



R. D. PATEL

B.Com., LL.B.

advocate

Mo No: 0 99744 00035

To,

Shri Vandana Amit Shah and others,

Rajkot.

Sub: TITLE INVESTIGATION REPORT

Dear Sir/Madam,

I, Rushit D Patel, Advocate has investigated the title of **Shri Vandana Amit Shah and others** to the immovable properties situated at Raiya-Rajkot 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 II, 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 **Shri Vandana Amit Shah and others** is free and clear of all liens and encumbrances, except as follows:

That the land owner of Plot No 12 has availed home loan from ICICI Bank for the amount of Rs. 78,76,062/- for the period of 180 Months Commencing from 05/06/2021 and owner of Plot No 19 availed home loan IDFC Bank for the amount of Rs. 91,20,000/- for the period of 480 Months Commencing from 05/05/2021.

DESCRIPTION OF THE PROPERTY:

Residential Buildings known as "Shubham Gold", being constructed, on piece and parcel of non-agricultural land bearing Revenue Survey No 89/1-3 Part of Village Raiya, bearing Plot No 18+19+12 aggregating land admeasuring 541.32 Sq Meters, bearing FP No 141 part of TPS No 1(Raiya), situated at area more particularly known as "Shree Navin Nagar Co-op. Housing Society Ltd." Rajkot, situated at within limits of Rajkot Municipal Corporation, District Rajkot in the State of Gujarat.

The above described property is bounded as under:

Boundary of Property

On the North: Plot No 17

On the South: 9.00 meter wide road

On the East: 9.00 meter wide road

On the West: Plot No 11

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





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2. Devolution of Title:

All that piece and parcel of land bearing Revenue Survey No 89/1-3 Part of Village Raiya was under occupation and possession of Shree Bharatsinhji Jashvantsinhji and others.

1. That thereafter, Shri Bharatsinhji Jashvantsinhji and others had executed Sale Deed in favor of Shri Karansinhji Bhurubha duly registered at Sub Registrar Office, Rajkot Vide No 90 dated 25/03/1949.
2. That thereafter, Shri Karansinhji Bhurubha had executed Sale Deed in favor of M/s. K P Engineers Partnership Firm duly registered at Sub Registrar Office, Rajkot Vide No 594 vol 303 dated 07/03/1963.
3. That thereafter, Shri A R Pithvala had executed Power of Attorney in favour of Shri Nanalal Shantilal Trivedi.
4. That thereafter, Shri Kantilal Shantilal and others had executed Power of Attorney in favour of Shri Nanalal Shantilal Trivedi dated 25/01/1968.
5. That thereafter, Shri Kantilal Shantilal and others have decided to carry on business with the name and style as "M/s. K P Engineers" and executed Partnership Deed.
6. That thereafter, M/s. K P Engineers through its partners of Shri Kantilal Shantilal and others had executed Sale Deed in favor of M/s. Virani Estate Corporation duly registered at Sub Registrar Office, Rajkot Vide No 346 vol 680 dated 18/01/1969.
7. That thereafter, M/s. K P Engineers through its partners of Shri Kantilal Shantilal and others had executed Sale Deed in favor of M/s. Virani Estate Corporation duly registered at Sub Registrar Office, Rajkot Vide No 365 vol 689 dated 19/01/1969.
8. That thereafter, M/s. K P Engineers through its partners of Shri Kantilal Shantilal and others had executed Sale Deed in favor of M/s. Virani Estate Corporation duly registered at Sub Registrar Office, Rajkot Vide No 392 vol 684 dated 20/01/1969.
9. That thereafter, M/s. K P Engineers through its partners of Shri Kantilal Shantilal and others had executed Sale Deed in favor of M/s. Virani Estate Corporation duly registered at Sub Registrar Office, Rajkot Vide No 379 vol 685 dated 20/01/1969.
10. That thereafter, M/s. Virani Estate Corporation through its partners of Shri Mudrulaben Hasmukhrai Virani had executed Sale Deed in favor of Shree Navin





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Nagar Co-op. Housing Society Ltd. duly registered at Sub Registrar Office, Rajkot Vide No 1097 dated 31/03/1978.

11. That thereafter, Shri Dullabhji Samji Virani and others have decided to carry on business with the name and style as "M/s. Virani Estate Corporation" and executed Partnership Deed dated 01/04/1972 Change in partnership Deed of M/s. K P Engineers dated 01/04/1972.
12. That thereafter, Shree Navin Nagar Co-op. Housing Society Ltd. has applied before DDO, Rajkot to convert said land into Non Agriculture land for Residential purpose and same was approved Vide No. Rev/Bkhp/4179 dated 10/11/1978 and inter alia nay lay out plan
13. That thereafter, Shree Navin Nagar Co-op. Housing Society Ltd. has issued Share Certificate and allotment letter in favour of Shri Dhirajlal Girdharlal Bhuchra.
14. That thereafter, Shri Dhirajlal Girdharlal Bhuchra had executed Sale Deed in favor of Shri Mansukhlal Sukhlal Ghelani duly registered at Sub Registrar Office, Rajkot Vide No 6100 dated 29/05/1989.
15. That thereafter, Shri Hetal Mansukhlal Ghelani W/o. Vimal Gadhiya and others had applied before the Court of 11th Additional Senior Civil Judge Rajkot for the obtain Heirship Certificate of the said property of Late Mansukhlal Sukhlal Ghelani vide Civil Mis. Application No 705/2015 and the court has granted the application and issued Heirship certificate dated 14/10/2015.
16. That thereafter, Shri Swati Mansukhlal Ghelani W/o. Mehul Mehta had executed Power of Attorney in favour of Shri Hetal Mansukhlal Ghelani W/o. Vimal Gadhiya on dated 15/06/2020.
17. That thereafter, Shri Parita Mansukhlal Ghelani W/o. Vinit Radiya had executed Power of Attorney in favour of Shri Anjali Mansukhlal Ghelani W/o. Samir Sejpal on dated 27/08/2018.
18. That thereafter, Shri Hetal Mansukhlal Ghelani W/o. Vimal Gadhiya self and POA holder of Swati Mansukhlal Ghelani W/o. Mehul Mehta and others had executed Sale Deed in favor of Shri Sunita Prafulbhai Sonvani duly registered at Sub Registrar Office, Rajkot Vide No 3739 dated 04/07/2020.
19. That thereafter, Shri Sunita Prafulbhai Sonvani had executed Sale Deed in favor of Shri Hiren Rasiklal Chandarana duly registered at Sub Registrar Office, Rajkot Vide No 3382 dated 06/04/2021..





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20. That thereafter, Shri Hiren Rasiklal Chandarana had executed Sale Deed in favor of Shri Prakash Kantilal Mandaviya duly registered at Sub Registrar Office, Rajkot Vide No 573 dated 24/01/2022..
21. That thereafter, Shree Navin Nagar Co-op. Housing Society Ltd. has issued Share Certificate and allotment letter in favour of Shri Balvantray Mansukhlal Mehta.
22. That thereafter, Shri Balvantray Mansukhlal Mehta had executed Sale Deed in favor of Shri Sanjaykumar Jaysukhlal Mehta duly registered at Sub Registrar Office, Rajkot Vide No 5502 dated 11/08/1987.
23. That thereafter, Shri Sanjaykumar Jaysukhlal Mehta had executed Sale Deed in favor of Shri Vandana Amit Sheth and others duly registered at Sub Registrar Office, Rajkot Vide No 4548 dated 10/06/2021.
24. That thereafter, Shree Navin Nagar Co-op. Housing Society Ltd. has issued Share Certificate and allotment letter in favour of Shri Bhaskarbhai Chhotalal Pota.
25. That thereafter, Shree Navin Nagar Co-op. Housing Society Ltd. has issued Share Certificate and allotment letter in favour of Shri Ninaben Kashyapbhai Pota.
26. That thereafter, Shri Ninaben Kashyapbhai Pota had executed Sale Deed in favor of Shri Vandana Amit Sheth and others duly registered at Sub Registrar Office, Rajkot Vide No 3140 dated 30/03/2021.
27. That thereafter, Shri Prakash Kantilal Mandaviya and others had applied to RMC Rajkot for the construction of Residential use, on the said land and RMC Rajkot has granted the permission vide No 161 dated 02/09/2022 inter-alia approved the Building Plan.

Therefore, **Shri Vandana Amit Shah and others** became the owner of the said property and in occupation and possession of the said property and he is 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:





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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 and 4 of Sub Registrar, Rajkot vide Search Receipts No 2023 dated 27/03/2023. 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 **Shri Vandana Amit Shah and others** 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 No 161 with Approved Building Construction Plan	02/09/2022	Copy
2	Registered Sale Deed No 3140	30/03/2021	Copy
3	Registered Sale Deed No 4548	10/06/2021	Copy
4	Public Notice and NOC (Registered Sale Deed No 5502)	--	Copy
5	Registered Sale Deed No 5502	11/08/1987	Copy
6	Registered Sale Deed No 573	24/01/2022	Copy
7	Registered Sale Deed No 3382	06/04/2021	Copy
8	Registered Sale Deed No 3739	04/07/2020	Copy
9	Power of Attorney in favour of Shri Anjali Mansukhlal Ghelani W/o.Samir Sejpai	27/08/2018	Copy
10	Power of Attorney in favour of Shri Hetal Mansukhlal Ghelani W/o. Vimal Gadhiya	15/06/2020	Copy
11	Heirship certificate CMA No 705/2015	14/10/2015	Copy
12	Registered Sale Deed No 6100	29/05/1989	Copy
13	NA Order No. Rev/Bkhp/4179 with na lay out plan	10/11/1978	Copy
14	Change in partnership Deed of M/s. K P Engineers	01/04/1972	Copy





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15	Partnership Deed of M/s. Virani Estate Corporation"	01/04/1972	Copy
16	Registered Sale Deed No 1097	31/03/1978	Copy
17	Registered Sale Deed No 379 vol 685	20/01/1969	Copy
18	Registered Sale Deed No 392 vol 684	20/01/1969	Copy
19	Registered Sale Deed No 365 vol 689	19/01/1969	Copy
20	Registered Sale Deed No 346 vol 680	18/01/1969	Copy
21	Partnership Deed of M/s. K P Engineers"	--	Copy
22	Power of Attorney in favour of Shri Nanalal Shantilal Trivedi	25/01/1968	Copy
23	Power of Attorney in favour of Shri Nanalal Shantilal Trivedi	--	Copy
24	Registered Sale Deed No 594 vol 303	07/03/1963	Copy
25	Registered Sale Deed No 90	25/03/1949	Copy
26	Share Certificate and Allotment Letter in the name of Shri Prakash Kantilal Manaviya and others issued by Shree Navin Nagar CHSL	--	Copy
27	Extracts of Revenue Records	--	Copy
28	Search Receipt	27/03/2023	Original

Schedule-II

(Description of the property)

Residential Buildings known as "Shubham Gold", being constructed, on piece and parcel of non-agricultural land bearing Revenue Survey No 89/1-3 Part of Village Raiya, bearing Plot No 18+19+12 aggregating land admeasuring 541.32 Sq Meters, bearing FP No 141 part of TPS No 1(Raiya), situated at area more particularly known as "Shree Navin Nagar Co-op. Housing Society Ltd." Rajkot, situated at within limits of Rajkot Municipal Corporation, District Rajkot in the State of Gujarat.

The above described property is bounded as under:

Boundary of Property

On the North: Plot No 17
On the South: 9.00 meter wide road
On the East: 9.00 meter wide road
On the West: Plot No 11

Rajkot

Date: 27/03/2023



Rushit D Patel

Advocate

(Enrollment No. G/516/2011)