

ગરજ પહોંચ

મેલકતનું વર્ણન શીટ નં. 393 સી.સ.નં. 5894/4/20 રે.સ.નં. 1455/2 પ્લોટ નં. 20

Search in : CITY SURVEY WARD NO. 15./CITY SURVEY WARD NO. 15..

પહોંચ નંબર: ૨૦૧૭૦૧૦૦૧૩૦૨૨

અરજી નંબર: ૫૭૩૯

અરજી વર્ષ: ૨૦૧૭

તા: ૩૦

માહે: નવેમ્બર

સને: ૨૦૧૭

રજુ કરનારનું નામ રાજેશ એમ.ગોરીયા એડવોકેટ

નીચે પ્રમાણે ફી પહોંચી

૩. 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: ૨૦૦૪ ૨૦૧૭

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૮૦

અંકે રૂપીયા એસી પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.



(R. G. Rathod)

સબ રજીસ્ટ્રાર

જામનગર - 2-WST

IGR-NIC

5400545825043847228

૩૦/૧૧/૨૦૧૭

૪:૧૦:૫૯ pm

Rajesh M. Goriya

B. Com. LL.B., Advocate



રાજેશ એમ. ગોરીયા

બી.કોમ., એલએલ.બી., એડવોકેટ

403/404, Fourth Floor, K.D.Complex

Indira Marg, Gurudwara Circle, Jamnagar

Mobile: 94272 19026 - 91735 10312

૪૦૩/૪૦૪, ચોથા માળે, કે.ડી.કોમ્પ્લેક્સ

ઇન્દીરા માર્ગ, ગુરુદ્વારા સર્કલ, જામનગર

મો. ૯૪૨૭૨ ૧૯૦૨૬ - ૯૧૭૩૫ ૧૦૩૧૨

Date :30-11-2017

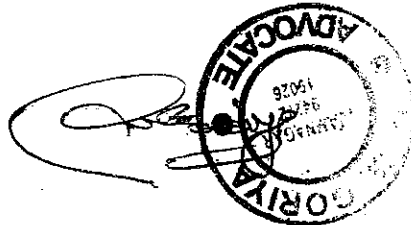
- :: CERTIFICATE OF TITLE :: -

=====

Reg. : Opinion about the legality of the Titles of the Property building known as "SHIV AVENUE-2", R.S.NO. 1455/2, N.A. Plot No.20, Ward No.15, Sheet No.393, C.S.NO.5894/4/20, admeasuring Sq.mtr. 641.03, situated on Khambhaliya Road, Nr. Naghed Electric Sub-Station of Jamnagar City belongs to Shivdhara Corporation a partnership firm through its partners Parbatbhai Vajshibhai Nandaniya etc.

=====

I have been asked to give my Opinion about the legality of the Titles of the Property "SHIV AVENUE-2", R.S.NO.1455/2, N.A. Plot No.20, Ward No.15, Sheet No.393, C.S.NO.5894/4/20, admeasuring Sq.mtr. 641.03, situated on Khambhaliya Road, Nr. Naghed Electric Sub-Station of Jamnagar City belongs to Shivdhara Corporation a partnership firm through its partners Parbatbhai Vajshibhai Nandaniya etc.



... 2 ...

Rajesh M. Goriya

B. Com. LL.B., Advocate



રાજેશ એમ. ગોરીયા

બી.કોમ., એલએલ.બી., એડવોકેટ

403/404, Fourth Floor, K.D.Complex

Indira Marg, Gurudwara Circle, Jamnagar

Mobile: 94272 19026 - 91735 10312

૪૦૩/૪૦૪, ચોથા માળે, કે.ડી.કોમ્પ્લેક્સ

ઈન્દીરા માર્ગ, ગુરુદ્વારા સર્કલ, જામનગર

મો. ૯૪૨૭૨ ૧૯૦૨૬ - ૯૧૭૩૫ ૧૦૩૧૨

... 2 ...

In this said building namely "**SHIV AVENUE-2**" in First Floor to Fifth Floor Residential flats no. give as below :-

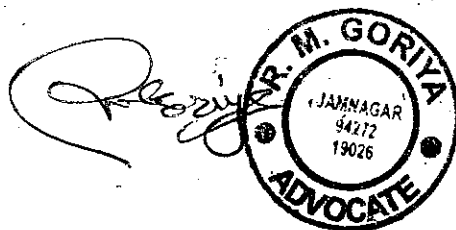
- | | |
|-----------------|--------------------|
| 1) First Floor | Flat No.101 to 106 |
| 2) Second Floor | Flat No.201 to 206 |
| 3) Third Floor | Flat No.301 to 306 |
| 4) Fourth Floor | Flat No.401 to 406 |
| 4) Fifth Floor | Flat No.501 to 506 |

It appears from the Document related to the said Property that **Shivdhara Corporation a partnership firm through its partners Parbatbhai Vajshibhai Nandaniya etc.** became the owners of the said Property by Virtue of the following transactions.

The entire land is included was originally belonged to Vashrambhai Virabhai Bhanshali which was agri. land and from him the said land was purchased by Bhanshali Pragji Liladharbhai Vide Regd. Chhapalekh No.79 dated 22-4-1921.

Thereafter on death of Pragji Liladharbhai Bhanshali said land was acquired by his son Chhelbhai Pragjibhai and Narotambhai Pragjibhai

... 3 ...



Rajesh M. Goriya

B. Com. LL.B., Advocate



રાજેશ એમ. ગોરીયા

બી.કોમ., એલએલ.બી., એડવોકેટ

403/404, Fourth Floor, K.D.Complex
Indira Marg, Gurudwara Circle, Jamnagar
Mobile: 94272 19026 - 91735 10312

૪૦૩/૪૦૪, ચોથા માળે, કે.ડી.કોમ્પ્લેક્સ
ઈન્દીરા માર્ગ, ગુરુદ્વારા સર્કલ, જામનગર
મો. ૯૪૨૭૨ ૧૯૦૨૬ - ૯૧૭૩૫ ૧૦૩૧૨

... 3 ...

by way of sucession and its entry was made in Village Form No.6 vide pramolagation entry No.364 dated 6-2-1953.

Thereafter from the heirs of Pragjibhai Liladhar i.e. from Chhelshankar Pragjibhai etc., this land was purchased by Bhanshali Hirabhai Ghelabhai vide Reg. Sale Deed and the entry of the same was done in Village Form No.6 vide pramolagation entry no.776 dated 6-2-1953 and vide entry No.1330 dated 16-12-1957.

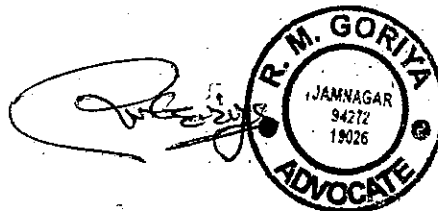
Thereafter Keshavbhai Hirabhai release his share in favour of Hirabhai Ghelabhai Bhanushali Vide Regd. Release Deed No.1170 dated 19-5-1964.

Thereafter Keshavbhai Hirabhai sold the said land to Prabhulal Bhagwanji by Regd. Sale Deed Vide No.2191 dated 24-12-1965.

Thereafter Prabhulal Bhagwanji Patel done the procedure of N.A. and Collector Jamnagar issued N.A. Order Vide No. N.N./A/42 dated 13-3-1967 and also sanction N.A. Plan and Sanad.

Thereafter Prabhulal Bhagwanji Patel sold the said Plot No.20

... 4 ...



Rajesh M. Goriya

B. Com. LL.B., Advocate



રાજેશ એમ. ગોરીયા

બી.કોમ., એલએલ.બી., એડવોકેટ

403/404, Fourth Floor, K.D.Complex
Indira Marg, Gurudwara Circle, Jamnagar
Mobile: 94272 19026 - 91735 10312

૪૦૩/૪૦૪, ચોથા માળે, કે.ડી.કોમ્પ્લેક્સ
ઇન્દીરા માર્ગ, ગુરુદ્વારા સર્કલ, જામનગર
મો. ૯૪૨૭૨ ૧૯૦૨૬ - ૯૧૭૩૫ ૧૦૩૧૨

... 4 ...

to Nemchand Muljibhai Shah Vide Regd. Sale Deed No.949 dated 14-4-1672.

Thereafter Nemchand Muljibhai Shah apply for permission of Sub-Plot No.8/B before Jamnagar Municipal Corporation and Jamnagar Municipal Corporation grant the permission for construction vide No.028695 dated 10-10-2014 and sanction the construction plan.

Thereafter Nemchand Muljibhai Shah sold the said plot no.20 with construction right to Shivdhara Corporation a partnership firm through its partners Parbatbhai Vajshibhai Nandaniya etc. vide Regd. Sale Deed No.7288 dated 14-9-2016.

Thereafter Shivdhara Corporation a partnership firm through its partners Parbatbhai Vajshibhai Nandaniya etc. have constructed multi-storied building as per sanctioned Lay-Out Plan by Jamnagar Municipal Corporation. The said Building known as "SHIV AVENUE-2".

I have taken search in Office of the Sub-Registrar Jamnagar

... 5 ...



Rajesh M. Goriya

B. Com. LL.B., Advocate



રાજેશ એમ. ગોરીયા

બી.કોમ., એલએલ.બી., એડવોકેટ

403/404, Fourth Floor, K.D.Complex

Indira Marg, Gurudwara Circle, Jamnagar

Mobile: 94272 19026 - 91735 10312

૪૦૩/૪૦૪, ચોથા માળે, કે.ડી.કોમ્પ્લેક્સ

ઈન્દીરા માર્ગ, ગુરુદ્વારા સર્કલ, જામનગર

મો. ૯૪૨૭૨ ૧૯૦૨૬ - ૯૧૭૩૫ ૧૦૩૧૨

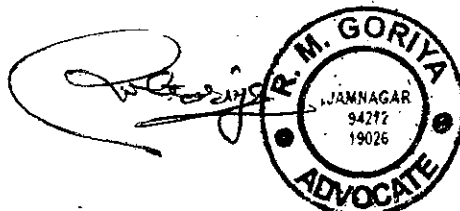
... 5 ...

in respect of the above referred property, Vide Receipt No. 2017010013022 Dated : 30-11-2017 and have found that Shivdhara Corporation a partnership firm through its partners Parbatbhai Vajshibhai Nandaniya etc. are the true and lawful owners of the above referred property and no any other person or persons has/have any right in the above referred property and it appears free from any encumbrance.

In support of my above opinion, I have seen the following documents.

1. A copy of Chhapa Lekh Vide No.79 dated 22-4-1921 executed by Vashrambhai Virabhai Bhanshali in favour of Bhanshali Pragjibhai Liladhar.
2. A copy of Tippan of R.S.NO.1455
3. A copy of Jamabandhi Fesal Patrak of R.S.NO.1455
4. A copy of Village Form No.6 Vide Entry No.364 dated 6-2-1953 in the name of Chhelbhai Pragjibhai etc.
5. A copy of Village Form No.6 Vide Entry No.776 dated 6-2-1953 in the name of Bhanshali Hirabhai Ghelabhai.
6. A copy of Village Form No.6 Vide Entry No.1330 dated 16-12-1957 in the name of Bhanshali Hirabhai Ghelabhai.

... 6 ...



Rajesh M. Goriya

B. Com. LL.B., Advocate

રાજેશ એમ. ગોરીયા

બી.કોમ., એલએલ.બી., એડવોકેટ

403/404, Fourth Floor, K.D.Complex
Indira Marg, Gurudwara Circle, Jamnagar
Mobile: 94272 19026 - 91735 10312

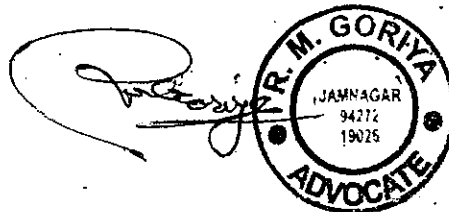


૪૦૩/૪૦૪, ચોથા માળે, કે.ડી.કોમ્પ્લેક્સ
ઇન્દીરા માર્ગ, ગુરુદ્વારા સર્કલ, જામનગર
મો. ૯૪૨૭૨ ૧૯૦૨૬ - ૯૧૭૩૫ ૧૦૩૧૨

... 6 ...

7. A copy of Regd. Sale Deed No.127 dated 14-2-1952 executed by Chhelshankar Pragjibhai etc. in favour of Hirabhai Ghelabhai.
8. A copy of Regd. Release Deed Vide No.1170 dated 19-5-1964 executed by Bhanushali Keshavlal Hirabhai in favour of Bhanushali Hirabhai Ghelabhai.
9. A copy of Regd. Sale Deed No.2191 dated 24-12-1965 executed by Keshavlal Hirabhai in favour of Prabhulal Bhagwanjibhai Patel.
10. A copy of N.A. Order Passed by Collector Jamnagar Vide NO. N.N.A./ 42 dated 13-3-1967 alongwith lay out plan
11. A copy of N.A. Sanad in the name of Prabhulal Bhagwanjibhai Patel
12. A copy of Order Passed by Collector Jamnagar Vide N.A. S.B.NO.11/ 69 dated 16-10-1970
13. A copy of Regd. Sale Deed Vide no.949 dated 14-4-1972 executed by Prabhulal Bhagwanji Patel in favour of Nemchand Muljibhai Shah.
14. A copy of City Survey Pot Hissa Sketch issued by City Survey Office, Jamnagar
15. A copy of Property Card in the name of Nemchand Muljibhai Shah.
16. A copy of Development Permission Vide No.028695 dt.10-10-2014 issued by Jamnagar Municipal Corporation alongwith plan
17. A copy of Partnership Deed made by and between Shivdhara Corporation a partnership firm through its partners Parbatbhai Vajshibhai Nandaniya etc. dated 6-4-2016

... 7 ...



Rajesh M. Goriya

B. Com. LL.B., Advocate

રાજેશ એમ. ગોરીયા

બી.કોમ., એલ.એલ.બી., એડવોકેટ

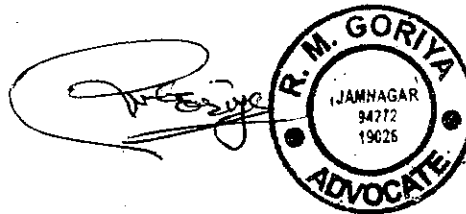
403/404, Fourth Floor, K.D.Complex
Indira Marg, Gurudwara Circle, Jamnagar
Mobile: 94272 19026 - 91735 10312



૪૦૩/૪૦૪, ચોથા માળે, કે.ડી.કોમ્પ્લેક્સ
ઈન્દીરા માર્ગ, ગુરુદ્વારા સર્કલ, જામનગર
મો. ૯૪૨૭૨ ૧૯૦૨૬ - ૯૧૭૩૫ ૧૦૩૧૨

... 7 ...

18. A copy of Regd. Sale Deed Vide No.7288 dated 14-9-2016 executed by Nemchand Muljibhai Shah in favour of Shivdhara Corporation a partnership firm through its partners Parbatbhai Vajshibhai Nandaniya etc.
19. A copy of Power of Attorney executed by Kaviben Parbatbhai Nandaniya as a partner of Shivdhara Corporation a partnership firm in favour of Parbatbhai Vajshibhai Nandaniya as a partner of said firm dated 6-7-2017
20. A copy of Power of Attorney executed by Labhuben Jitubhai Kandoriya as a partner of Shivdhara Corporation a partnership firm in favour of Jitubhai Ramdebhai Kandoriya as a partner of said firm dated 6-7-2017
21. A copy of Power of Attorney executed by Maluben Lakhman Kandoriya as a partner of Shivdhara Corporation a partnership firm in favour of Lakhman Jethabhai Kandoriya as a partner of said firm dated 6-7-2017
22. A copy of Regd. Owners Declaration executed by Shivdhara Corporation a partnership firm through its partners Parbatbhai Vajshibhai Nandaniya etc.



... 8 ...

Rajesh M. Goriya

B. Com. LL.B., Advocate



રાજેશ એમ. ગોરીયા

બી.કોમ., એલએલ.બી., એડવોકેટ

403/404, Fourth Floor, K.D.Complex

Indira Marg, Gurudwara Circle, Jamnagar

Mobile: 94272 19026 - 91735 10312

૪૦૩/૪૦૪, ચોથા માળે, કે.ડી.કોમ્પ્લેક્સ

ઇન્દીરા માર્ગ, ગુરુદ્વારા સર્કલ, જામનગર

મો. ૯૪૨૭૨ ૧૯૦૨૬ - ૯૧૭૩૫ ૧૦૩૧૨

... 8 ...

As per above mentioned transactions and documents presented before me, I can opine that **Shivdhara Corporation a partnership firm through its partners Parbatbhai Vajshibhai Nandaniya etc.** are the sole and absolute owner of the said flat and title of the above flat is **clear and marketable and free from any encumbrances.**

The Loan sanctioning authority is advised to retain the above listed documents.

JAMNAGAR.

DATED :30-11-2017



(RAJESH M. GORIYA)

ADVOCATE