



maheshbhaiyadav9400@gmail.com

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MAHESHBHAI YADAV

M. Com., LL.B., Advocate
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KESUR M. VAROTARIYA

B. Com., LL.M., Advocate
(Gujarat High Court)

Office No. 304-305, 3rd Floor, Hem Arcade, Opp. Swami Vivekanand Statue, Dr. Yagnik Road & Gymkhana Road
(Dr. Radhakrishnan Marg) Corner, Above ABC Colour Lab & Mobile, Rajkot-360001 (Gujarat - India)

Date : 17th August, 2020.

To,

SISODIYA JAGRUTIBEN JETHABHAI W/O. MAHESHBHAI BENANI,

"Paras", Plot No. 54-B, Panchawati Main Road, Rajkot-360 001.

Sub.: Investigation of title of **SISODIYA JAGRUTIBEN JETHABHAI W/O. MAHESHBHAI BENANI** of Rajkot over her Immovable property consisting of Residential Plots situated at Ghanteshwar Revenue Survey No. 35 paikee Residential purpose non-agri. land Sq. Mtrs. 72601.20 paikee Single Unit Binkheti Plot No. 1 to Plot No. 18, which are known as "Shanti Nagar-4" situated within the village limit of Ghanteshwar, sub-district and district Rajkot.

Dear Sir,

With reference to the subject aforesaid, I am giving here under, the Title Report of the property, which the description and boundaries are stated herein below:

DESCRIPTION:

Immovable property consisting of Residential Plots situated at Ghanteshwar Revenue Survey No. 35 paikee Residential purpose non-agri. land Sq. Mtrs. 72601.20 paikee Single Unit Binkheti Plot No. 1 to Plot No. 18, which are known as "Shanti Nagar-4" situated within the village limit of Ghanteshwar, sub-district and district Rajkot.

ON THE NORTH : 18.00 mtrs. wide Proposed T. P. S. Road & Proposed T. P. Reservation land & Adj. Village Boundary of Para Pipaliya & S. No. 111/2 (NA Land)

ON THE SOUTH : 30.00 mtrs. wide Proposed D. P. Road

ON THE EAST : 24.00 mtrs. wide Proposed T. P. S. Road & S. No. 111/2 (NA Land)

ON THE WEST : Proposed T. P. Reservation land & S. No. 36

DOCUMENTS:

I am submitting following documents for title clearance report:

- 1) Copy of Village Form No. 6 with entry No. 80, 804, 805, 806, 883, 1263, 1477, 1524, 1664, 1665, 1679, 1942, 1993, 2536, 6687, 7998, 8000, 8002, 8006, 8015, 8017, 8021, 8028, 8032, 8058, 8059, 8061, 8062, 8115, 8135, 8136, 8174 in favour of **SISODIYA JAGRUTIBEN JETHABHAI W/O. MAHESHBHAI BENANI**





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- 2) Copy of Village Form No. 7/12 in favour of **SISODIYA JAGRUTIBEN JETHABHAI W/O. MAHESHBHAI BENANI**
- 3) Copy of Village Form No. 8-A in favour of **SISODIYA JAGRUTIBEN JETHABHAI W/O. MAHESHBHAI BENANI**
- 4) Copy of Tippan
- 5) Copy of Order of Celling Case No. 253 / 76 dated 04-06-1981
- 6) Copy of Hissa Form No. 4 and its measurement sheet
- 7) Copy of Regd. Release Deed Sr. No. 2704 dated 08-07-2016 executed by Shri Janakba Juvansinh alias Joravarsinh Jadeja and others in favour of Shri Dhruvatba Juvansinh alias Joravarsinh Jadeja and others
- 8) Copy of Regd. Release Deed Sr. No. 537 dated 09-03-2017 executed by Shri Jorubha Chhelubha Jadeja and others in favour of Shri Ravirajsinh Pruthvisinh Jadeja
- 9) Copy of Regd. Release Deed Sr. No. 583 dated 15-03-2017 executed by Shri Ilaba Mahipatsinh and others in favour of Shri Ravirajsinh Pruthvisinh Jadeja
- 10) Copy of Regd. Release Deed Sr. No. 673 dated 21-03-2017 executed by Shri Hariba Ranubha alias Ranjitsinh Jadeja and others in favour of Shri Lalubha Ranubha alias Ranjitsinh Jadeja and others
- 11) Copy of Regd. Release Deed Sr. No. 670 dated 21-03-2017 executed by Shri Anandba Harubha Jadeja W/o. Bahadursinh Gohil and others in favour of Shri Gajendrasinh Ramdevsinh and others
- 12) Copy of Regd. Release Deed Sr. No. 1859 dated 14-06-2017 executed by Shri Bhartiba Vikramsinh Jadeja W/o. Baldevsinh Gohil in favour of Shri Ravirajsinh Pruthvisinh Jadeja
- 13) Copy of Regd. Release Deed Sr. No. 1875 dated 15-06-2017 executed by Shri Mohanba Vikramsinh Jadeja and others in favour of Shri Ravirajsinh Pruthvisinh Jadeja
- 14) Copy of Regd. Release Deed Sr. No. 2215 dated 07-07-2017 executed by Shri Mahendrasinh Chhelubha Jadeja in favour of Shri Ravirajsinh Pruthvisinh Jadeja
- 15) Copy of Regd. Release Deed Sr. No. 2520 dated 03-08-2017 executed by Shri Premba Chhelubha Jadeja in favour of Shri Ravirajsinh Pruthvisinh Jadeja





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- 16) Copy of Regd. Release Deed Sr. No. 2564 dated 05-08-2017 executed by Shri Dhrupatba Juvansinh Jadeja and others in favour of Shri Aniruddhsinh Jambha Jadeja
- 17) Copy of Regd. Release Deed Sr. No. 2722 dated 28-08-2017 executed by Shri Vinubha Girubha and others in favour of Shri Ravirajsinh Pruthvisinh Jadeja
- 18) Copy of Regd. Release Deed Sr. No. 2750 dated 29-08-2017 executed by Shri Gajendrasinh Ramdevsinh and others in favour of Shri Ravirajsinh Pruthvisinh Jadeja
- 19) Copy of Regd. Release Deed Sr. No. 2762 dated 30-08-2017 executed by Shri Kishorsinh Ranubha alias Ranjitsinh Jadeja and others in favour of Shri Ravirajsinh Pruthvisinh Jadeja
- 20) Copy of Regd. Release Deed Sr. No. 3358 dated 16-10-2017 executed by Shri Aniruddhsinh Jambha Jadeja in favour of Shri Ravirajsinh Pruthvisinh Jadeja
- 21) Copy of Affidavit executed by Shri Gopalsinh Temubha Jadeja in favour of Shri Ravirajsinh Pruthvisinh Jadeja dated 08-01-2019
- 22) Copy of Order No. 6538 / 16 dated 21-10-2016 passed by Mamlatdar Office, Rajkot
- 23) Copy of Sale Permission No. 21 / 19 dated 18-05-2019 granted by Collector Office, Rajkot
- 24) Original Regd. Sale Deed Sr. No. 2638 dated 01-06-2019 executed by Shri Ravirajsinh Pruthvisinh Jadeja in favour of **SISODIYA JAGRUTIBEN JETHABHAI W/O. MAHESHBHAI BENANI**
- 25) Copy of Zone Certificate with Part Plan
- 26) Copy of Hissa Form No. 4 and its measurement sheet
- 27) Copy of Lay-out Permission No. 1001 / 19 / 2626 dated 16-06-2020 and Lay-out Plan passed by RUDA
- 28) Copy of N. A. Permission granted by Collector Office, Rajkot by Order No. 364 / 09 / 06 / 017 / 2020 dated 10-08-2020
- 29) Original Receipt issued by Sub-Registrar, Rajkot towards search dated 17-08-2020

TRACING OF THE TITLE:





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- ☐ That originally the agricultural land of Ghanteshwar Revenue Survey No. 35 paikie A. 71-37 G. belonged to Shri Puriba Mohansinh Jadeja and others. This entry made in Village Form No. 6 by entry No. 80, 804 and it has certified by Revenue Officer.
- ☐ Thereafter the above owner paikie Shri Madhavsinh Mohansinh Jadeja and others was died. So, their legal heirs have got the above agri. land. This entry made in Village Form No. 6 by entry No. 805 and it has certified by Revenue Officer.
- ☐ Thereafter Shri Geetaba Madhavsinh and others have released their share from the above said agri. land. This entry made in Village Form No. 6 by entry No. 806 and it has certified by Revenue Officer.
- ☐ Thereafter the above owner paikie Shri Rajba Karnubha was died. So, her legal heirs Shri Pravinbhai and others have got the share of late Rajba Karnubha. This entry made in Village Form No. 6 by entry No. 868 and it has certified by Revenue Officer.
- ☐ Thereafter the above owner paikie Shri Mahipatsinhji Mohansinhji Jadeja was died. So, his legal heirs Shri Mahendraba Mahipatsinhji Jadeja and others have got the share of late Mahipatsinhji Mohansinhji Jadeja. This entry made in Village Form No. 6 by entry No. 883 and it has certified by Revenue Officer.
- ☐ Thereafter the above owner paikie Shri Chhelubha Mohansinh was died. So, his legal heirs Shri Premba Chhelubha and others have got the share of late Chhelubha Mohansinh. This entry made in Village Form No. 6 by entry No. 1524 and it has certified by Revenue Officer.
- ☐ Thereafter the above owner paikie Shri Bapalba Temubha was died AND Shri Mayaba Temubha was died. So, her legal heirs Shri Kishorsinh Mahendrasinh Jadeja and others have got the share of late Bapalba Temubha AND Mayaba Temubha. This entry made in Village Form No. 6 by entry No. 1664 and it has certified by Revenue Officer.
- ☐ Thereafter the above owner paikie Shri Harubha Pratapsinh Jadeja was died. So, his legal heirs Shri Ullasba Harubha and others have got the share of late Harubha Pratapsinh Jadeja. This entry made in Village Form No. 6 by entry No. 1665 and it has certified by Revenue Officer.
- ☐ Thereafter Shri Gyanba Temubha Jadeja and others have released their share from the above said agri. land. This entry made in Village Form No. 6 by entry No. 1942 and it has certified by Revenue Officer.





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- ☐ Thereafter Shri Mahobatsinh Jambha Jadeja and others have released their share from the above said agri. land. This entry made in Village Form No. 6 by entry No. 1993 and it has certified by Revenue Officer.
- ☐ Thereafter the above owner paikee Shri Ranubha Punjabha Jadeja was died. So, his legal heirs Shri Lalubha Ranubha Jadeja and others have got the share of late Ranubha Punjabha Jadeja. This entry made in Village Form No. 6 by entry No. 2536 and it has certified by Revenue Officer.
- ☐ Thereafter the above owner paikee Shri Juvansinh Togubha Jadeja was died. So, his legal heirs Shri Janakba Juvansinh Jadeja and others have got the share of late Juvansinh Togubha Jadeja. This entry made in Village Form No. 6 by entry No. 6687 and it has certified by Revenue Officer.
- ☐ Thereafter Shri Janakba Juvansinh Jadeja and others have released their share from the above said agri. land. This entry made in Village Form No. 6 by entry No. 7998 and it has certified by Revenue Officer.
- ☐ Thereafter the above owner paikee Shri Manoharsinh Madhavsinh Jadeja and others was died. So, their legal heirs have got the above agri. land. This entry made in Village Form No. 6 by entry No. 8000 and it has certified by Revenue Officer.
- ☐ Thereafter the above owner paikee Shri Pruthvisinh Hemubha Jadeja has made an oral family partition. This oral partition has granted by Revenue Officer. This entry made in Village Form No. 6 by entry No. 8002 and it has certified by Revenue Officer. So, Shri Dhrupatba Pruthvisinh Jadeja and others have got the above said agri. land
- ☐ Thereafter the above owner paikee Shri Puriba Mohansinh Jadeja and others was died. This entry made in Village Form No. 6 by entry No. 8006 and it has certified by Revenue Officer.
- ☐ Thereafter the above owner paikee Shri Indraba Ranubha alias Ranjitsinh Jadeja W/o. Surubha Zala was died. So, his legal heirs Shri Kailashba Surubha Rana (Zala) and others have got the share of late Indraba Ranubha alias Ranjitsinh Jadeja W/o. Surubha Zala. This entry made in Village Form No. 6 by entry No. 8021 and it has certified by Revenue Officer.
- ☐ Thereafter the above owner paikee Shri Jignaba Sahebsinh was died. This entry made in Village Form No. 6 by entry No. 8028 and it has certified by Revenue Officer.





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- ❑ Thereafter Shri Jorubha Chhelubha Jadeja and others & Shri Ilaba Mahipatsinh and others & Shri Hariba Ranubha alias Ranjitsinh Jadeja and others & Shri Anandba Harubha Jadeja and others have released their share from the above said agri. land by Regd. Release Deed Sr. No. 537 dated 09-03-2017 & 583 dated 15-03-2017 & 673 dated 21-03-2017 & 670 dated 21-03-2017. This entry made in Village Form No. 6 by entry No. 8032 and it has certified by Revenue Officer.
- ❑ Thereafter Shri Bhartiba Vikramsinh Jadeja & Shri Mohanba Vikramsinh Jadeja and others & Shri Mahendrasinh Chhelubha Jadeja & Shri Premba Chhelubha Jadeja have released their share from the above said agri. land by Regd. Release Deed Sr. No. 1859 dated 14-06-2017 & 1875 dated 15-06-2017 & 2215 dated 07-07-2017 & 2520 dated 03-08-2017. This entry made in Village Form No. 6 by entry No. 8058 and it has certified by Revenue Officer.
- ❑ Thereafter Shri Dhrupatba Juvansinh Jadeja and others have released their share from the above said agri. land by Regd. Release Deed Sr. No. 2564 dated 05-08-2017. This entry made in Village Form No. 6 by entry No. 8058 and it has certified by Revenue Officer.
- ❑ Thereafter Shri Vinubha Girubha and others & Shri Gajendrasinh Ramdevsinh and others & Shri Kishorsinh Ranubha alias Ranjitsinh Jadeja and others have released their share from the above said agri. land by Regd. Release Deed Sr. No. 2722 dated 28-08-2017 & 2750 dated 29-08-2017 & 2762 dated 30-08-2017. This entry made in Village Form No. 6 by entry No. 8061 and it has certified by Revenue Officer.
- ❑ Thereafter Shri Aniruddhsinh Jambha Jadeja has released their share from the above said agri. land by Regd. Release Deed Sr. No. 3358 dated 16-10-2017. This entry made in Village Form No. 6 by entry No. 8062 and it has certified by Revenue Officer.
- ❑ Thereafter Shri Gopalsinh Temubha Jadeja has released their share from the above said agri. land. This entry made in Village Form No. 6 by entry No. 8115 and it has certified by Revenue Officer.
- ❑ So, Shri Ravirajsinh Pruthvisinh Jadeja has got agri. land Sq. Mtrs. 121002
- ❑ Thereafter Shri Ravirajsinh Pruthvisinh Jadeja applied to Collector Office, Rajkot for Sale Permission of the above said land. This application granted by Collector Office, Rajkot by Order No. 21 / 19 dated 18-05-2019. This entry made in Village Form No. 6 by entry No. 8135 and it has certified by Revenue Officer.





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- Thereafter Shri Ravirajsinh Pruthvisinh Jadeja sold the above said agri. land Sq. Mtrs. 121002 to **SISODIYA JAGRUTIBEN JETHABHAI W/O. MAHESHBHAI BENANI** by Regd. Sale Deed Sr. No. 2638 dated 01-06-2019 which was registered with Sub-Registrar, Rajkot accordingly. This entry made in Village Form No. 6 by entry No. 8136 and it has certified by Revenue Officer.
- Thereafter **SISODIYA JAGRUTIBEN JETHABHAI W/O. MAHESHBHAI BENANI** applied to Collector Office, Rajkot for N. A. Permission. This N. A. Permission granted by Collector Office, Rajkot by Order No. 364 / 09 / 06 / 017 / 2020 dated 10-08-2020
- So, legal owner of Residential Plots situated at Ghanteshwar Revenue Survey No. 35 paikar Residential purpose non-agri. land Sq. Mtrs. 72601.20 paikar Single Unit Binkheti Plot No. 1 to Plot No. 18, which are known as "Shanti Nagar-4" is **SISODIYA JAGRUTIBEN JETHABHAI W/O. MAHESHBHAI BENANI**

I have taken search from Index register of sale, mortgage, gift etc. maintained by Sub-Registrar, Rajkot. The search fee Rs. 350/- has been paid by Receipt No. 20200220012954 & 2020024010543 dated 17-08-2020 for search from the year 1989 to 2020 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 to this found. The search receipts are produced herewith.

From the persual, scrutiny and verification of the above, I am of the opinion that title of **SISODIYA JAGRUTIBEN JETHABHAI W/O. MAHESHBHAI BENANI** with respect to above described property is quite clear and marketable and the said property is without any encumbrance.

I am returning herewith the document send to me for title verification.

Thanking you,

Yours sincerely,

Mahesh Yadav



Maheshbhai Yadav - Advocate

અરજી પહોંચ

મિલકત નું વર્ણન : ધંટેશ્વર રે.સ.નં-35 ચો.મી 72601-20

Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર 2020022012648 અરજી નંબર 2049 અરજી વર્ષ 2020
તારીખ 19 માહે ઓગસ્ટ સને 2020

રજુ કરનારનું નામ એમ.આર.યાદવ 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 54 થી 59).....

શોધ અગર તપાસણી.....Year: 1989 1988

110.00

દંડ કલમ-24.....

કલમ-34 (કલમ-49).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-2 ફી

કુલ એકંદરે રૂ.

110.00

અંકે રૂપીયા એક સો દસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.


NAVDIP VALKUBHAI KHACHAR
સબ રજીસ્ટ્રાર
રાજકોટ - 1

અંકે રૂ. : 110.00

20200817590640770


સબ રજીસ્ટ્રાર, રાજકોટ - 1

અરજી પહોંચ

મિલકત નું વર્ણન : રેસ.ન ૩૬ પૈકી

Search in : ધંટેશ્વર /GHANTESHWAR

પહોંચ નંબર ૨૦૨૦૦૨૪૦૧૦૫૪૩

અરજી નંબર

૬૩૨૭

અરજી વર્ષ

૨૦૨૦

તારીખ ૧૭

માહે

ઓગસ્ટ

સને

૨૦૨૦

રજી કરનારનું નામ એમ.આર.ચાવલ (એડવોકેટ) (શોધ)

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાલીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1998 2020

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૨૪૦.૦૦

કુલ એકંદરે રૂ.

૨૪૦.૦૦

અંકે રૂપિયા બે સો ચાલીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.


H A Karia
સબ રજીસ્ટ્રાર
રાજકોટ - ૩

અંકે રૂ. : 240.00

20200817415764016

સબ રજીસ્ટ્રાર, રાજકોટ - ૩