the permission vide No 871 dated 09/01/2019 inter-alia Revised approved the Building Plan.

15. That thereafter, Venus Construction through its partners of Shri Pradeepbhai Prabhudas Seth (Developers) and Ekta Apartment Authorized person of Shri Mahendra Jagpalsinh Chauhan(President Shri) and Hitendrakumar Manilal Khimani (Secretary Shri) have executed Development Agreement of duly registered at the office of Sub Registrar Rajkot vide No 5652 dated 17/09/2020.

Therefore, **Shri Lekhaben Pavankumar Trivedi** has become owner and in occupation and possession of the said property.

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 Zone-1 and Zone-4 of Sub Registrar, Rajkot vide Search Receipts No 2020022018071 and 2020025013959 dated 09/10/2020. 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, as provided to me, I do, hereby certify that the right, title and interest of **Venus Construction** Rajkot in respect of the property described hereinabove are covered with all respective Title Deeds. The right, title and interest of the said **Venus Construction** 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	Date	Original/ True Copy/ Photocopy
1	Registered Development Agreement Deed No 5652 with RR	17/09/2020	Copy
2	Building Construction Permission No. 871	09/01/2019	Copy
3	Approved Building Construction Plan.	--	Copy
4	Registered Deed Of Declaration No 2222	13/04/2017	Copy
5	Registered Sale Deed No 2445	08/05/2014	Copy
6	Registered Sale Deed No 12979	22/11/2006	Copy
7	Registered Sale Deed No 7290	01/10/2004	Copy



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8	Registered Sale Deed No 14334	05/10/1995	Copy
9	Registered Sale Deed No 13521	19/12/1994	Copy
10	Registered Sale Deed No 15056	16/12/1991	Copy
11	Registered Sale Deed No 232	04/01/1990	Copy
12	Registered Gift Deed No. 4532	28/10/1970	Copy
13	Registered Partition Deed vide No 4143	19/10/1968	Copy
14	Registered Partition Deed vide No 4142	19/10/1968	Copy
15	NA Order No Revenue/Binkheti/Vashi/1195	23/09/1964	Copy
16	Approved NA Lay Out Plan	--	Copy
17	Extract Revenue Records	--	Copy
18	Search Receipt	09/10/2020	Original

Schedule-II

(Description of the property)

Residential Buildings known as "Ekta Apartment" under constructions on non-agricultural land bearing Revenue Survey No 94,95 and 96 of Village Raiya, bearing Plot No 50 (2,3,4,5), total land admeasuring 410.10 Sq Meters, of bearing FP No 866 TP Scheme No 1(Raiya), situated at Village Raiya (which is now within the limits of Rajkot Municipal Corporation), Taluka-District Rajkot in the State of Gujarat.

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On the West:	Adjoining Plot No 50/1

Rajkot

Date: 09/10/2020



Rahul K Shah
Advocate (G/233/2000)

અરજી પહોંચ

મિલકત નું વર્ણન : રૈયા રે.સ.નં-94,95,96/1 પૈકી પ્લોટ નં-50

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૨૦૦૨૨૦૧૮૦૭૧ અરજી નંબર ૧૨૩૬૨ અરજી વર્ષ ૨૦૨૦
તારીખ ૯ માહે ઓક્ટોબર સને ૨૦૨૦

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 ચાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 1990 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઇન્ડેક્સ-૨ ફી



૧૦૦.૦૦

કુલ એકદરે રૂ.	૧૦૦.૦૦
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અંકે રૂપીયા એક સો શૂન્ય પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.



એમ.જે.રાજયગુરુ

સબ રજીસ્ટ્રાર

રાજકોટ - 1

અંકે રૂ. : 100.00

20201008397108384


સબ રજીસ્ટ્રાર, રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.94,95,96/1 પૈકી પ્લોટ નં.50

Search in : રૈયા-1 /RAIYA-1

પહોંચ નંબર ૨૦૨૦૦૨૫૦૧૩૮૫૯ અરજી નંબર ૭૪૩૯ અરજી વર્ષ ૨૦૨૦
તારીખ ૯ માહે ઓક્ટોબર સને ૨૦૨૦

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: 1998 2020

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૨૪૦.૦૦

કુલ એકંદરે રૂ.

૨૪૦.૦૦

અંકે રૂપીયા બે સો ચાલીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.


T.N.PARMAR
સબ રજીસ્ટ્રાર
રાજકોટ - 4

અંકે રૂ. : 240.00

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સબ રજીસ્ટ્રાર, રાજકોટ - 4