

To,
Branch Manager,
ICICI Bank Ltd,
Rajkot.

Sub: TITLE INVESTIGATION REPORT

Dear Sir/Madam,

I, Rahul K Shah, Advocate has investigated the title of **M/s. Shree Hari Krushna Construction** to the immovable properties situated at Nanamava-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 **M/s. Shree Hari Krushna Construction** is free and clear of all liens and encumbrances, except as follows :-

DESCRIPTION OF THE PROPERTY:

Residential Flats being known as “**Saketam**”, being constructed on piece and parcel of the non-agriculture land bearing Revenue Survey No 71 part of Village Nanamava, bearing Sub Plot No 222+223/1 to 5 total land admeasuring 528.60 Sq. Meters bearing Plot No 34 part (FP No 222 of TPS No 3) and Plot No 51 (FP No 223 of TPS No 3), situated at area more particularly known as "Yugando Avenue" at Village Nanamava (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: Property of Sub Plot No 222+223/6

On the South: Adjoining Property of FP No 221

On the East: Rajkot Simado, Property of FP No 347

On the West: 7.62 meter wide road

(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 agricultural land bearing Revenue Survey No 70 part land admeasuring A08-00G and 71 part land admeasuring A10-0G of Village Nanamava, Taluka Rajkot, Dist Rajkot was under the occupation and possession of Shri Jayantilal Govindji and Others.

1. That thereafter, Shri Jayantilal Govindji and Others have applied before the TDO, Rajkot to convert the said land into non agriculture use and the TDO, Rajkot has sanctioned the same vide his order No land/1/15 dated 21/06/1963 inter alia approving Layout Plan.
2. That thereafter, Shri Jayantilal Govindji and Others have executed Sale Deed in favour of Shri Chandubhai Nanjihai and others duly registered at Sub Registrar Office, Rajkot vide No 1790 Vol 384 dated 17/08/1964.
3. That thereafter, Shri Chandubhai Nanjihai and others has executed Power of Attorney in favour of Shri Dilipkumar Hansraj dated 28/08/1965 duly notarized.
4. That thereafter, Shri Dilipkumar Hansraj self and POA holder of Shri Chandubhai Nanjihai and others have executed Sale Deed in favour of Shri Bhagerathiben Karshanjibhai duly registered at Sub Registrar Office, Rajkot vide No 435 Vol 489 dated 01/02/1966.
5. That thereafter, Shri Hasmukhlal Girdharlal Nathvani and others had applied before Deputy Administrator, Rajkot for the obtain Probate Certificate of the said property of Late Bhagerathiben Karshanjibhai vide Petition No A/149/1987 and the court has granted the application and issued Probate Certificate dated 21/11/1987.
6. That thereafter, Shri Hasmukhlal Girdharlal Nathvani and others have executed Gift Deed in favour of Shri Kishorkumar Girdharlal Nathvani duly registered at Sub Registrar Office, Rajkot vide No 10109 dated 21/10/2005.
7. That thereafter, Shri Dilipkumar Hansraj self and POA holder of Shri Chandubhai Nanjihai and others have executed Sale Deed in favour of Shri Jamnadas Karshanjibhai duly registered at Sub Registrar Office, Rajkot vide No 481 Vol 490 dated 03/02/1966.
8. That thereafter, Shri Girishbhai Jamnadas and others had applied before the Court of 5th JT. Civil Judge (S.D.) Rajkot for the obtain Letters of Administration of the will of the said property of Late Jamnadas Karshanjibhai Sejpal vide Civil Mis. Application No 440/2001 and the court has granted the application and issued Letters of Administration of the will.

9. That thereafter, Shri Kishorkumar Girdharlal Nathvani have executed Sale Deed in favour of Shri Axitsinh Pravinsinh Jadeja duly registered at Sub Registrar Office, Rajkot vide No 18242 dated 28/10/2010.
10. That thereafter, Shri Girishbhai Jamnadas Sejpal and others have executed Sale Deed in favour of Shri Krushnaba Pravinsinh Jadeja and others duly registered at Sub Registrar Office, Rajkot vide No 18237 dated 28/10/2010.
11. That, Shri Axitsinh Pravinsinh Jadeja and others have decided to carry on business with the name and style as "M/s. Shree Hari Krushna Construction" and executed Partnership Deed on dated 08/05/2018.
12. That thereafter, Shri Axitsinh Pravinsinh Jadeja had applied to Assistant Town Planner of RMC for Sub Plotting and said Plot No 222+223 and same was approved by Assistant Town Planner of RMC vide permission no. WZ/10/25371 dated 04/02/2011 and hence the said plot divided with the plot no's as 222+223/1 to 6 and inter alia approved Sub Plotting Plan.
13. That thereafter, Shri Krushnaba Pravinsinh Jadeja and others have executed Sale Deed of Sub Plot No 222+223/1 to 5 in favour of M/s. Shree Hari Krushna Construction through its partners of Shri Axitsinh Pravinsinh Jadeja and others duly registered at Sub Registrar Office, Rajkot vide No 5783 dated 29/11/2018.
14. That thereafter, Shri Axitsinh Pravinsinh Jadeja and others had applied to Town Planner of Rajkot Municipal Corporation for the construction of Residential use, on Sub Plot No 222+223/1 to 5 and Town Planner, RMC has granted the permission vide No 479 dated 09/01/2018 inter-alia approved the Building Plan.

Therefore, partners of **M/s. Shree Hari Krushna Construction** became the 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 **2006 to 2019** in Zone-1 and Zone 4 and Zone-5 of Sub Registrar Rajkot vide Search Receipts No 201022003144 and 2019325000954 and 2019025001719 respectively dated 31/01/2019. 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 **M/s. Shree Hari Krushna Construction** in respect of the property described hereinabove are covered with all respective Title Deeds. The right, title and interest of the said 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 479 along with Approved Building Plan	09/01/2018	Copy
2	Registered Sale Deed No 5783	29/11/2018	Copy
3	Sub Plotting permission no. WZ/10/25371 with approved Sub Plotting Plan	04/02/2011	Copy
4	Partnership Deed of M/s. Shree Hari Krushna Construction"	08/05/2018	Copy
5	Registered Sale Deed No 18237	28/10/2010	Copy
6	Registered Sale Deed No 18242	28/10/2010	Copy
7	Letters of Administration of the will No 440/2001		Copy
8	Registered Sale Deed No 481 Vol 490	03/02/1966	Copy
9	Registered Gift Deed No 10109	21/10/2005	Copy
10	Petition No A/149/1987	21/11/1987	Copy
11	Registered Sale Deed No 435 Vol 489	01/02/1966	Copy
12	Power of Attorney in favour of Shri Dilipkumar Hansraj	28/08/1965	Copy
13	Registered Sale Deed No 1790 Vol 384	17/08/1964	Copy
14	NA Order No Land/1/15	21/06/1963	Copy
15	Approved NA Layout Plan	--	Copy
16	Extracts of Revenue Records	--	Copy
17	Search Receipts	31/01/2019	Original

Schedule-II



(Description of the property)

Residential Flats being known as "**Saketam**", being constructed on piece and parcel of the non-agriculture land bearing Revenue Survey No 71 part of Village Nanamava, bearing Sub Plot No 222+223/1 to 5 total land admeasuring 528.60 Sq. Meters bearing Plot No 34 part (FP No 222 of TPS No 3) and Plot No 51 (FP No 223 of TPS No 3), situated at area more particularly known as "Yugando Avenue" at Village Nanamava (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: Property of Sub Plot No 222+223/6

On the South: Adjoining Property of FP No 221

On the East: Rajkot Simado, Property of FP No 347

On the West: 7.62 meter wide road

Rajkot

Date: 31/01/2019



Rahul K Shah- Advocate

અરજી પહોંચ

મિલકત નું વર્ણન : નાનામવા રે.સ.નં.71 પૈકી

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૧૮૦૨૨૦૦૩૧૪૪ અરજી નંબર ૨૩૧૬ અરજી વર્ષ ૨૦૧૮
તારીખ ૩૧ માહે જાન્યુઆરી સને ૨૦૧૮

રજુ કરનારનું નામ રાહુલ.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: 1989 1998
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૬૦.૦૦

કુલ એકંદરે રૂ.	૬૦.૦૦
----------------	-------

અંકે રૂપીયા સાઈઠ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

એમ.જે.રાજયગુરુ

સબ રજીસ્ટ્રાર

રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.71 પૈકી

Search in : નાનામાવા /NANA MAVA

પહોંચ નંબર ૨૦૧૮૦૨૫૦૦૧૭૧૮ અરજી નંબર ૧૦૪૮ અરજી વર્ષ ૨૦૧૮
તારીખ ૩૧ માહે જાન્યુઆરી સને ૨૦૧૮

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: 1999 2012
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૮૦.૦૦

કુલ એકંદરે રૂ. ૮૦.૦૦

અંકે રૂપીયા એંશી પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

જ.એસ.જોષી
સબ રજીસ્ટ્રાર
રાજકોટ - 4

અરજી પહોંચ

મેલકતનું વર્ણન રે.સ.નં. 71 પેકી

Search in : Nana Mava/Nana Mava

પહોંચ નંબર: ૨૦૧૯૩૨૫૦૦૦૯૫૪ અરજી નંબર: ૪૪૯ અરજી વર્ષ: ૨૦૧૯

તા: ૩૧ માહે: જાન્યુઆરી સને: ૨૦૧૯

રજુ કરનારનું નામ આર. કે. શાહ (એડ) શોધ

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....

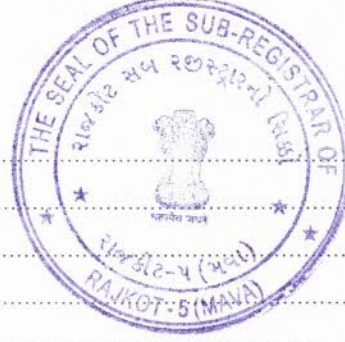
દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી



રૂ. પૈસા

૦

૦

૫૦

૦

કુલ એકંદરે રૂ.

૫૦

અંકે રૂપીયા પચાસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

વજાજીયા
(V B Tankariya)

સબ રજીસ્ટ્રાર

રાજકોટ - 5 - મવા

IGR-NIC

688254198932176198

૩૧/૧/૨૦૧૯

૫:૦૨:૫૪ pm