



VIRENDRA V. RANINGA

B.com; DCS, LLB; LLM; Advocate (Guj. Highcourt)

Office : Palace Road, 1/7, Jayraj Plot Corner, Opp. Central Bank, Rajkot-3600 001. Ph. : (0281) 2291581 M. 98248 55956

Dt. 08/03/2019

:: TO WHOM SOEVER IT MAY CONCERN ::

1.0 Name of the Owner as per the Last Sale Deed :-

Shri Dhiren Amrutlal Ghorda

Address : Flat No. A-1304, Wing-A, Garden City, Sadhu Vaswani Road,
Rajkot.

2.0 Description of the Property :-

Constructed Immovable Residential Property known as "A-One Height" situated & lying on total Land Admeasuring 371-05 Sq.Mtrs. of Plot No. 5, T. P. Scheme No. 6 (Raiya), F. P. No. 188 paikie of Revenue Survey No. 150 paikie of Village : Raiya of Sub District & District : Rajkot within the limit of RMC in the State of Gujarat. Boundary of the said property as under :

NORTH : Common Plot
SOUTH : 40-0 Ft. wide Road
EAST : Plot No. 6
WEST : 25-0 Ft. wide Road

3.0 Description of the Documents :-

- [1] Xerox copy Sale Deed No. 3776, Dtd. 24/05/2018 in favour of Shri Dhiren Amrutlal Ghorda with R.R.
- [2] Xerox copy of Construction Permission No. 919, Dtd. 23/01/2019 with Commencement Certificate issued by the Rajkot Municipal Corporation along with Building Plan approved by it.
- [3] Xerox copy of Exchange Deed vide No. 3599, Dtd. 20/06/2013 made between Shri Harish Prabhudas Gandhi and Shri Nehal Jugalkishor Gandhi etc. with Consent Party : Shri Jugalkishor Prabhudas Gandhi with R.R.
- [4] Xerox copy of Gift Deed No. 14105, Dtd. 20/11/2007 in favor of Shri Nehal Jugalkishor Gandhi & Others with R.R.
- [5] Xerox copy of Power of Attorney executed by Shri Mitulkumar Julgalkishor Gandhi on Dtd. 12/11/2007.
- [6] Xerox copy of Sale Deed No. 6543, Dtd. 03/11/1980 in favor of Shri Savitaben Shivilal Shah.





VIRENDRA V. RANINGA

B.com; DCS, LLB; LLM; Advocate (Guj. Highcourt)

Office : Palace Road, 1/7, Jayraj Plot Corner, Opp. Central Bank, Rajkot-3600 001. Ph. : (0281) 2291581 M. 98248 55956

- [7] Xerox copy of Power of Attorney executed by Shri Pratima Narendrabhai Vora on Dtd. 24/09/1980.
- [8] Xerox copy of Sale Deed No. 3369, Dtd. 15/07/1972 in favor of Shri Pratima Narendrabhai Vora.
- [9] Xerox copy of N. A. Order No. Mahesul/BKHP/Reg. No. 25/69-70, Dtd. 26/06/1970 passed by the District Development Officer, Rajkot.
- [10] Xerox copy of Lay-out Plan.
- [11] Xerox copy of N. A. Sanad.
- [12] Xerox copy of Partnership Deed of "M/s. Umar Amad Walu Khetar".
- [13] Xerox copy of Sale Deed No. 773, Dtd. 05/03/1965 in favor of Shri Pravinchandra Dayalal.
- [14] Xerox copy of Gazette.
- [15] Xerox copy of Redistribution & Valuation Statement issued by the RMC along with T. P. Sketch etc.
- [16] Xerox copy of Mortgage Deed No. 3778, Dtd. 24/05/2018 with R.R.
- [17] Xerox copy of Revenue Records.
- [18] Original Receipts towards the Payment of Search Charges issued by Sub-Registrar, Rajkot.

5.0 Description of the Property :-

It transpires from the Chain of the documents that Shri Sandhi Umar Amad was Original Owners & Occupant of Land Admeasuring Acre 5-02 Guntha of R.S.N. 150 of Raiya, Rajkot.

Then, Shri Sandhi Umar Amad sold Land Admeasuring Acre 5-02 Guntha to Shri Pravinchandra Dayalal by Registered Sale Deed No. 773, Dtd. 05/03/1965. I have seen the copy of the same.

Then, Shri Harshadbhai Bachulal Tanna & Others executed a Partnership Deed in the name & style of "M/s. Umar Amad Walu Khetar" on Dtd. 12/03/1965. I have seen the copy of the same.

Then, Shri Pravinchandra Dayalal got Non Agricultural Permission from District Development Officer, Rajkot vide No. Mahesul/BKHP/Reg. No. 25/69-70, Dtd. 26/06/1970. I have seen the copy of the same

Then, Shri Pravinchandra Dayalal & Others and Confirming Party : Vasantlal Ratilal Jasani sold Land Admeasuring 445-2-0 Sq.Yrds. of Plot





VIRENDRA V. RANINGA

B.com, DCS, LLB, LLM; Advocate (Guj. Highcourt)

Office : Palace Road, 1/7, Jayraj Plot Corner, Opp. Central Bank, Rajkot-3600 001. Ph. : (0281) 2291581 M. 98248 55956

No. 5 to Shri Pratima Narendrabhai Vora by Registered Sale Deed No. 3369, Dtd. 15/07/1972. I have seen the copy of the same.

Then, Shri Pratima Narendrabhai Vora executed a Power of Attorney in favour of Shri Mukesh Jayantilal Maniyar on Dtd. 24/09/1980. I have seen the copy of the same

Then, Shri Mukesh Jayantilal Maniyar – A P.O.A. holder of Shri Pratima Narendrabhai Vora sold Land Admeasuring 445-2-0 Sq.Yrds. of Plot No. 5 to Shri Savitaben Shivilal Shah by Registered Sale Deed No. 6543, Dtd. 03/11/1980. I have seen the copy of the same.

Then, Shri Mitulkumar Julgalkishor Gandhi executed a Power of Attorney in favour of Shri Jugalkishor Prabhudas Gandhi on Dtd. 12/11/2007. I have seen the copy of the same.

Then, Shri Savitaben Shivilal Shah W/o. Prabhudasbhai Gandhi gifted Land Admeasuring 371-05 Sq.Mtrs. of Plot No. 5 to Shri Nehal Jugalkishor Gandhi & Others by Registered Gift Deed No. 14105, Dtd. 20/11/2007. I have seen the copy of the same.

Then, Shri Harish Prabhudas Gandhi and Shri Nehal Jugalkishor Gandhi etc. with Consent Party : Shri Jugalkishor Prabhudas Gandhi etc. executed a Registered Exchange Deed vide No. 3599, Dtd. 20/06/2013. By virtue of the said Exchange Deed; Shri Harish Prabhudas Gandhi became co-owner of Land Admeasuring 371-05 Sq.Mtrs. of Plot No. 5 of Revenue Survey No. 150 paikie of Village : Raiya of Sub District & District : Rajkot. I have seen the copy of the same.

Then, Shri Harish Prabhudas Gandhi & Binit Harish Gandhi sold Land Admeasuring 371-05 Sq.Mtrs. of Plot No. 5, T. P. Scheme No. 6 (Raiya), F. P. No. 188 paikie of Revenue Survey No. 150 paikie of Village : Raiya of Sub District & District : Rajkot within the limit of RMC to Shri Dhiren Amrutlal Ghorda by Registered Sale Deed No. 3776, Dtd. 24/05/2018. I have seen the copy of the same.

Shri Harish Prabhudas Gandhi etc. got the Construction Permission from the Rajkot Municipal Corporation vide No. 919, Dtd. 23/01/2019. I have seen the copy of the same.

It transpires that **Shri Dhiren Amrutlal Ghorda** is the owner & occupier of the property more particularly described in Para-2 hereinabove and he is competent to transfer it.

5.0 Search :-

The search has been taken from the records of Sub-Registrar, Rajkot for the last 30 years and no registered charge or encumbrance has been disclosed, except the charge of **Shri Ram City Union Finance Ltd.** The receipts towards the search charges are annexed.





VIRENDRA V. RANINGA

B.com; DCS, LLB; LLM; Advocate (Guj. Highcourt)

Office : Palace Road, 1/7, Jayraj Plot Corner, Opp. Central Bank, Rajkot-3600 001. Ph. : (0281) 2291581 M. 98248 55956

6.0 Certificate of Title/Opinion :-

On examination of the entire chain of the documents, I do hereby certify that the right, title and interest of **Shri Dhiren Amrutlal Ghorda** is respect of the Property described in Para-2 hereinabove are correct with all respective title-deeds and right, title and interest of said Property are clear, marketable, free from any encumbrance and beyond reasonable doubts. The property can be accepted by way of SECURITY for the advances granted or to be granted.

Place :: RAJKOT

Yours faithfully,

V.V. Raninga
V. V. RANINGA
Advocate



અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.150,પ્લોટનં.5 ટી.પી.નં.6, એફ.પી.નં.188

Search in : રૈયા-1 /RAIYA-1

પહોંચ નંબર ૨૦૧૮૦૨૫૦૦૩૦૮૪ અરજી નંબર ૧૮૪૧ અરજી વર્ષ ૨૦૧૮
તારીખ ૨૫ માહે ફેબ્રુઆરી સને ૨૦૧૮

રજુ કરનારનું નામ વિ વિ રાણીગા(એડ.)શોધ
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: 2006 2019

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

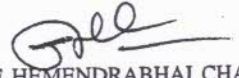
તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.


TWINKLE HEMENDRABHAI CHAUHAN
સબ રજીસ્ટ્રાર
રાજકોટ - 4

અરજી પહોંચ

મિલકત નું વર્ણન : રૈયા રે.સ.નં.150 ટી.પી.6 એફ.પી.188 પ્લોટ નં.5

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર ૨૦૧૮૦૨૨૦૦૬૬૮૮ અરજી નંબર ૪૮૫૫ અરજી વર્ષ ૨૦૧૮
તારીખ ૬ માહે માર્ચ સને ૨૦૧૮

રજુ કરનારનું નામ વી.વી.રાણીગા(એડ)શોધ
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: 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 મોકલશો.

એમ.જે.રાજયગુરુ

સબ રજીસ્ટ્રાર

રાજકોટ - 1

દિશાભાઈ ધોળકા

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.150 ટી.પી.નં.6 એફ.પી.નં.188 પ્લોટ નં.5

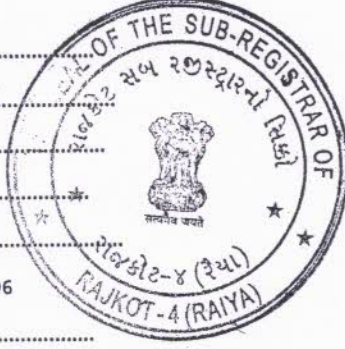
Search in : રૈયા-1 /RAIYA-1

પહોંચ નંબર ૨૦૧૮૦૨૫૦૦૩૬૯૭ અરજી નંબર ૨૧૪૮ અરજી વર્ષ ૨૦૧૮
તારીખ ૭ માહે માર્ચ સને ૨૦૧૮

રજુ કરનારનું નામ વિ.વિ.રાણીગા (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: 1998 2006
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૫૫.૦૦

કુલ એકદરે રૂ. ૫૫.૦૦

અંકે રૂપીયા પંચાવન 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