



Date : 20th July, 2017.

To,

NIRAVRAJ GIRIRAJSIINH JHALA,

Soyam, Rajoli Nagar,

Street No. 2, Airport Road, Rajkot

Sub: Investigation of title of **NIRAVRAJ GIRIRAJSIINH JHALA** of Rajkot over his immovable property consisting of Residential Plots situated at Raiya Revenue Survey No. 57/1, 57/2, 57/3, 58 pakee T. P. Scheme No. 4, F. P. No. 756 pakee "Ashopalav Park" pakee **ATULYAM GOLD** on Binkheli Plot No. 27+28+29, total land sq. mtrs. 356.01 of Village Raiya now a part of Rajkot Municipal Corporation within the sub district and district Rajkot.

Dear Sir,

With reference to the subject mentioned, and giving here under the title Report of the property, where the description and boundaries are stated herein below:

A. DESCRIPTION:

Immovable property consisting of Residential Plots situated at Raiya Revenue Survey No. 57/1, 57/2, 57/3, 58 pakee T. P. Scheme No. 4, F. P. No. 756 pakee "Ashopalav Park" pakee **ATULYAM GOLD** on Binkheli Plot No. 27+28+29, total land sq. mtrs. 356.01 of Village Raiya now a part of Rajkot Municipal Corporation within the sub district and district Rajkot.

ON THE NORTH :- Plot No. 28

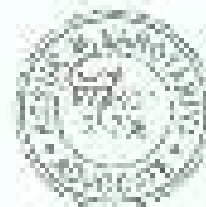
ON THE SOUTH :- 9.00 mtrs. wide Road

ON THE EAST :- F.P. No. 755

ON THE WEST :- 7.22 mtrs. wide Road

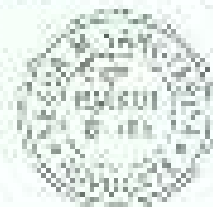
I am submitting following documents for title clearance report:-

- 1) Copy of Revenue Tax Receipt issued by Taluk Cane Land Office.
- 2) Certified Copy of Village Form No. 6 with entry No. 3, 335, 54, 58, 6755, 6204, 7058 in favour of Shri Anjaniben Parashottamji Bhatta.





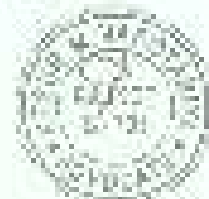
- 3) Certified Copy of Village Form No. 7/12 in favour of Shri Anantbhai Parshottambhai Joshi
- 4) Certified Copy of Village Form No. 9-A in favour of Shri Anantbhai Parshottambhai Joshi
- 5) Certified Copy of Tppan
- 6) Certified Copy of Regd. Sale Deed S. No. 766 dated 01-06-1999 (Reg. No. 1322 Vol 176 dated 12-06-1999) executed by Shri Harshchandrasing Anantbhai Joshi in favour of Shri Nathubhai Bhavabhai Soark
- 7) Notarise Copy of Power of Attorney executed by Shri Anantbhai Bhavabhai Soark in favour of Shri Parshottambhai Joshi and others dated 25-12-1990
- 8) Certified Copy of Regd. Sale Deed S. No. 1741 dated 06-04-1999 (Reg. dated 01-07-1999) executed by Shri Nathubhai Bhavabhai Soark through his Power of Attorney holder Shri Parshottambhai Joshi and others in favour of Shri Dnyanendra Narjibhai Patel and others
- 9) Certified Copy of Regd. Confirmation Deed S. No. 7206 dated 03-03-2004 executed by Shri Nathubhai Bhavabhai Soark in favour of Shri Dnyanendra Narjibhai Patel and others
- 10) Certified Copy of Regd. Sale Deed S. No. 10273 dated 20-09-2006 executed by Shri Dnyanendra Narjibhai Patel and others in favour of Shri Anantbhai Parshottambhai Joshi
- 11) Negative Copy of Possession Letter with Rajkam
- 12) Negative Copy of Layout Form No. 119 dated 06-11-2006 and Layout 201
- 13) Certified Copy of P. A. Permission No. 91 / 34-07 dated 28-12-2006 granted by Collector Office, Rajkot in favour of Shri Anantbhai Parshottambhai Joshi
- 14) Certified Copy of L.P. Scheme Sketch
- 15) Original Regd. Sale Deed S. No. 305 dated 2-04-2016 executed by Shri Anantbhai Parshottambhai Joshi in favour of NIRAARAJ GIBIRAJISINH JHALA And Original Registration Receipt No. 20180253095



- 15) Certified Copy of Village Form No. 2 with entry No. 164 in favour of NIRAYRAJ GIRIBHAIJIJI JHALA
- 16) Original Construction Permission No. 355 dated 29-11-2016 with Plan passed by Rajkot Municipal Corporation
- 17) Original Commencement Certificate No. 855 dated 29-11-2016 issued by Rajkot Municipal Corporation

C. TRACING OF THE TITLE:

- 1) That originally the agricultural land of Rajya Revenue Survey No. 57/1, 57/2, 57/3, all pieces A, 400 G, A, 101 G, A, 343 G, A, 141 G, belonged to Shri Kallabhai Bhawanbhai Solanki of the line of now deceased. This entry made in Village Form No. 6 by entry No. 385 and it has certified by Revenue Officer.
- 2) Thereafter Shri Kallabhai Bhawanbhai Solanki gave power of attorney to Shri Panchabhai Jadavbhai Patani and all executed 25-12-1979
- 3) Thereafter Shri Kallabhai Bhawanbhai Solanki through his power of attorney holder Shri Panchabhai Jadavbhai Patani and others sold the above said total agri. land A, 403 G, to Shri Chokkibhai Haribhai Patel and others by Regd. Sale Deed S. No. 1741 dated 28-04-1979 (Regd. dated 01-07-1979) & Regd. Confirmation Deed S. No. 2203 dated 20-09-2005 which were registered with Sub Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 409 and it has certified by Revenue Officer.
- 4) Thereafter Shri Chokkibhai Haribhai Patel and others sold the above said agri. land to Shri Anjanbhai Panchabhai Patani by Regd. Sale Deed S. No. 6072 dated 20-09-2006 which was registered with Sub Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 6934 and it has certified by Revenue Officer.
- 5) Thereafter Shri Anjanbhai Panchabhai Patani applied to Collector Office, Rajkot for N. A. Permission. The N. A. Permission granted by Collector Office, Rajkot by Order No. 91 / 08-07 dated 28-12-2006. This entry made in Village Form No. 6 by Entry No. 2008 and it has certified by Revenue Officer. So, Shri Anjanbhai Panchabhai Patani has got Building Plot No. 1 to 47.



- Hereafter Shri Anandkumar Vinodchandra Baidya son Binkheli Plot No. 27+28+29, total land sq. mtr. 356.01 is NIRAVRAJ GIRIRAJSIINH JHALA by Recd. Sale Deed S. No. 335 dated 21-11-2015 which was registered with Sub-Registrar, Rajkot accordingly. This entry made in 7/10ga Form No. 2 by entry No. 164 and it has certified by Revenue Officer.
- Thereafter NIRAVRAJ GIRIRAJSIINH JHALA commences the exercise levy of Residential Plot situated at Raiya Revenue Survey No. 57/1, 57/2, 57/3, 58 poked T. P. Scheme No. 4, F. P. No. 766 poked 'Ashopukiy Park' poked 'ATULYAM GOLD' on Binkheli Plot No. 27+28+29, total land sq. mtr. 356.01 as per Circular No. Permission No. 863 dated 29-11-2015 and Plan passed by Rajkot Municipal Corporation. Now these exercises are in under construction.
- So, legal owner of the above related property is NIRAVRAJ GIRIRAJSIINH JHALA.

I have taken search from Index register of sale, mortgage, gift etc. maintained by Sub-Registrar, Rajkot. The search fee Rs. 110/- has been paid by Receipt No. 2070250 (001) dated 18-07-2017 for search from the year 1998 to 2017 and I have found nothing adverse to the title of the above said owner. There are no other transactions or dealing affecting the title of above said owner. Nothing adverse is found. The search record is enclosed herewith.

From the personal scrutiny and verification of the above facts of the opinion the title of NIRAVRAJ GIRIRAJSIINH JHALA with respect to above described property is pure, clear and marketable and the said property is without any encumbrance.

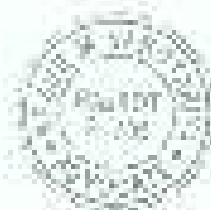
I am returning herewith the document sent to me for the verification.

Thanking you,

Yours sincerely,



Kesur M. Varotariya - Advocate



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Subject: English
Date: 10/10/2023

1. The first part of the text is a short story about a man who is very poor and has no money. He is very sad and is looking for a way to get money. He goes to a bank and asks the manager for a loan. The manager says that he can give him a loan, but he has to give him a security. The man says that he has no security, but the manager says that he can give him a loan if he gives him a security. The man says that he has no security, but the manager says that he can give him a loan if he gives him a security. The man says that he has no security, but the manager says that he can give him a loan if he gives him a security.



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