

Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

મિલકત નું વર્ણન : R.S. No. 24/1 of Village Vibhapar, Shreenath Park, T.P.S.No. 1, F.P.No. 19,
Plot Nos. 1, 2 and 3

Search in : VIBHAPAR (EXCLUDING JMC AREA & T. P. S. JADA - 1 A../VIBHAPAR
(EXCLUDING JMC AREA & T. P. S. JADA - 1 A..

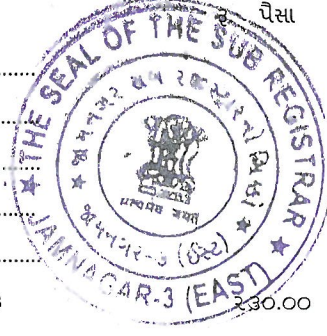
પહોંચ નંબર	૨૦૨૩૩૩૧૦૦૦૦૩૪૪૧	અરજી નંબર	૧૦૩૭	અરજી વર્ષ	૨૦૨૩
તારીખ	૫	માહે	એપ્રિલ	સને	૨૦૨૩

રજુ કરનારનું નામ MITESH LALJIBHAI PATEL

ટ્રાન્ઝેક્સન નંબર 20230405251654095

નીચે પ્રમાણે ફી પહોંચી

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.....વર્ષ : 2012 થી 2023
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....
અન્ય ફી



કુલ ચેકેદરે રૂ.	૨૩૦.૦૦
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અંકે રૂપિયા બે સો ત્રીસ પુરા


RAVALIYA DAXA RAMBHAI
સબ રજીસ્ટ્રાર
જામનગર -૩ પૂર્વ

ઇન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બીજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : MITESH LALJIBHAI PATEL અરજી નંબર : 1037 ગામ નું નામ : VIBHAPAR (EXCLUDING JMC AREA & T. P. S. JADA - 1 A..

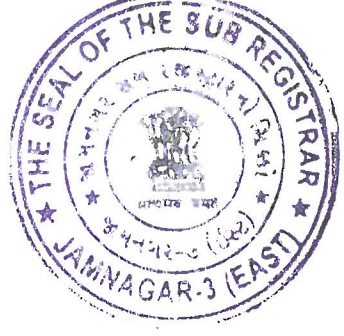
Search Year : 2012 - 2023 મિલકતનું વર્ણન : R.S. No. 24/1 of Village Vibhapar, Shreenath Park, T.P.S.No. 1, F.P.No. 19, Plot Nos. 1, 2 and 3

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Jamnagar-3(Purv) મા -12 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પ્રમાણપત્ર પુરતો જ મર્યાદીત છે. આ શોધમાં તા. 05/04/2023 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી અને એમાંની કોઇપણ માહિતી સંબંધ મા નુકસાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ.

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર(જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુદી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી દેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફેરખત/વિચાણ રૂ.60000000.00	ગામ વીભાપર રે. સર્વે નંબર(જૂનો).24/1 ટી.પી. નંબર.1 એફ.પી. નંબર.19 પ્લોટ નંબર. 1, 2 AND 3 અન્ય SHREENATH PARK કુલ જમીનનો વેચાણપત્ર વિસ્તાર 1589.37		ASHWINBHAI KANTILAL GADHVI	SHREE MALLINATH DEVELOPERS - PARTNERSHIP FIRM THROUGH ITS PARTNERS 1. ASHWIN KANTILAL GADHVI, 2. DISHA ASHWINBHAI GADHVI, 3. SANJAY MANSUKHLAL TOLIA, 4. PRASHANT DHIRYAKANT SHETH AND 5. NEELA BHAVESH VYAS	26-12-2022	8280		

ઇ-પેમેન્ટ થી ટ્રાન્ઝેક્શન નંબર 20230405251654095 Date 05/04/2023 થી મળેલ છે.



(Signature)
સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Jamnagar-3(Purv)

Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

મિલકત નું વર્ણન : R.S. No. 24/1 of Village Vibhapar, Shreenath Park, T.P.S.No. 1, F.P.No. 19,
Plot Nos. 1, 2 and 3

Search in : VIBHAPAR../VIBHAPAR..

પહોંચ નંબર ૨૦૨૩૦૦૬૦૦૦૦૬૫૯૨ અરજી નંબર ૩૩૮૩ અરજી વર્ષ ૨૦૨૩
તારીખ ૫ માહે એપ્રિલ સને ૨૦૨૩

રજુ કરનારનું નામ MITESH LALJIBHAI PATEL

ટ્રાન્ઝેક્શન નંબર 20230405255965449

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....વર્ષ : 1993 થી 2012.....
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....
અન્ય ફી

૨૧૦.૦૦

કુલ એકંદરે રૂ.

૨૧૦.૦૦

અંકે રૂપિયા બે સો દસ પુરા


H.D. Parmar
સબ રજીસ્ટ્રાર
જામનગર - 1-LKT



MITESH LALJIBHAI PATEL
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:: TITLE CERTIFICATE ::

To,

Whom so ever it may concern

Sub.: Title Certificate of an immovable property being land of Plot Nos. 1 to 3 amalgamated as Plot No. 1 of land bearing R.S. No. 24/1 of Village Vibhapar known as 'Shreenath Park', T.P.S.No. 1, F.P.No. 19 admeasuring about 1589.37 sq. meters equivalent to 17107.98 sq. feet situated Behind Trimandir within local limits of Jamnagar Municipal Corporation in District and Sub District Jamnagar of Gujarat State belonging to M/S. MALLINATH DEVELOPERS - PARTNERSHIP FIRM.

1. I, the undersigned, at the request of M/S. MALLINATH DEVELOPERS - PARTNERSHIP FIRM, have investigated its title to the immovable property described in the schedule hereunder written. I have perused the title deeds and other relevant documents produced before me. I have also taken the search in respect of the schedule property in the offices of the Sub Registrar, Jamnagar - 1 and Jamnagar - 3.
2. I have taken the search with respect to the title of this property in the offices of Sub Registrar of Jamnagar - 1 and Jamnagar - 3 for last more than 30 years i.e. 1993 to 2023 on 05/04/2023 and I have paid the necessary fees for search by Receipt Nos. 202200900006592 and 20233310000003441, dated 05/04/2023.
3. I have verified the documents mentioned hereunder relating to the title of the immovable property described in the schedule hereunder written.
 1. PHOTOSTAT of Tippan issued by DILR Office, Jamnagar.
 2. PHOTOSTAT of Village Form No. 6, Entry No. 54, dated 29/04/1956 in the name of Kanbi Vallabhbhai Naranbhai.
 3. PHOTOSTAT of Village Form No. 6, Entry No. 546, dated 09/04/1974 in the names of Jivraj Vallabhbhai, Hansraj Vallabhbhai, Jeram Vallabhbhai, Tapu Vallabhbhai, Kurjibhai Vallabhbhai and Mohan Vallabhbhai.
 4. PHOTOSTAT of Death Certificate of Jivraj Vallabhbhai issued by Vibhapar Gram Panchayat.





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5. PHOTOSTAT of Death Certificate of Hansraj Vallabhbhai issued by Vibhapar Gram Panchayat.
6. PHOTOSTAT of Village Form No. 6, Entry No. 1097, dated 10/06/1994 in the names of Jiviben Jivarj, Gokal Jivaraj, Limbabhai Jivraj, Keshavji Jivraj, Harilal Jivaraj and Hemraj Jivraj.
7. PHOTOSTAT of Village Form No. 6, Entry No. 1098, dated 10/06/1994 in the names of Amrutben Hansraj, Laxmiben Hansraj, Chhagan Hansraj, Lakhabhai Hansraj, Labhuben Hansraj, Babubhai Hansraj, Bachubhai Hansraj, Liladhar Hansraj and Ramesh Hansraj.
8. PHOTOSTAT of Death Certificate of Tapu Vallabhbhai issued by Vibhapar Gram Panchayat.
9. PHOTOSTAT of Death Certificate of Tulsibhai Tapubhai issued by Jamnagar Municipal Corporation.
10. PHOTOSTAT of Village Form No. 6, Entry No. 1349, dated 03/09/2002 in the names of Rambhaben Tapubhai, Laxmiben Tapubhai, Ranchhod Tapubhai, Laduben Tapubhai, Ramji Tapubhai, Heeraben Tapubhai, Savitaben Tapubhai, Geetaben Tulsibhai, Reenaben Tulsibhai, Anjuben Tulsibhai and Ashwinbhai Tulsibhai.
11. PHOTOSTAT of Village Form No. 6, Entry No. 1455, dated 24/09/2006 regarding KJP.
12. PHOTOSTAT of Village Form No. 6, Entry No. 1457, dated 30/11/2006 regarding KJP.
13. PHOTOSTAT of Village Form No. 6, Entry No. 1504, dated 21/02/2008 regarding KJP.
14. PHOTOSTAT of Death Certificate of Rambhaben Tapubhai issued by Vibhapar Gram Panchayat.
15. PHOTOSTAT of Death Certificate of Amrutben Hansrajbhai issued by Vibhapar Gram Panchayat.
16. PHOTOSTAT of Death Certificate of Jiviben Jivrajbhai issued by Vibhapar Gram Panchayat.
17. PHOTOSTAT of Re-Allocation Sheet issued by Jamnagar Area Development Authority.
18. PHOTOSTAT of Village Form No. 6, Entry No. 1609, dated 06/02/2010 regarding





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deletion the names of Jiviben Jivra, Amrutben Hansraj and Rambhaben Tapubhai.

19. PHOTOSTAT of Possession Receipt issued by Jamnagar Area Development Authority.
20. PHOTOSTAT of Regd. Power of Attorney No. 483, dated 19/01/2010 given by Lakhmiben Tapubhai and other-10 in favour of Arvind Gokalbhai Pansara.
21. PHOTOSTAT of Regd. Power of Attorney No. 485, dated 19/01/2010 given by Jirambhai Vallabhdbhai and other-5 in favour of Arvind Gokalbhai Pansara.
22. PHOTOSTAT of Regd. Power of Attorney No. 482, dated 19/01/2010 given by Lakhmiben Hansrajbhai and other-8 in favour of Arvind Gokalbhai Pansara.
23. PHOTOSTAT of Regd. Power of Attorney No. 484, dated 19/01/2010 given by Gokalbhai Jivrajbhai in favour of Arvind Gokalbhai Pansara.
24. PHOTOSTAT of Regd. Power of Attorney No. 583, dated 20/01/2010 given by Jayaben Jerambhai and Hansaben Jerambhai in favour of Arvind Gokalbhai Pansara.
25. PHOTOSTAT of Power of Attorney dated 19/01/2010 given by Keshavji Jivraj Pansara in favour of Arvind Gokalbhai Pansara.
26. PHOTOSTAT of Power of Attorney dated 15/02/2010 given by Hemraj Jivraj Pansara in favour of Arvind Gokalbhai Pansara.
27. PHOTOSTAT of Power of Attorney dated 19/02/2010 given by Harilal Jivraj Pansara in favour of Arvind Gokalbhai Pansara.
28. PHOTOSTAT of Power of Attorney dated 15/02/2010 given by Limba Jivraj Pansara in favour of Arvind Gokalbhai Pansara.
29. PHOTOSTAT of Regd. Power of Attorney No. 3386, dated 13/02/2010 given by Reenaben Tulsibhai in favour of Arvind Gokalbhai Pansara.
30. PHOTOSTAT of Zoning Certificate and Part Plan issued by Jamnagar Area Development Authority vide its No. JADA/Fa-Tech/4589, dated 18/09/2010.
31. PHOTOSTAT of Regd. Sale Deed No. 8759, dated 06/10/2010 in favour of Mahesh Bhikhubhai Varotariya executed by Gokalbhai Jivrajbhai and others through constituted attorney Arvindbhai Gokalbhai Pansara.
32. PHOTOSTAT of Village Form No. 6, Entry No. 1665, dated 19/10/2010 in the name of Mahesh Bhikhubhai Varotariya.
33. PHOTOSTAT of Village Form No. 7/12 in the name of Mahesh Bhikhubhai Varotariya.





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34. PHOTOSTAT of Village Form No. 8-A in the name of Mahesh Bhikhubhai Varotariya.
35. PHOTOSTAT of Order granting Layout Plan No. JADA/Tech/142/117/10/5263, dated 07/12/2010 passed by Jamnagar Area Development Authority.
36. PHOTOSTAT of N.A. Order No. JMN/2/N.A/Reg. 68/10-11, dated 17/01/2011 passed by Collector, Jamnagar.
37. PHOTOSTAT of Village Form No. 6, Entry No. 1679, dated 28/01/2011 in respect of N.A. Order
38. PHOTOSTAT of Village Form No. 7/12 (N.A.) in the name of Mahesh Bhikhubhai Varotariya.
39. PHOTOSTAT of Village Form No. 8-A (N.A.) in the name of Mahesh Bhikhubhai Varotariya.
40. PHOTOSTAT of Hissa Form No. 4 issued by DILR Office, Jamnagar.
41. ORIGINAL Regd. Sale Deed No. 2608, dated 02/06/2015 in favour of Ashwinbhai Kantilal Gadhavi executed by Mahesh Bhikhubhai Varotariya in respect of Plot No. 1.
42. CERTIFIED COPY of Village Form No. 2 in the name of Ashwinbhai Kantilal Gadhavi in respect of Plot No. 1.
43. ORIGINAL Regd. Sale Deed No. 2609, dated 02/06/2015 in favour of Ashwinbhai Kantilal Gadhavi executed by Mahesh Bhikhubhai Varotariya in respect of Plot No. 2.
44. CERTIFIED COPY of Village Form No. 2 in the name of Ashwinbhai Kantilal Gadhavi in respect of Plot No. 2.
45. ORIGINAL Regd. Sale Deed No. 2610, dated 02/06/2015 in favour of Virbhadrasingh Juvansinh Jadeja executed by Mahesh Bhikhubhai Varotariya in respect of Plot No. 3.
46. CERTIFIED COPY of Village Form No. 2 in the name of Virbhadrasingh Juvansinh Jadeja in respect of Plot No. 3.
47. ORIGINAL Regd. Sale Deed No. 3983, dated 29/08/2017 in favour of Ashwinbhai Kantilal Gadhavi executed by Virbhadrasingh Juvansinh Jadeja in respect of Plot No. 3.





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48. CERTIFIED COPY of Village Form No. 2 in the name of Ashwinbhai Kantilal Gadhavi in respect of Plot No. 3.
 49. ORIGINAL Partnership Deed dated 08/12/2022 of M/s. Mallinath Developers.
 50. ORIGINAL Regd. Sale Deed No. 8280, dated 26/12/2022 in favour of M/s. Mallinath Developers - Partnership Firm executed by Ashwinbhai Kantilal Gadhavi in respect of Plot Nos. 1 to 3.
 51. DOWNLOADED COPY of Index - II in respect of Regd. Sale Deed No. 5349, dated 01/09/2021 issued by SRO, Jamnagar-3 (LKT).
 52. CERTIFIED COPY of Village Form No. 2 in the name of M/s. Mallinath Developers - Partnership Firm in respect of Plot Nos. 1 to 3.
 53. ORIGINAL Development Permission (Amalgamation) No. 006LD22231352, dated 07/01/2023 in the names of M/s. Shree Buildcon - Partnership Firm issued by Jamnagar Municipal Corporation in respect of Plot Nos. 1 to 3.
 54. ORIGINAL Development Permission No. 2023/0004, dated 13/02/2023 in the name of M/s. Mallianath Developers - Partnership Firm issued by Jamnagar Municipal Corporation in respect of Plot No. 1.
 55. CERTIFIED COPY of Village Form No. 2 in the name of M/s. Mallianath Infra - Partnership Firm in respect of amalgamated Plot No. 1.
4. I have verified the above mentioned title documents of the property and after verifying the said documents, it appears that -

Originally, the land under reference bearing R.S.No.24/1 of Village Vibhapar was agricultural in nature and it was belonging to Kanbi Vallabhdas Naranbhai and accordingly an Entry No. 54, dated 29/04/1956 was made in his name in revenue record i.e. Village Form No. 6.

Thereafter, upon death of Vallabhdas Naranandas the said land was entered in the names of his legal heirs viz. Jivraj Vallabhbhai, Hansraj Vallabhbhai, Jeram Vallabhbhai, Tapu Vallabhbhai, Kurjibhai Vallabhbhai and Mohan Vallabhbhai vide Entry No. 546, dated 09/04/1974 made in their names in revenue record i.e. Village Form No. 6.





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Thereafter, upon death of one of the co-owners Jivraj Vallabhdas, his share in the said land was entered in the names of his legal heirs viz. Jiviben Jivarj, Gokal Jivaraj, Limbabhai Jivraj, Keshavji Jivraj, Harilal Jivaraj and Hemraj Jivraj vide Entry No. 1097, dated 10/06/1994 made in revenue record i.e. Village Form No. 6.

Likewise, upon death of one of the another co-owners Hansran Vallabhdas, his share in the said land was entered in the names of his legal heirs viz. Amrutben Hansraj, Laxmiben Hansraj, Chhagan Hansraj, Lakhabhai Hansraj, Labhuben Hansraj, Babubhai Hansraj, Bachubhai Hansraj, Liladhar Hansraj and Ramesh Hansraj vide Entry No. 1098, dated 10/06/1994 made in revenue record i.e. Village Form No. 6.

Likewise, upon death of one of the another co-owners Tapubhai Vallabhdas and his son Tulsibhai Tapubhai their share in the said land was entered in the names of their respective legal heirs viz. Rambhaben Tapubhai, Laxmiben Tapubhai, Ranchhod Tapubhai, Laduben Tapubhai, Ramji Tapubhai, Heeraben Tapubhai, Savitaben Tapubhai, Geetaben Tulsibhai, Reenaben Tulsibhai, Anjuben Tulsibhai and Ashwinbhai Tulsibhai vide Entry No. 1349, dated 03/09/2002 made in revenue record i.e. Village Form No. 6.

Thereafter, Entry Nos. 1455, dated 24/09/2006, No. 1457, dated 30/11/2006 and No. 1504, dated 21/02/2008 were made in revenue record i.e. Village Form No. 6 regarding KJP.

Thereafter, Out of the above named co-owners Rambhaben Tapubhai Amrutben Hansrajbhai and Jiviben Jivrajbhai expired and upon their death their names were deleted from the revenue record vide Entry No. 1609, dated 06/02/2010 was made in revenue record i.e. Village Form No. 6.

Thereafter, upon implementation of Town Planning Scheme No. 2 of Jamnagar Area Development Authority, the land under reference was covered under the said Scheme and accordingly F.P. No. 19 had been allotted against O.P. No. 19 and Re-distribution Sheet was issued by Chief Executive Authority, Jamnagar Area Authority in the names of Gulabdas Popatdas and others and also issued Possession Receipt in that regard.





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Thereafter, Lakhmiben Tapubhai and other-10 appointed Arvind Gokalbhai Pansara to be their constituted attorney vide Regd. Power of Attorney No. 483, dated 19/01/2010.

Likewise, Jirambhai Vallabhbhai and other-5 appointed Arvind Gokalbhai Pansara to be their constituted attorney vide Regd. Power of Attorney No. 485, dated 19/01/2010.

Likewise, Lakhmiben Hansrajbhai and other-8 appointed Arvind Gokalbhai Pansara to be their constituted attorney vide Regd. Power of Attorney No. 482, dated 19/01/2010.

Likewise, Gokalbhai Jivrajbhai appointed Arvind Gokalbhai Pansara to be his constituted attorney vide Regd. Power of Attorney No. 484, dated 19/01/2010.

Likewise, Jayaben Jerambhai and Hansaben Jerambhai appointed Arvind Gokalbhai Pansara to be their constituted attorney vide Regd. Power of Attorney No. 583, dated 20/01/2010.

Likewise, Keshavji Jivraj Pansara appointed Arvind Gokalbhai Pansara to be his constituted attorney vide Power of Attorney dated 19/01/2010.

Likewise, Hemraj Jivraj Pansara appointed Arvind Gokalbhai Pansara to be his constituted attorney vide Power of Attorney dated 15/02/2010.

Likewise, Harilal Jivraj Pansara appointed Arvind Gokalbhai Pansara to be his constituted attorney vide Power of Attorney dated 19/02/2010.

Likewise, Limba Jivraj Pansara appointed Arvind Gokalbhai Pansara to be his constituted attorney vide Power of Attorney dated 15/02/2010.

Likewise, Reenaben Tulsibhai appointed Arvind Gokalbhai Pansara to be her constituted attorney vide Regd. Power of Attorney No. 3386 dated 13/02/2010.

Thereafter, Mahesh Bhikhbhai Varotariya purchased the said land from Gokalbhai Jivrajbhai and others through constituted attorney Arvindbhai Gokalbhai Pansara vide Regd. Sale Deed No. 8759, dated 06/10/2010 and accordingly an Entry No. 1665, dated 19/10/2010 was made in his name in revenue record i.e. Village Form No. 6.

Thereafter, Mahesh Bhikhubhai Varotariya applied to convert the said land into N.A. for residential purpose for which layout plan was approved by Jamnagar Area Development Authority vide its No. JADA/Tech/142/117/10/5263, dated





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07/12/2010 and Collector, Jamnagar granted conversion of said land into N.A. for residential purpose vide order No. JMN/2/N.A/Reg. 68/10-11, dated 17/01/2011 and accordingly an Entry No. 1679, dated 28/01/2011 was made in revenue record i.e. Village Form No. 6.

Thereafter, Ashwinbhai Kantilal Gadhavi purchased Plot Nos. 1 and 2 of the said land from Mahesh Bhikhubhai Varotariya vide respective Regd. Sale Deeds No. 2608 and 2609, dated 02/06/2015 and accordingly said plots were transferred in his name in Village Form No. 2.

Likewise, Virbhadrasingh Juvansinh Jadeja purchased Plot No. 3 of the said land from Mahesh Bhikhubhai Varotariya vide Regd. Sale Deed No. 2610, dated 02/06/2015 and accordingly said plot was transferred in his name in Village Form No. 2. Subsequently he had sold the said plot to Ashwinbhai Kantilal Gadhavi Regd. Sale Deed No. 3983, dated 29/08/2017 and accordingly said plot was transferred in his name in Village Form No. 2.

Thus, Ashwinbhai Kantilal Gadhavi became the sole owner of the Plot Nos. 1, 2 and 3 of the said land.

Thereafter, M/s. Mallinath Developers - Partnership firm through its partners - Ashwin Kantilal Gadhavi, Disha Ashwin Gadhavi, Sanjay Mansukhlal Tolia, Prashant Dhiryakant Sheth and Neela Bhavesh Vyas purchased Plot Nos. 1 to 3 of the said land from Ashwin Kantilal Gadhavi by Regd. Sale Deed No. 8280, dated 26/02/2022 and subsequently the said plots were entered in the name of M/s. Mallinatha Developers - Partnership firm in Village Form No. 2.

Thereafter, said Plot Nos. 1 to 3 have been amalgamated as Plot No. 1 vide Development Permission (Amalgamation) No. 006LD22231352, dated 07/01/2023 issued by Jamnagar Municipal Corporation.

Thereafter, Jamnagar Municipal Corporation has issued Development Permission No. 2023/0004, dated 13/02/2023 in the name of M/s. Mallinath Developers - Partnership Firm in respect of Plot No. 1.

5. During more than 30 Years search in the office of Sub Registrar, Jamnagar - 1 and Jamnagar - 3, no other registered document such as Sale, Gift, Mortgage, Exchange or Lease has been found in respect of the schedule property. In this way, there is no prior charge and/or encumbrance of anyone of any nature over the schedule property





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for the period mentioned herein and the title of the property is certified to be completely clear and marketable.

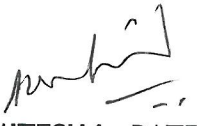
6. It is also certified that there are no claims from minor and there is no interest of the minor in Schedule property also there is no undivided share of the minor in Schedule Property.
7. It is also certified that the provisions of Urban Land (Ceiling & Regulation) Act are not applicable to the Schedule Property.

THE SCHEDULE ABOVE REFERRED TO :

All the piece and parcel of the property being land of Plot Nos. 1 to 3 amalgamated as Plot No. 1 of land bearing R.S. No. 24/1 of Village Vibhapar known as 'Shreenath Park', T.P.S.No. 1, F.P.No. 19 admeasuring about 1589.37 sq. meters equivalent to 17107.98 sq. feet situated Behind Trimandir within local limits of Jamnagar Municipal Corporation in District and Sub District Jamnagar of Gujarat State and bounded as follows:

On East :: Common Plot
On West :: 12.00 meter wide road
On North :: Adjoining F.P. No. 68
On South :: Plot No. 4

Place : Jamnagar
Date : 06/04/2023


MITESH L. PATEL
ADVOCATE
G/1551/2001





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:: NON ENCUMBRANCE CERTIFICATE ::

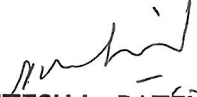
This is to certify that the immovable property being land of Plot Nos. 1 to 3 amalgamated as Plot No. 1 of land bearing R.S. No. 24/1 of Village Vibhapar known as 'Shreenath Park', T.P.S.No. 1, F.P.No. 19 admeasuring about 1589.37 sq. meters equivalent to 17107.98 sq. feet situated Behind Trimandir within local limits of Jamnagar Municipal Corporation in District and Sub District Jamnagar of Gujarat State belonging to M/S. MALLINATH DEVELOPERS - PARTNERSHIP FIRM.

I have verified the original documents related to the title of the said property and I have also taken the search in respect of the schedule property in the office of the Sub Registrar, Jamnagar - 1 and Jamnagar - 3.

I hereby certify that M/s. MALLINATH DEVELOPERS - PARTNERSHIP FIRM is having clear and marketable title free from any sort of encumbrances in respect of above mentioned property.

Place : Jamnagar

Date : 06/04/2023


MITESH L. PATÉL
ADVOCATE
G/1551/2001

