

Rajesh P. Khakhariya

B.Com, D.T.L.P., LL.B., (Advocate)

Office : 328-Backbone Shopping Center, 3rd Floor, Mayani
Chowk, Chandreshnagar Main Road, Rajkot-360004.

Mo. No. 9925075672

October 6, 2020

:: LEGAL OPINION ::

To,

Shri Parsottambhai Gordhanbhai Babariya

Partner of Moksh Infra Partnership Firm,

Rajkot.

Title Clearance Certificate

Description of the Property:-

Description of the Free hold Residential Property of Land adm. 392-37 Sq. Mtr. of Sub-Plot No. 37/A of Plot No. 37 (T.P.S. No. 3(Nanamava), O.P. No. 35, F.P. No. 120 P and C.S.W. No. Nanamava, C.S. No. 2585 Paikar) of Revenue Survey No. 68P of Village Nanamava Sub Dis & Dis Rajkot.

Flow of Title of the Said Property/Observation:-

On the Strength of the Persual of Documents it transpires from the Chain of Document that Dilavarsinhji Khodubha Jadeja was owner of land adm. acre 13-31 guntha of Revenue Survey No. 68 of Village Nanamava, Sub Dis. & Distri.: Rajkot.

Thereafter Dilavarsinhji Khodubha Jadeja Sold land adm. acre 13-31 guntha of Revenue Survey No. 68 of Village Nanamava, Sub Dis. & District: Rajkot to Shri Jayantilal Govindjibhai by Registered Sale Deed No. 1466, Dtd. 31/05/1961. The entry has been posted in the revenue records Village Form No. 6, Vide entry No. 61, Dtd. 09/08/1961. I have Seen Copy of the same.

Thereafter Shri Jayantilal Govindjibhai applied for Conversion of said agriculture land adm. acre 13-31 guntha of Revenue Survey No. 68 of Village Nanamava Sub Dis. & District Rajkot into non agriculture for residential purpose at Mamlatdar Office land adm. acre 5-00 guntha was



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sanctioned by the mamlatdar vide No. Land -1-345, Dtd. 05/12/1961 subject to condition and also issued Sanad for it. The said Entry has been posted in the revenue record Village Form No. 6, vide entry No. 67, Dtd. 22/05/1961. I have Seen Copy of the same.

Thereafter Shri Jayantilal Govindjibhai applied for Conversion of said agriculture land acre 8-31 guntha of Revenue Survey No. 68 of Village Nanamava, Sub Dis. & District: Rajkot into non agriculture for residential purpose at mamlatdar Office, since Shri Jayantilal Govindjibhai has not Started construction on N.A. land adm. 5-00 guntha which was sanctioned earlier, application was Rejected by the mamlatdar, same was submitted before the deputy collector and same was sanctioned by deputy collector vide No. 21/61-62, Dtd. 26/07/1962 and issued Sanad for it. I was Seen copy of the same.

Thereafter Shri Jayantilal Govindjibhai Kundaliya, Shri Dinkarraai Maganlal Kotak, Shri Dayalji Lakhamshibhai, Shri Vanmali Devkaran, Shri Liladhar Dayashankar, Shri Maganlal Gulabchand Vaghasiya, Shri Rajput Vashram Parbatbhai, Shri Shantilal Balvantrai and Smt. Heera Maganlal executed partnership Deed in the Name & Style of "New College Plots", Dtd. 31/05/1961. I have Seen Copy of the same.

Thereafter Partition Deed No. 660, Dtd. 23/02/1962 has been executed among Shri Jayantilal Govindjibhai Kundaliya, Shri Dinkarraai Maganlal Kotak, Shri Dayalji Lakhamshibhai, Shri Vanmali Devkaran, Shri Liladhar Dayashankar, Shri Maganlal Gulabchand Vaghasiya, Shri Rajput Vashram Parbatbhai, Shri Shantilal Balvantrai and Smt. Heera Maganla. On the Strength of the said partition deed land adm. 6115-7 Sq. yards. of different Plots including land adm. 1006-2 Sq. yard of Plot No. 37 came into part of Shri Vanmali Devkaran the said entry has been posted in the revenue record Village Form No. 6, Vide entry No. 333, Dtd. 25/08/1966. I have Seen Copy of the same.

Thereafter Shri Vanmali Devkaran made Will Dtd. 24/09/1981 of this Property.

Thereafter ULC Order No. ULC 6(1) 461/76, Dtd. 31/07/1986 issued by Competent Authority.



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And a ULC Order No. ULC 6(1) 461/76/4, Dtd. 28/07/1988 issued by Competent Authority.

Thereafter a Certificate Dtd. 09/05/1989 issued by Income Tax, Officer, Rajkot Stating the Members of Shri Vanmalidas Devkaran Keshariya H.U.F.

And a ULC Order No. ULC-3488/6018/2472/V-3, Dtd. 18/08/1989 issued by Competent Authority.

A Partnership firm enacted in Name & Style of M/s. Shri Hari Builders by vide partnership Deed Dtd. 01/12/1990.

A Power of Attorney Dtd. 11/09/1992 executed by Shri Himatbhai Narshibhai Patel and Shri Jadavbhai Lakhabhai Kapadiya Partners of M/s. Shri Hari Builders in favour of Shri Mansukhbhai Parbatbhai Gondaliya.

A Power of Attorney Dtd. 30/10/1992 executed by Shri Vithalji Tejabhai Chotalia and Shri Ramanlal Bachubhai Partners of M/s. Shri Hari Builders in favour of Shri Mansukhbhai Parbatbhai Gondaliya.

Thereafter said lands of Plot No. 37 Adm. 841.33 Sq. Mts. is purchased by M/s. Shri Hari Builders – a partnership firm by Reg. Sale Deed No. 13431, Dtd. 15/09/1995. It is also recited at vide entry No. 2087, Dt. 07/10/1995 in Village Form No. 6.

Thereafter Permission for Construction obtained at vide No. RU/DA/Tech/Dev/Nanamava/1011/95, Dtd. 14/03/1996 along with approved Building Plan and Sub-Plotting Plan and Building use Certificate Dtd. 10/12/1997 issued by Competent Authority.

And a Company incorporated by vide Certificate of Incorporation Dtd. 17/04/1996 in Name of Chetankumar Gajera Enterprise Pvt. Ltd.

Thereafter out of said lands of Plot No. 37, lands admeasuring 392.37 Sq. Mts. of Sub-Plot No. 37/A is purchased by Chetankumar Gajera Enterprises Pvt. Ltd. By Reg. Sale Deed No. 8479, Dtd. 03/05/1996. It is also recited at vide entry No. 2239, Dtd. 25/08/1996 in Village Form No. 6.



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Thereafter out of said lands of Plot No. 37, lands admeasuring 447.52 Sq. Mts. of Sub-Plot No. 37/B is purchased by Chetankumar Gajera Enterprises Pvt. Ltd. By Reg. Sale Deed No. 8699, Dtd. 08/05/1996. It is also recited at vide entry No. 2238, Dtd. 25/08/1996 in Village Form No. 6.

Thereafter a Resolution Dtd. 15/07/1966 passed in the meeting of board of directors of Chetankumar Gajera Enterprises Pvt. Ltd. Authorizing Shri Vashrambhai G. Gajera to act on behalf of the Company.

Thereafter a Reg. Deed of Declaration No. 18595, Dtd. 13/10/1997 executed u/s 17 of The Gujarat Ownership Flat Act 1973. And the said building given name "Premier Palace – A & B" Apartment.

Thereafter out of said building, residential **Flat No. 101** admeasuring built up area 72.68 Sq. Mts. (Carpet Sq. Ft. 652-00) on **1st Floor** of building **Premier Palace-A** is purchased by **Shri Chandresh Dolatram Tekvani** by Reg. Sale Deed No. 5211, Dtd. 26/03/1998.

Thereafter out of said building, residential **Flat No. 102** admeasuring built up area 72.68 Sq. Mts. (Carpet Sq. Ft. 652-00) on **1st Floor** of building **Premier Palace-A** is purchased by **Shri Anup Arjandas Tekvani** by Reg. Sale Deed No. 5242, Dtd. 26/03/1998.

Thereafter out of said building, residential **Flat No. 103** admeasuring built up area 72.68 Sq. Mts. (Carpet Sq. Ft. 652-00) on **2nd Floor** of building **Premier Palace-A** is purchased by **Shri Kheldas Dolatram Tekvani** by Reg. Sale Deed No. 5250, Dtd. 26/03/1998.

Thereafter out of said building, residential **Flat No. 104** admeasuring built up area 72.68 Sq. Mts. (Carpet Sq. Ft. 652-00) on **2nd Floor** of building **Premier Palace-A** is purchased by **Shri Kishanchand Arjandas Tekvani** by Reg. Sale Deed No. 5246, Dtd. 03/04/1998.

Thereafter out of said building, residential **Flat No. 105** admeasuring built up area 72.68 Sq. Mts. (Carpet Sq. Ft. 652-00) on **3rd Floor** of building **Premier Palace-A** is purchased by **Shri Rameshchandra Dolatram Tekvani** by Reg. Sale Deed No. 5248, Dtd. 26/03/1998.



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Thereafter out of said building, residential **Flat No. 106** admeasuring built up area 72.68 Sq. Mts. (Carpet Sq. Ft. 652-00) on 3rd **Floor** of building **Premier Palace-A** is purchased by **Shri Haresh Arjandas Tekvani** by Reg. Sale Deed No. 5244, Dtd. 26/03/1998.

Thereafter out of said building, residential **Flat No. 107** admeasuring built up area 72.68 Sq. Mts. (Carpet Sq. Ft. 652-00) on 4th **Floor** of building **Premier Palace-A** is purchased by **Shri Shreechand Dolatram Tekvani** by Reg. Sale Deed No. 5209, Dtd. 26/03/1998.

Thereafter out of said building, residential **Flat No. 108** admeasuring built up area 72.68 Sq. Mts. (Carpet Sq. Ft. 652-00) on 4th **Floor** of building **Premier Palace-A** is purchased by **Shri Rajesh Dolatram Tekvani** by Reg. Sale Deed No. 5251, Dtd. 26/03/1998.

Thereafter said Flat No. 108 Power of attorney Dtd. 22/12/2009 executed by shri Rajesh Dolatram Tekvani in favor of Shri Sandip Shreechandbhai Dariyanani.

Thereafter said Flat No. 108 purchased by shri Vanita Jitendrabhai Lalvani by Reg. Sale Deed No. 11403, Dtd. 24/10/2011.

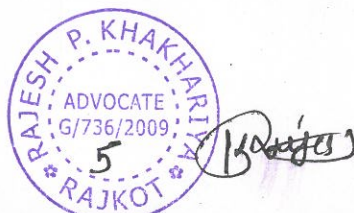
Thereafter Shri Komalben Shrichadbhai Tekvani and others got Said residential Flat No. 107 on demise of Shri Shreechand Dolatram Tekvani on obtaining Heirship Certificate in Case No. 971/2009, Dtd. 25/11/2009.

Thereafter said Flat No. 105 purchased by Shri Shitaldas Revachand Dariyanani by Reg. Sale Deed No. 12883, Dtd. 23/12/2009.

Thereafter said Flat No. 105 purchased by Shri Mukesh Gurumukhadas Kakkad by Reg. Sale Deed No. 19812, Dtd. 30/11/2010.

Thereafter said Flat No. 103 is Purchased by Shri Prakesh Hasnand Jagnani by Reg. Sale Deed No. 12231, Dtd. 23/12/2005, (New No. 4502, Dtd. 29/10/2013).

Thereafter said Flat No. 102 is purchased by Shri Dilipbhai Jamnadas Lotiya by Reg. Sale Deed No. 1832, Dtd. 11/04/2018.



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As there was some mistake in the narration of the measurement and some typographical mistakes a Supplementary deed was executed to that effect by Shri Anupbhai Arjandas Tekavani in favor Shri Dilipbhai Jamnadas Lotiya by Registered correction Deed No. 980, Dtd. 26/02/2020.

Thereafter said Flat No. 101 is purchased by Shri Vasudev Gurumukhadas Prithiyani by Reg. Sale Deed No. 4346, Dtd. 30/04/2005.

Thereafter said Flat No. 101 is purchased by Shri Dhanjaybhai Manilal Sachadev by Reg. Sale Deed No. 2406, Dtd. 11/05/2018.

A partnership firm enacted in Name & Style "**MOKSH INFRA**" by vide Reg. Partnership deed No. 6727, Dtd. 25/09/2019.

Thereafter said Flat No. 101 is purchased by **M/s. Moksh Infra Partnership Firm** by Reg. Sale Deed No. 5290, Dtd. 14/11/2019.

Thereafter said Flat No. 102 is purchased by **M/s. Moksh Infra Partnership Firm** by Reg. Sale Deed No. 5425, Dtd. 22/11/2019.

Thereafter said Flat No. 103 is purchased by **M/s. Moksh Infra Partnership Firm** by Reg. Sale Deed No. 5249, Dtd. 13/11/2019.

Thereafter said Flat No. 104 is purchased by **M/s. Moksh Infra Partnership Firm** by Reg. Sale Deed No. 4746, Dtd. 10/10/2019.

Thereafter said Flat No. 105 is purchased by **M/s. Moksh Infra Partnership Firm** by Reg. Sale Deed No. 4870, Dtd. 18/10/2019.

Thereafter said Flat No. 106 is purchased by **M/s. Moksh Infra Partnership Firm** by Reg. Sale Deed No. 4747, Dtd. 10/10/2019.

Thereafter said Flat No. 107 is purchased by **M/s. Moksh Infra Partnership Firm** by Reg. Sale Deed No. 4871, Dtd. 18/10/2019.

Thereafter said Flat No. 108 is purchased by **M/s. Moksh Infra Partnership Firm** by Reg. Sale Deed No. 5245, Dtd. 13/11/2019.



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Thereafter Retirement Cum partnership firm enacted in Name & Style **"MOKSH INFRA"** by vide Reg. Retirement Cum Partnership deed No. 5642, Dtd. 04/12/2019.

Thereafter Shri Parshottambhai Gordhanbhai Babariya Partner of M/s. Moksh Infra Partnership firm got New Building Development Permission with Approved Building Plan from the Rajkot Municipal Corporation vide No.224, Dtd. 16/10/2020 I have seen Copy of the same.

List of Documents Scrutinized & Verified of the said Property:-

1. Copy of Building Development Permission No. 224, Dt. 16/10/2020, and Commencement Certificate and Approved building plan.
2. Copy of Declaration And AOP Deed No. 3263, Dt. 25/08/2020 executed by Shri Parshottambhai Gordhanbhai Babariya Partner of M/s. Moksh Infra Partnership firm.
3. Copy of City Survey Property card in the name of M/s. Moksh Infra Partnership firm.
4. Copy of Retirement Cum Partnership deed No. 5642, Dt. 04/12/2019 and Certificate of Register of Firms of M/s. Moksh Infra Partnership firm.
5. Copy of Partnership deed No. 6727, Dt. 25/09/2019 of M/s. Moksh Infra Partnership firm.
6. Copy of Sale Deed No. 5290, Dt. 14/11/2019 in favor Shri Parshottambhai Gordhanbhai Babariya Partner of M/s. Moksh Infra Partnership firm.
7. Copy of Sale Deed No. 2406, Dt. 11/05/2018 in favor Shri Dhanjaybhai Manilal Suchdev.
8. Copy of Sale Deed No. 4346, Dt. 30/04/2005 in favor Shri Vasudev Gurumukhadas Prithiyani.
9. Copy of Slae Deed No. 5211, Dt. 26/03/1998 in favor Shri Chandresh Doltram Tekvani.
10. Copy of Sale Deed No. 5425, Dt. 22/11/2019 in favor Shri Parshottambhai Gordhanbhai Babariya Partner of M/s. Moksh Infra Partnership firm.
11. Copy of Correction Deed No. 980, Dt. 26/02/2020 in favor of Shri Dilipbhai Jamnadas Lotiya.



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12. Copy of Slae Deed No. 1832, Dt. 11/04/2018 of of Shri Dilipbhai Jamnadas Lotiya.
13. Copy of Sale Deed No. 5242, Dt. 26/03/1998 in favor of Anup Arjandas Tekavani.
14. Copy of Sale Deed No. 5249, Dt. 13/11/2019 in favor of Shri Parsottambhai Gordhanbhai Babariya Partner of M/s. Moksh Infra Partnership firm.
15. Copy of Sale Deed No. 12231, Dt. 23/12/2005 (New No. 4502, Dt. 29/10/2013) in favor of Shri Prakesh Hasnand Jagnani.
16. Copy of Sale Deed No. 5250, Dt. 26/03/1998 in favor of Shri Kheldas Dolatram Tekvani.
17. Copy of Sale Deed No. 4746, Dt. 10/10/2019 in favor of Shri Parsottambhai Gordhanbhai Babariya Partner of M/s. Moksh Infra Partnership firm.
18. Copy of Sale Deed No. 5246, Dt. 26/03/1998 in favor of Shri Kishanchand Arjandas Tekvani.
19. Copy of Sale Deed No. 4870, Dt. 18/10/2019 in favor of Shri Parsottambhai Gordhanbhai Babariya Partner of M/s. Moksh Infra Partnership firm.
20. Copy of Sale Deed No. 19812, Dt. 30/11/2010 in favor of Mukesh Gurumukhdas Kakkad.
21. Copy of Sale Deed No. 12883, Dt. 23/12/2009 in favor of Shitaldas Revachand Dariyanani.
22. Copy of sale Deed No. 5248, Dt. 26/03/1998 in favor of Rameshchandra Dolatram Tekvani.
23. Copy of Sale Deed No. 4747, Dt. 10/10/2019 in favor of Shri Parsottambhai Gordhanbhai Babariya Partner of M/s. Moksh Infra Partnership firm.
24. Copy of Sale Deed No. 5244, Dt. 26/03/1998 in favor of Shri Haresh Arjandas Tekavani.
25. Copy of Sale Deed No. 4871, Dt. 18/10/2019 in favor of Shri Parsottambhai Gordhanbhai Babariya Partner of M/s. Moksh Infra Partnership firm.



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26. Copy of Civil Misc. Appl. No. 917/2009, Dt. 25/11/2009 in favor of Shri Komalben Shrichandbhai tekvani and others.
27. Copy Sale Deed No. 5209, Dt. 26/03/1998 in favor of Shri Shrichan Dolatram Tekvani.
28. Copy of Sale Deed No. 5245, Dt. 13/11/2019 in favor of Shri Parsottambhai Gordhanbhai Babariya Partner of M/s. Moksh Infra Partnership firm.
29. Copy of Sale Deed No. 11403, Dt. 24/10/2011 in favor of Shri Vanita Jitendrabhai Lalvani.
30. Copy of Power of Attorney executed by Shri Rajesh Dolatram Tekavani Dt, 22/12/2009.
31. Copy of Sale Deed No. 5251, Dt. 26/03/1998 in favor of Shri Rajesh Dolatram Tekvani.
32. Copy of Declaration Deed No. 18595, Dt. 13/10/1997 executed by Shri Vasharambhai Ghelabhai Gajera Authorized Director of Shri Chetankumar Gajera Enterprise Pvt. Ltd.
33. Copy of Occupancy Certificate No. RUDA/Tech/Dev/Nanamava/1011/95, Dt. 10/12/1997.
34. Copy of Village Form No. 8 and Village Form No. 6, Vide entry No. 2238 & 2239.
35. Copy of Sale Deed No. 8479, Dt. 03/05/1996 in favor of Shri Vasharambhai Ghelabhai Gajera Authorized Director of Shri Chetankumar Gajera Enterprise Pvt. Ltd.
36. Copy of Sale Deed No. 8699, Dt. 08/05/1996 in favor of Shri Vasharambhai Ghelabhai Gajera Authorized Director of Shri Chetankumar Gajera Enterprise Pvt. Ltd.
37. Copy of Building Developing Permission No. 67-96, Dt. 24/07/1996 by Nanamava Gram Panchayat Office.



(Signature)

Rajesh P. Khakhariya

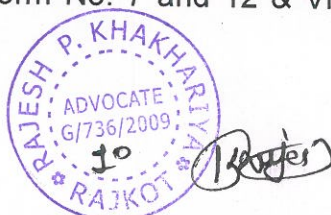
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38. Copy of Building Development Permission No. RUDA/Tech/Dev/Nanamava/1011/95, Dt. 14/03/1996 and Approved Building Plan and Sub-Plotting Plan.
39. Copy of Authority Letter, Certificate of Incorporation, Memorandum of Association and Articles of Association of Shri Chetankumar Gajera Enterprise Pvt. Ltd.
40. Copy of Power of Attorney executed by Shri Hari Builders Partnership Firm Partner Shri Himatbhai Narshibhai Patel And Others Dtd. 11/09/1992.
41. Copy of Power of Attorney executed by Shri Hari Builders Partnership Firm Partner Shri Vithalji Tejabhai Chotaliya Dt, 30/10/1992.
42. Copy of Partnership deed of Shri Hari Builders Partnership Firm Dt. 01/12/1990.
43. Copy of Village Form No. 6, Vide entry No. 2087, Dtd. 07/10/1995.
44. Copy of sale Deed No. 13431, Dt. 15/09/1995 in favor of Shri Jadavbhai Lakhabhai Kapadiya partner of Shri Hari Builder Partnership Firm.
45. Certificate of Member of Hindu Undivided Family of Vanmali Devkaran Kesariya(H.U.F.) Dtd. 09/05/1989 issued by Income Tax, Officer, Rajkot.
46. Copy of ULC Order No. ULC 6(1) 461/76/4, Dtd. 28/07/1988.
47. Copy of ULC Order No. ULC 6(1) 461/76, Dtd. 31/07/1988.
48. Copy of Will Dt. 24/09/1981 executed by Shri Vanmalidas Devkaran Keshariya.
49. Copy of ULC Order No. ULC-3488/6018/2472/V-3, Dtd. 18/08/1989.
50. Copy of Village Form No. 6, entry No. 333, Dt. 25/08/1966.
51. Copy Partition Deed No. 1 Number Book No. 98, Volume No. 473, Dtd. 05/01/1966 executed by Shri Jayantilal Govindji and Others.
52. Copy of Partnership Deed in the Name & Style of "New College Plots", Dtd. 31/05/1965 executed by Shri Jayantilal Govidji and others.
53. Copy of Village Form No. 7 and 12 & Village Form No. 6, entry No. 85 & 144, Dtd. 01/11/1962.



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54. Copy of Deputy Collector Order of General Appil. No. 21/61-62, Dtd. 26/07/1962.
55. Copy of NA Order No. Land-1-345, Dtd. 05/12/1961 and approved NA Lay-Out Plan.
56. Copy of NA Sanad.
57. Copy of Sale Deed No. 1 Number Book No. 1854, Volume No. 256, Dtd. 01/08/1961 in favor of Jayantilal Govindjibhai.
58. Copy of Village Form No. 6, vide entry No. 18, 61 & 67.

I have also carried out Search of Relevant for the period from 1991 to 2020 in the office of the Rajkot Sub Registered of District Rajkot for the Investigation of the Title for Property Related above.

On Investigation and Verification I hereby certify that I have not found and Mortgage change or any other Encumbrances of subsisting and registered there at in respect of the said property and the title of the property is clear & marketable.

Your File is returned herewith

Thanking You

Your Truly



(Signature)
66/10/2020
(Rajesh P. Khakhariya - Advocate)
(En. No. G/736/2009, Dt. 27th June, 2009)