



Enroll. No. GUJ/1925/2005

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(Gujrat High Court) (Govt. of India)

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Date : 16 / 12 / 2022

TO WHOMEVER SO IT MAY CONCERN**Title Scrutiny Report**

- (1) **Name Of The Owner :**
1. Mrs. Hetal Rasiklal Sapariya @ Patel W/o. Miral Patel
 2. Mrs. Shakuntalaben @ Samishaben Dudabhai Alodra
W/o. Rasiklal Jinabhai Sapariya
 3. Mrs. Artiben Abhishekbhai Sapariya @ Patel
 4. Mr. Abhishek Rasiklal Sapariya @ Patel
 5. Mrs. Archana Ratilal Hingrajiya W/o. Nileshbhai Gor
 6. Mr. Dineshkumar Jivrajbhai Trambadiya
 7. Mr. Jayantilal Gopaldas Godhani

Address: R.S.No.90/1/P-2/P-2, "Upasana Park-B", At. Zanzarda Ta.-
Junagadh Dist.-Junagadh.

**(2) DESCRIPTION OF THE PROPERTY :-**

All that pieces and parcels of immovable property being Residential Open Plot No.1 To 25 Total Land Admeasuring 2305.71 Sq. Mtr. of Non Agri. R. S. No.90/1/P-2/P-2 He.0-45-50 Sq.Mtr. Known as "Upasana Park-B" of Moje Gam Zanzarda, Sub Dist.Junagadh. within limits of Junagadh Municipal Corporation.

Boundries :-

- ✓ The boundaries of the above Plot No.1 To 25 is as under:

East : Adj. Land of R.S.No.90/2/P.

West : Adj. Agri. Land of R.S.No.87/1/P.

North : Adj. N.A. Land of R.S.No.90/1/P-1/P-2.

South: Adj. Agri. Land of R.S.No.88.

(3) DESCRIPTION OF THE DOCUMENTS :-

- 1) Photo Copy of Village form No.8-A & 7.
- 2) Photo Copy of Village form No.6.
- 3) **Original** Reg. Agreement to Sale Deed Sr.No.5383 dtd.13/12/2021 in favour of Mrs. Hetal Rasiklal Sapariya @ Patel W/o. Miral Patel etc-7.
- 4) **Original** Reg. Sale Deed Sr.No.2501 dtd.18/05/2022 in favour of Mrs. Hetal Rasiklal Sapariya @ Patel W/o. Miral Patel etc-7.

- 5) Photo Copy of Non Agri. Order dtd.30/07/2022.
- 6) Photo Copy of Plot Validation Certificate dtd.12/08/2022.
- 7) **Barcoded** Layout Permission & Plan dtd.27/09/2022.
- 8) Photo Copy of Reg. Power of Attorney Sr. No.5321 dtd.14/11/2022 executed by Mrs. Hetal Rasiklal Sapariya @ Patel W/o. Miral Patel etc-3 in favour of Mr. Abhishek Rasiklal Sapariya @ Patel.

(4) **TRACING OF THE TITLE : - (30 Years)**

- * The Lands of R.S. No.90/1/P-2/P-2 He.0-45-50 Sq.Mtr. Moje Gam Zanzarda was originally Agri. Land belonged to Mohan Giga vide entry no.4 (Mohan Giga Was owner of the land Before Year-1990) of the village form no. 6.
- * Then Mohan Giga in his livelihood made mutual partition of his lands and mutated his heir's name in the land of R.S.No.90/1/P and Vallabh Mohan became the owner of the lands of R.S.No.90/1/P-2 vide entry no.472 dtd.29/12/1976 of the village form no. 6.
- * Then Vallabhbhai Mohanbhai Donga died leaving behind his heirs 1. Divaliben Vallabhbhai Donga 2.Harsukhbhai Vallabhbhai Donga 3.Rekhaben Vallabhbhai Donga 4.Ramaben Vallabhbhai Donga 5.Daxaben Vallabhbhai Donga 6.Shilpaben Vallabhbhai Donga 7.Bhavishaben Vallabhbhai Donga mutated in the revenue record vide entry no.8083 dtd.13/01/2020 of village form no.6.
- * Then 1. Mrs. Hetal Rasiklal Sapariya @ Patel W/o. Miral Patel 2. Mrs. Shakuntalaben @ Samishaben Dudabhai Alodra W/o. Rasiklal Jinabhai Sapariya 3. Mrs. Artiben Abhishekbhai Sapariya @ Patel 4. Mr. Abhishek Rasiklal Sapariya @ Patel 5. Mrs. Archana Ratilal Hingrajiya W/o. Nileshbhai Gor 6. Mr. Dineshkumar Jivrajbhai Trambadiya 7. Mr. Jayantilal Gopaldas Godhani purchased the land R.S. No.90/1/P-2/P-2 from 1. Divaliben Vallabhbhai Donga 2.Harsukhbhai Vallabhbhai Donga 3.Rekhaben Vallabhbhai Donga W/o. Ashokbhai Vora 4.Ramaben Vallabhbhai Donga W/o. Rajeshbhai Satasiya 5.Daxaben Vallabhbhai Donga W/o. Bhartbhai Dudhatra 6.Shilpaben Vallabhbhai Donga W/o. Manishbhai Patoliya 7.Bhavishaben Vallabhbhai Donga W/o. Hiteshbhai Ponkiya through registered agreement to sale deed No.5383 Dt. 13/12/2021 and registered sale deed No. 2501 Dt. 18/05/2022 and his name mutated in the revenue record of the land vide entry no.9113 dtd.18/05/2022 of the village form no. 6.
- * Then above owners applied to convert above land R.S. No. 90/1/P-2/P-2 He.0-45-50 Sq.Mtr. in to Non Agri. for Residential Purpose and the said



application was granted along with conditions and approved by District Collector – Junagadh Vide Order No.197/12/15/031/2022 dtd.30/07/2022. and lay out plan Vide Order No.007LD22230351 dtd.27/09/2022 by Junagadh Municipal Corporation Known as "Upasana Park-B".

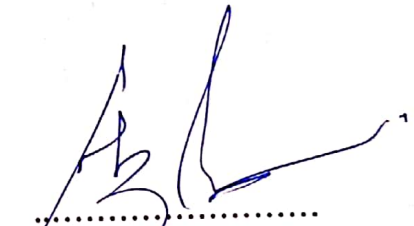
- * Then From Above co-owners 1. Mrs. Hetal Rasiklal Sapariya @ Patel W/o. Miral Patel 2. Mrs. Shakuntalaben @ Samishaben Dudabhai Alodra W/o. Rasiklal Jinabhai Sapariya 3. Mrs. Artiben Abhishekbhai Sapariya @ Patel executes Reg. Power of Attorney Sr.No.5321 dtd.14/11/2022 in favour of Mr. Abhishek Rasiklal Sapariya @ Patel.
- * Thus, present owners 1. Mrs. Hetal Rasiklal Sapariya @ Patel W/o. Miral Patel 2. Mrs. Shakuntalaben @ Samishaben Dudabhai Alodra W/o. Rasiklal Jinabhai Sapariya 3. Mrs. Artiben Abhishekbhai Sapariya @ Patel 4. Mr. Abhishek Rasiklal Sapariya @ Patel 5. Mrs. Archana Ratilal Hingrajiya W/o. Nilesbhai Gor 6. Mr. Dineshkumar Jivrajbhai Trambadiya 7. Mr. Jayantilal Gopaldas Godhani became the owner of the captioned property.

(5) **SEARCH :-**

The search has been taken from the records of the sub registrar office, Junagadh by Receipt No.dt.14/12/2022 & dt.16/12/2022 for the last 30 years and no charge or encumbrance has been disclosed. The receipt towards the search charges is annexed.

Junagadh.
Dtd. 16 / 12 / 2022




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Manish B. Pambhar
(Advocate & Notary)