

To,
Vinodbhai Jamnadas Unadkat
Add- Panch Kutir Apartment Flat No. 302,
Jalaram Steet No. 2, Oppo. Varad Medical,
University Road,
Rajkot.

Dear Sir,

Sub:- Title Report of property in limitation of Rajkot District of village Rajkot Revenue Survey No. 123 Paiki T.P. No. 8, F.P. No. 18 Paiki City Survey Ward No. 12/1, City Survey No. 633 N.A. Plot No. 11 And 12 Land adm. about Sq. mtrs. 591.79 with Under construction High-rise residential Cum Commercial building named BOMBAY SILVER HEIGHT-3.

I on the basis of the title deeds forwarded to me by you vide your letter dtd. Nil pertaining to the said immovable property and the other information submitted by you have conducted a detailed search and investigation and submit my report as under:

1. NAME & ADDRESS OF THE OWNER AS PER LAST SALE DEED:

NAME : Vinodbhai Jamnadas Unadkat
ADD: Panch Kutir Apartment Flat No. 302,
Jalaram Steet No. 2, Oppo. Varad Medical,
University Road, Rajkot.

1/A NAME & ADDRESS OF THE PROPOSED PURCHASER:-

Name : NIL
Add :

2. TITLE DEEDS IN ORIGINAL SEEN BY ME:

All title deeds are original, certified and notarized true copies as described in tracing of title of this report.

DESCRIPTION OF IMMOVABLE PROPERTY

Survey No.	Extent Areas (In Ft./mtr.	Location	Boundaries
Rajkot Revenue Survey No. 123 Paikki, T.P.No.8, F.P.No. 18 Paiki City Survey Ward No. 12/1, City Survey No. 633	non agricultural Plot No. 11 & 12 Paikki Total land Adm. about Sq. Mt. 591.79	RanchhodNagar,4/23 Corner, Opp. Khodiyar Dairy RAJKOT with under construction Residential and Commercial Building Named BOMBAY SILVER HEIGHT - 3	North : City Survey No. 617 & 618 South: 9.00. Mt. Wide Road East : City Survey No. 632 West : 13.00 Mt. Wide Road.



4. SEARCH IN SUB-REGISTRAR'S OFFICE

- 1). Location of the property
as stated hereinabove.....
- 2) Search and Investigation
The search has been taken from the records of Sub-Registrar, Rajkot for the **last 30** years from **1991 to 2021** and no registered charge or encumbrances has been disclosed. The receipts towards the Search Charges are annexed herewith at is at herewith produced
- 3) Whether the property is ancestral and/or under joint ownership. If so, details of the co-persons / Karta and/or the co-owner. The respective share should be incorporated specifically.
Not applicable.
- 4) Minor's interest
Not applicable.
- 5) Documents pending for registration.
No documents

5. Tracing of Title :-

Agriculture Land Situated at City Rajkot bearing Revenue Survey No. 123 Paikki land admeasuring Acre 17-8 Guntha Original Occupant, Owner and posses by agriculturist Medgha Mavji Legal heir Natha Mepa as per the revenue record vide Entry No. 227 Dt. 01/10/1955.

After That the Partition was made among the Natha Mepa and Govind Mepa. In the partition, agriculture land admeasuring Acre 8-24 Guntha received to the legal heir of Mepa Mavji i.e Govind Mepa and agriculture land admeasuring Acre 8-24 Guntha own by Natha Mepa the same was recorded in the Revenue Record vide Entry No. 433.

Thereafter Natha Mepa and Govind Mepa applied for the conversion of land from Agriculture to Non-Agriculture and it was approved by the District Collector and order for Non-Agriculture vide Order no. Land/N.A/21/60-61 Dt. 28/11/1960, Sanad and Lay-out Plan. The same was recorded in the Revenue Record 7/12 and 8-A.

Thereafter Javaiben Arjanbhai Patel Purchase Plot No. 11 Paikki land admeasuring 50-00 Sq. Yard and Plot No. 12 land admeasuring 651-60 Sq. yard from Shree Nathabhai Mepabhai and others vide Registered Sale Deed No. 529 Dt. 12/02/1965, Book No. 1 vide no. 1383 Page No. 308 to 315 Vol. 426 Dt/ 14/07/1965. The same was Recorded in the Revenue Record i.e Property Card.

After that Javaiben Arjanbhai Patel sold property i.e land admeasuring 146-2 Sq. Yard equivalent to 122.27 Sq. Mt. purchased by Mansukhlal Shamjibhai Bhalsod vide Registered sale Deed No. 7376 Dt. 29/07/1993. The same was Recorded in the Revenue Record i.e Property Card.



Thereafter Mansukhlal Shamjibhai Bhalsod sold property and purchased by Kanjibhai Mohanbhai Sitapara and others vide Registered Sale Deed No. 16307 Dt. 10/11/1995 along with Property Card.

Thereafter Rameshbhai Mohanbhai Sitapara and others the aforesaid property Release Deed was executed from Kanjibhai Mohanbhai Sitapara and others waived their right through release deed vide Registered Release Deed No.6851 Dt. 26/06/2006 along with Property Card.

Thereafter Rameshbhai Mohanbhai Sitapara sold the aforesaid property and purchased by Rameshbhai Jentibhai Charoliya vide Registered Sale Deed No. 4561 Dt. 08/03/20211 along with Property Card.

Rajkot Mahanagar Palika Issued Construction Permission vide No. 785 Dt. 13/11/2017 with Approved Plan.

Thereafter Vinodbhai Jamnadas Unadkat Purchased the aforesaid land, land admeasuring 146-2 Sq. Yard equivalent to 122.27 Sq. Mt. from Rameshbhai Jentibhai Charoliya vide Registered Sale Deed No. 4709 Dt. 05/04/2021. The same was Recorded in the Revenue Record i.e Property Card.

On Dt. 13/05/2011 Vide Case No. 370/2011 Heirship Certificate issued by the Hon'ble Court in name of 1) Hansrajbhai Nathabhai Gajera, 2) Naranbhai Nathabhai Gajera 3) Mohanbhai Nathabhai Gajera, the legal heirs of Javaiben Arjanbhai Patel for land admeasuring 469.52 SQ. Mt., The same was Recorded in the Revenue Record i.e Property Card.

After that Hansrajbhai Nathabhai Gajera and others made Registered Delaration vide no. 6816 Dt. 09/10/2014. The Papers related to aforesaid property i.e T.P Paln, Form-F, Zone-Plan, Zone Certificate, City Survey Sketch, Lease Receipt.

On Dt. 19/11/2014 Vide Case No. 828/2014 Heirship Certificate issued by the Hon'ble Court in name of 1) Shaileshbhai Mohanbhai Gajera and 2) Vinodbhai Mohanbhai Gajera, the legal heirs of Mohanbhai Nathabhai Gajera. The same was Recorded in the Revenue Record i.e Property Card.

The T.P. was allotted for the land, the aforesaid land got the T.P. No. 8, O.P. 8. F.P. 18. The Zone Plan, Zone Certificate was issued by the RAJKOT Town Planner Officer authorized by the Rajkot Urban Development Authority.

Thereafter Vinodbhai Jamnadas Unadkat Purchased the aforesaid land, land admeasuring 469.52 SQ. Mt. from Hansrajbhai Nathabhai Gajera and others vide Registered Sale Deed No. 2848 Dt. 01/03/2021. The same was Recorded in the Revenue Record i.e Property Card.

There after Vinodbhai Jamnadas Unadkat applied Before the Rajkot Municipal Corporation to sanction building plan for residential Cum Commercial units and Asset. Town Planner RMC



had sanctioned the building plan and issued construction permission No. 070 Dt.30/10/2021 and started to construction residential cum Commercial units as per Approved Plan and also give the name of the Building by Named **BOMBAY SILVER HEIGHT - 3**.

There after Vinodbhai Jamnadas Unadkat owner of the property they have stated that construction of property in question is as per approved plan and as per rules . They have stated that documents of property in question produced by Vinodbhai Jamnadas Unadkat is genuine and not fake. In said affidavit they have further stated that they have neither mortgage not created any charge nor transfer the property in question to any person in any manner. Property is free from all encumbrances. **Original of the said affidavit is annexed herewith. Original of the same is at here with Produced.**

6. **Whether Urban Land (Ceiling and Regulation) Act,1976 is applicable in the state whether the property is located.**

The ULC Act has already been repealed.

7. **Whether the property is acquired under Land Acquisition Act, 1894 and applicability of other State Legislations.**

NOT APPLICABLE

8. Leasehold immovable property (Whether land /building is leasehold, please verify the terms of lease, whether any permission/NOC from the lesser/competent authority is required for creation of the mortgage of such leasehold property and advice the precautions to be taken while obtaining such property in mortgage.

Not Applicable.

9. **Investigation under Income Tax,1961.**

This does not fall in our Professional Duty.

10. **Investigation in regard to Agricultural land.**

NOT APPLICABLE

11. **The details of Certified copies of the revenue records obtained to confirm that no dues are outstanding by the mortgagors:-**

..... NIL

12. **Any other special enactment which is applicable to the property proposed to be mortgaged and affects the title.**

NOT APPLICABLE.

13. **If property is owned by the Company, the additional safeguards like search before the Registrar of Companies to be obtained be stated.**

NOT APPLICABLE.



14. CERTIFICATE:

I, hereby certify that I have searched and verified the information furnished in this report. The statements and other information given in this report are correct and true. I certify that **Vinodbhai Jamnadas Unadkat** has valid, clear, absolute and marketable title over the property under construction.

The documents produced before me are Original, Certified & notarized true copies/true copies as discussed in tracing of title of this report. I have verified original title deeds of property in question produced before me by owner of the property in question. All the title deeds of property in question produced before me are genuine and not fake.

Sr.	Date	Description	Remark
1.	01/10/1955	Entry No. 227	True Copy
2.		Entry No. 433	True Copy
3.	28/11/1960	N.A Order., Approved Lay-Out , Sanad	True Copy
4.	12/02/1965	Reg. Sale Deed No. 529 with Property Card.	True Copy
5.	13/05/2011	CMA No. 370/2011 Order.	True Copy
6.	19/11/2014	CMA No. 828/20214 Order.	True Copy
7.	09/10/2014	Reg. Declaration with Property Card.	True Copy
8.		T.P. Plan, Form -F, Zone Plan, Zone Certificate, City Survey Sketch, Lease	True Copy
9.		Public Notice & NOC	True Copy
10.	01/03/2021	Reg. Sale Deed No. 2848 with Property Card.	True Copy
11.	29/07/1993	Reg. Sale Deed No. 7376 with Property Card.	True Copy
12.	10/11/1995	Reg. Sale Deed No. 16307 with Property Card.	True Copy
13.	26/06/2006	Reg. Sale Deed No. 6851 with Property Card.	True Copy
14.	08/03/2011	Reg. Sale Deed No. 4561 with Property Card.	True Copy
15.	13/11/2017	RMC Construction Permission with Approved Plan	True Copy
16.	05/04/2021	Reg. Sale Deed No. 4709 with Property Card.	True Copy
17.	30/10/2021	RMC Construction Permission with Approved Plan	True Copy
18.		2 Search Receipt	Original



Thanking You,

Rajkot.
Date : 27/12/2021

Yours Faithfully

Yogesh J. Sommanek
YOGESH J. SOMMANEK
G/861/1993
Advocate

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.123 પૈકી વો.નં.12/1 સી.સ.નં.633 ટી.પી.નં.8 એફ.પી.નં.18 પ્લોટનં.11 તથા 12 પૈકી

Search in : RAJKOT-1/RAJKOT-1

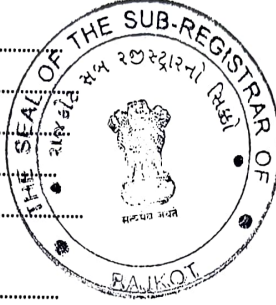
પહોંચ નંબર ૨૦૨૧૦૨૨૦૨૭૬૨૮ અરજી નંબર ૧૯૧૫૦ અરજી વર્ષ ૨૦૨૧
તારીખ ૩૪ માટે ડિસેમ્બર સને ૨૦૨૧

રજૂ કરનારનું નામ વાચ.જે.સોમમાણેક (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 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૯૦.૦૦

કુલ એકંદરે રૂ. ૯૦.૦૦

અંકે રૂપીયા નેવું પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

NAVDIP VALKUBHAI KHACHAR
સબ રજીસ્ટ્રાર
રાજકોટ - 1

અંકે રૂ. : 90.00

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સબ રજીસ્ટ્રાર, રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : વો.નં:12/1 રે.સ.નં:123 પૈકી સી.સ.નં:633 ટી.પી.નં:8 એફ.પી.નં:1/7 પ્લોટ નં:11 તથા 12 પૈકી

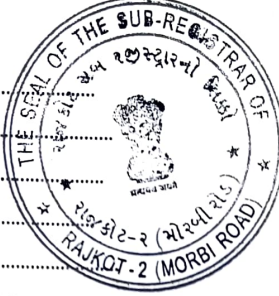
Search in : રાજકોટ-1 /RAJKOT-1

પહોંચ નંબર ૨૦૨૧૦૨૩૦૩૬૬૮૨ અરજી નંબર ૨૧૦૮૫ અરજી વર્ષ ૨૦૨૧
તારીખ ૨૪ માહે ડિસેમ્બર સને ૨૦૨૧

રજુ કરનારનું નામ એસ.વાય.સોમમાણેક (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).....
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કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૨૫૦.૦૦

કુલ એકદરે રૂ. ૨૫૦.૦૦

અંકે રૂપીયા બે સો પચાસ 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 - ૨

અંકે રૂ. : 250.00

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સબ રજીસ્ટ્રાર, રાજકોટ - ૨