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Date: 06/10/2017

To,
Shri Nileshkumar Damodarbhai Jagani
Rajkot

Respected Sir,

Sub: Title scrutiny cum Encumbrance Certificate for your immovable property.

With reference to above stated subject I, **Sohan G. Morzaria** Advocate (**Sonecha & Talreja Associates**) do hereby submit title scrutiny report for an immovable property consisting of Non-Agricultural Land situated at village **Kangashiyali of Rajkot** and more particularly described in **Schedule – A** hereunder.

A – Details of Title Holder / Owner of Property

1. Name : **Nileshkumar Damodarbhai Jagani**
2. Ownership Ratio : **Sole Ownership.**

B – Particulars of Documents Scrutinized

Sr. No.	Details of Document	Date of Document	Nature of Document produced for scrutiny
01.	Revenue Records from promulgation till date		Certified True Copy
02.	Reg. Partition Deed bearing Reg. No. 800	17/03/2016	Duplicate Copy
03.	NA Order No.NA/L.R.KO.K/65/Case no.226/11-12	01/05/2012	Original
04.	NA Lay Out Plan	27/12/2011	Original
05.	Development Permission for Lay Out Plan	27/12/2011	Original
06.	Rectification deed Reg. No. 5755 dt. 10/08/2011	10/08/2011	Original
07.	Sale deed Reg. No. 4074 dt. 13/06/2011 executed in the name of present owners.	13/06/2011	Original





08.	Zoning Certificate and DP part plan issued by RUDA Authority.	22/12/2015	
09.	Order of Dy. Collector No. land/ Vashi / 3193 dt. 05/06/1976	03/08/2012	Certified True Copy
10.	Hissa Form No. 04 and Measurement Sheet Issued by D.I.L.R. Office.	19/01/2012	Original
11.	Order of Collector No. Land-Appeal-Fa.- No.1237 / Vashi / 174 / 11 dt. 17/01/2011	17/01/2011	Original

C – Brief history of property

The questioned property was an agricultural land which was originally owned by Koli Nagji Jina by virtue of Order of Dy. Collector's Order No. Land/kacheri/vashi/3193 dated 05/06/1976. Thereafter wide revenue entry No. 927 dated 10/05/1994 the land owned by Koli Nagji Jina was transferred to his heirs namely Vaghajibhai Nagajibhai Koli & others in succession.

Shri Vaghajibhai Nagajibhai Koli & others thereafter applied before the Hon'ble Collector of Rajkot seeking permission to remove restrictions applied wide the allotment order above written.

In reply to the said application the Hon'ble Collector ordered the applicants to deposit the premium amount for getting granted the removal of restriction as aforesaid. The said premium was paid by the Vaghajibhai Nagajibhai Koli & others wide challan no. 31053985756 dated 11/01/2011 accordingly the Hon'ble Collector issued the Order No.land-appeal-fa.no.1237-vashi-174-11 dt.17/01/2011 granting removal of restrictions and converting the type of land to "JUNI SHARAT".

Thereafter the said land was purchased by the Nileshkumar D. Jagani & Others wide sale deed no.4074 dt.13/06/2011 from above then owners.

Then Shri Nileshkumar D. Jagani and Shri Rajnibhai Bhalodia applied for change of purpose for the said land which is allowed by Collector of Rajkot wide order no.NA/le.re.ko.k./65/case no.226/11-12 dt. 01/05/2012.

Thereafter by virtue of a Registered partition deed bearing Sr. No. 800 dated 17/03/2016, Land of Plot No. 02 and Common Plot No. B was transferred to present owner Shri Nileshkumar Damodarabhai Jagani.

D - Title Report

I have published a paper notice in Akila Daily on 13/09/2017 inviting claims from public, if any, regarding the title rights over the said land. I hereby certify that I have not received any claims / objection from anybody till date in reply to the above said paper notice. Further, I have taken search of the available records of the office of concerned Sub-Registrar of the period of last 13 years wide Search receipt No. 2017231006178 and





2017143015624 dated 26/09/2017 and no ENCUMBRANCES over the said land are found thereof. Also, Shri Nileshkumar Damodarbhaji Jagani has declared on oath by an affidavit dated 06/10/2017 that there are no pending litigations or claims for the said land.

On the basis of all the facts and details mentioned hereinabove and the documents available for scrutiny I hereby certify that Shri Nileshkumar D. Jagani hold a clear and marketable title to the said property and is free from all ENCUMBRANCES SUBJECT TO fulfillment of the dues of local authority taxes.

Schedule – A

NA land admeasuring Sq. Mtr. 2850.98 of Plot No. 02 (Single Plot Unit) and land admeasuring Sq. Mtr. 307.65 of adjacent common plot No. B of NA Land of Revenue Survey No. 88/31 of Village Kangashiyali, of Rajkot District. The said land is bounded as following

North : Proposed TP Reservation.
South : Adj. Government Land.
East : 15.00 Mtr. wide TP Road
West : Adj. Government Land.

Place : Rajkot
Date : 06/10/2017
Pages : This report has 03 Pages

Sonecha & Talreja Associates

S.G. Morzaria

Sohan G. Morzaria
- Advocate



Disclaimer : Every possible care has been taken to ascertain the true and fact scenario of the title of the questioned property, however every such opinion so given by us is always on the basis of documents and records provided / available at government offices by ; and representations made by the owners in this regard and hence we accept no claims arising out of any omissions or errors in the said opinion.