

ઉદય ડી. રૂપારેલીયા

એડવોકેટ

ઓફીસ : ૧૩, "અંબા આર્કેડ" એમ. જી. રોડ,
જેનીલી શોપીંગ સેન્ટર પાસે, જૂનાગઢ.
મોબાઈલ : ૯૯૨૫૨૪૫૨૭૦



Uday D. Ruparelia

Advocate

Offi. : 13, "Amba Arced" M.G. Road
Nr. Jenili Shopping Centre, Junagadh
Mobile : 9925245270

તારીખ :- 10/12/2019.

To.

Bhavesbhai Bhagvanjibhai Abhani,

Flat no. 213, Nildhara App., Talavdarvaja,

Junagadh.

Subject : Tital Clear Report Facility proposed to be granted to Bhavesbhai Bhagvanjibhai Abhani of Plot No.117, 118, 119, 120 Bhaktinagar, Timbavadi, Junagadh.

In accordance with your instructions contained in your above refer letter, I have examined the field sent to me. The Property more particularly described hereunder.

- Description and Area of the property proposed to be Title Clear Report. Specific number(s) and address of property along with boundaries and measurements.



A Residential Plot No.117 Plot land Admeasuring 162.00 Sq. Mtr., Plot No.118 Plot land Admeasuring 144.00 Sq. Mtr., Plot No.119 Plot land Admeasuring 144.00 Sq. Mtr., Plot No.120 Plot land Admeasuring 156.23 Sq. Mtr., Total Plot Area Admeasuring 606.23 Sq. Mtr. Situated at Timbavadi R.S.No. 23 (23/p 2), 24 & 138 Total land area Admeasuring Acer 9.07 Gutha land is transfferd in to N/A which is known as "Bhaktinagar". which is situaterd at Moje Gam Timbavadi, Sub Dist.Junagadh situated within the limits of Junagadh Municipal Corporation.

- The boundaries of the above Property is as under :

East : Adj. R.S.No. 23 Paiky.

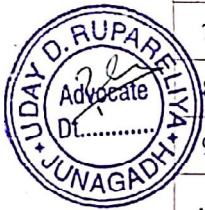
West : Adj. Plot No. 116.

North : Adj. 7.50 mtrs wide Road.

South : Adj. Plot No. 121 to 124.

- Documents which is produced before me as under:

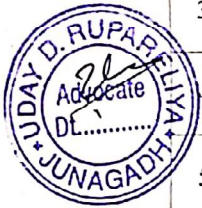
Plot No. 117 Title Report						
Sr. No.	Type of Documents	Document No.	Document Date	To	From	Copy
1	Building Permission	JMC/23-07-2018/654569/01/000003	23/07/2018	Mr. Bhaveshbhai Bhagvanjibhai Abhani	Junagadh Municipal Corporation (JMC)	Original
2	Reg. Sale Deed	7696	7/12/2017	Mr. Bhaveshbhai Bhagvanjibhai Abhani	Mr. Agraj Gupta Sun of Rameshchandra Gupta	Original
3	Village Form No. 6	24324	3/03/2018	Mr. Bhaveshbhai Bhagvanjibhai Abhani	Mr. Agraj Gupta Sun of Rameshchandra Gupta	True Copy
4	Reg. Sale Deed	6322	11/11/2002	Mr. Agraj Gupta Sun of Rameshchandra Gupta	Mr. Karabhai Khimabhai Suva P.O.A. Holder of Rupiben Jivabhai Solanki	Original
5	Village Form No. 6	9024	19/03/2003	Mr. Agraj Gupta Sun of Rameshchandra Gupta	Mr. Karabhai Khimabhai Suva P.O.A. Holder of Rupiben Jivabhai Solanki	True Copy
6	Power of Attorney		23/08/2002	Mr. Karabhai Khimabhai Suva	Rupiben Jivabhai Solanki	True Copy
7	N/A Order & Plan	Land/1/109/801/02	1/10/2002	Rupiben Jivabhai Solanki	Jilla Panchayat Karyalaya	True Copy
8	Village Form No. 6	8796		Rupiben Jivabhai Solanki	Jilla Panchayat Karyalaya	True Copy
9	Village Form No. 6	7123		Rupiben Jivabhai Solanki	Jivabhai Govabhai Solanki	True Copy
10	Reg. Sale Deed	1523	19/03/1997	Rupiben Jivabhai Solanki	Dayabhai Naranbhai Patel Etc.	True Copy
11	Village Form No. 6	4472		Rupiben Jivabhai Solanki	Dayabhai Naranbhai Patel Etc.	True Copy
12	Village Form No. 6	323		Dudhiben Thakarshi	Dayalal	True Copy
13	Village Form No. 6	79		Dayalal Etc.	Late Kanabi Naran Kuraji	True Copy
14	Village Form No. 6	24		Kanabi Naran Kuraji		True Copy
15	Reg. Sale Deed	2929	31/05/1997	Jivabhai Govabhai Solanki	Nanjibhai Karsanbhai Bhalani Etc.	True Copy
16	Village Form No. 6	4466		Jivabhai Govabhai Solanki	Nanjibhai Karsanbhai Bhalani Etc.	True Copy
17	Reg. Sale Deed	2679	16/05/1997	Jivabhai Govabhai Solanki	Nanjibhai Karsanbhai Bhalani	True Copy
18	Village Form No. 6	4465		Jivabhai Govabhai Solanki	Nanjibhai Karsanbhai Bhalani	True Copy
19	Village Form No. 6	601		Nanjibhai Karsanbhai Etc.	Lakhman Etc.	True Copy
20	Village Form No. 6	467		Lakhman Etc.	Late Kanabi Karsan	True Copy
21	Village Form No. 6	351		Kanabi Karsan Nathu		True Copy
22	Village Form No. 6	11		Kanabi Karsan Nathu Etc.		True Copy



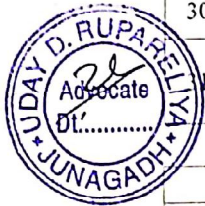
23	Reg. Sale Deed	5459	22/10/1997	Jivabhai Govabhai Solanki	Parsotambhai Valjibhai Bhalani	True Copy
24	Village Form No.6	4467		Jivabhai Govabhai Solanki	Parsotambhai Valjibhai Bhalani	True Copy
25	Release Deed	553	9/03/1988	Parsotambhai Valjibhai Bhalani	Govindbhai Karsanbhai Hirani	True Copy
26	Village Form No.6	1067		Parsotambhai Valjibhai Bhalani	Govindbhai Karsanbhai Hirani	True Copy
27	Reg. Sale Deed	203	25/01/1984	Govindbhai Karsanbhai Hirani	Sandhi Hussain Kasam	True Copy
28	Village Form No.6	1042		Govindbhai Karsanbhai Hirani	Sandhi Hussain Kasam	True Copy
29	Village Form No.6	16		Sandhi Hussain Kasam		True Copy

Plot No. 118 Title Report

Sr. No.	Type of Documents	Document No.	Document Date	To	From	Copy
1	Building Permission	JMC/23-07-2018/654569/01/000003	23/07/2018	Mr. Bhaveshbhai Bhagvanjibhai Abhani	Junagadh Municipal Corporation (JMC)	Original
2	Reg. Sale Deed	6314	10/10/2017	Mr. Bhaveshbhai Bhagvanjibhai Abhani	Mrs. Mintuben Bharatbhai Savsani	Original
3	Village Form No. 6	24152	25/01/2018	Mr. Bhaveshbhai Bhagvanjibhai Abhani	Mrs. Mintuben Bharatbhai Savsani	True Copy
4	Reg. Sale Deed	5125	3/09/2013	Mrs. Mintuben Bharatbhai Savsani	Mr. Yogeshbhai Hansrajbhai Limbani	Original
5	Village Form No. 6	20228		Mrs. Mintuben Bharatbhai Savsani	Mr. Yogeshbhai Hansrajbhai Limbani	True Copy
6	Reg. Sale Deed	10213	1/12/2009	Mr. Yogeshbhai Hansrajbhai Limbani	Mrs. Ritaben Rajeshkumar Rupareliya Etc.	Original
7	Village Form No. 6	14099		Mr. Yogeshbhai Hansrajbhai Limbani	Mrs. Ritaben Rajeshkumar Rupareliya Etc.	True Copy
8	Reg. Sale Deed	6264	2/11/2002	Mrs. Ritaben Rajeshkumar Rupareliya Etc.	Mr. Karabhai Khimabhai Suva P.O.A. Holder of Rupiben Jivabhai Solanki	Original
9	Village Form No. 6	8867		Mrs. Ritaben Rajeshkumar Rupareliya Etc.	Mr. Karabhai Khimabhai Suva P.O.A. Holder of Rupiben Jivabhai Solanki	True Copy
10	Power of Attorney		23/08/2002	Mr. Karabhai Khimabhai Suva	Rupiben Jivabhai Solanki	True Copy
11	N/A Order & Plan	Land/1/109/801/02	1/10/2002	Rupiben Jivabhai Solanki	Jilla Panchayat Karyalaya	True Copy
12	Village Form No. 6	8796		Rupiben Jivabhai Solanki	Jilla Panchayat Karyalaya	True Copy
13	Village Form No. 6	7123		Rupiben Jivabhai Solanki	Jivabhai Govabhai Solanki	True Copy
14	Reg. Sale Deed	1523	19/03/1997	Rupiben Jivabhai Solanki	Dayabhai Naranbhai Patel Etc.	True Copy
15	Village Form No. 6	4472		Rupiben Jivabhai Solanki	Dayabhai Naranbhai Patel Etc.	True Copy



16	Village Form No. 6	323		Dudhiben Thakarshi	Dayalal	True Copy
17	Village Form No. 6	79		Dayalal Etc.	Late Kanabi Naran Kuraji	True Copy
18	Village Form No.6	24		Kanabi Naran Kuraji		True Copy
19	Reg. Sale Deed	2929	31/05/1997	Jivabhai Govabhai Solanki	Nanjibhai Karsanbhai Bhalani Etc.	True Copy
20	Village Form No.6	4466		Jivabhai Govabhai Solanki	Nanjibhai Karsanbhai Bhalani Etc.	True Copy
21	Reg. Sale Deed	2679	16/05/1997	Jivabhai Govabhai Solanki	Nanjibhai Karsanbhai Bhalani	True Copy
22	Village Form No.6	4465		Jivabhai Govabhai Solanki	Nanjibhai Karsanbhai Bhalani	True Copy
23	Village Form No.6	601		Nanjibhai Karsanbhai Etc	Lakhman Etc.	True Copy
24	Village Form No.6	467		Lakhman Etc.	Late Kanabi Karsan	True Copy
25	Village Form No.6	351		Kanabi Karsan Nathu		True Copy
26	Village Form No.6	11		Kanabi Karsan Nathu Etc.		True Copy
27	Reg. Sale Deed	5459	22/10/1997	Jivabhai Govabhai Solanki	Parsotambhai Valjibhai Bhalani	True Copy
28	Village Form No.6	4467		Jivabhai Govabhai Solanki	Parsotambhai Valjibhai Bhalani	True Copy
29	Release Deed	553	9/03/1988	Parsotambhai Valjibhai Bhalani	Govindbhai Karsanbhai Hirani	True Copy
30	Village Form No.6	1067		Parsotambhai Valjibhai Bhalani	Govindbhai Karsanbhai Hirani	True Copy
	Reg. Sale Deed	203	25/01/1984	Govindbhai Karsanbhai Hirani	Sandhi Hussain Kasam	True Copy



Plot No. 119 Title Report

Sr. No.	Type of Documents	Document No.	Document Date	To	From	Copy
1	Building Permission	JMC/23-07-2018/654569/01/000003	23/07/2018	Mr. Bhaveshbhai Bhagvanjibhai Abhani	Junagadh Municipal Corporation (JMC)	Original
2	Reg. Sale Deed	6316	10/10/2017	Mr. Bhaveshbhai Bhagvanjibhai Abhani	Mrs. Mintuben Bharatbhai Savsani	Original
3	Village Form No. 6	24489	27/03/2018	Mr. Bhaveshbhai Bhagvanjibhai Abhani	Mrs. Mintuben Bharatbhai Savsani	True Copy
4	Reg. Sale Deed	5898	13/10/2014	Mrs. Mintuben Bharatbhai Savsani	Mrs. Naliniben Kantilal Rathod	Original
5	Village Form No. 6	24104	3/01/2018	Mrs. Mintuben Bharatbhai Savsani	Mrs. Naliniben Kantilal Rathod	True Copy
6	Reg. Sale Deed	10212	1/12/2009	Mrs. Naliniben Kantilal Rathod	Mrs. Ritaben Rajeshkumar Rupareliya Etc.	Original
7	Village Form No. 6	14102	30/03/2010	Mrs. Naliniben Kantilal Rathod	Mrs. Ritaben Rajeshkumar Rupareliya Etc.	True Copy
8	Reg. Sale Deed	6264	2/11/2002	Mrs. Ritaben Rajeshkumar Rupareliya Etc.	Mr. Karabhai Khimabhai Suva P.O.A. Holder of Rupiben Jivabhai	Original

					Solanki	
9	Village Form No. 6	8867		Mrs. Ritaben Rajeshkumar Rupareliya Etc.	Mr. Karabhai Khimabhai Suva P.O.A. Holder of Rupiben Jivabhai Solanki	True Copy
10	Power of Attorney		23/08/2002	Mr. Karabhai Khimabhai Suva	Rupiben Jivabhai Solanki	True Copy
11	N/A Order & Plan	Land/1/109 /801/02	1/10/2002	Rupiben Jivabhai Solanki	Jilla Panchayat Karyalaya	True Copy
12	Village Form No. 6	8796		Rupiben Jivabhai Solanki	Jilla Panchayat Karyalaya	True Copy
13	Village Form No. 6	7123		Rupiben Jivabhai Solanki	Jivabhai Govabhai Solanki	True Copy
14	Reg. Sale Deed	1523	19/03/1997	Rupiben Jivabhai Solanki	Dayabhai Naranbhai Patel Etc.	True Copy
15	Village Form No. 6	4472		Rupiben Jivabhai Solanki	Dayabhai Naranbhai Patel Etc.	True Copy
16	Village Form No. 6	323		Dudhiben Thakarshi	Dayalal	True Copy
17	Village Form No. 6	79		Dayalal Etc.	Late Kanabi Naran Kuraji	True Copy
18	Village Form No.6	24		Kanabi Naran Kuraji		True Copy
19	Reg. Sale Deed	2929	31/05/1997	Jivabhai Govabhai Solanki	Nanjibhai Karsanbhai Bhalani Etc.	True Copy
20	Village Form No.6	4466		Jivabhai Govabhai Solanki	Nanjibhai Karsanbhai Bhalani Etc.	True Copy
	Reg. Sale Deed	2679	16/05/1997	Jivabhai Govabhai Solanki	Nanjibhai Karsanbhai Bhalani	True Copy
	Village Form No.6	4465		Jivabhai Govabhai Solanki	Nanjibhai Karsanbhai Bhalani	True Copy
23	Village Form No.6	601		Nanjibhai Karsanbhai Etc	Lakhman Etc.	True Copy
24	Village Form No.6	467		Lakhman Etc.	Late Kanabi Karsan	True Copy
25	Village Form No.6	351		Kanabi Karsan Nathu		True Copy
26	Village Form No.6	11		Kanabi Karsan Nathu Etc.		True Copy
27	Reg. Sale Deed	5459	22/10/1997	Jivabhai Govabhai Solanki	Parsotambhai Valjibhai Bhalani	True Copy
28	Village Form No.6	4467		Jivabhai Govabhai Solanki	Parsotambhai Valjibhai Bhalani	True Copy
29	Release Deed	553	9/03/1988	Parsotambhai Valjibhai Bhalani	Govindbhai Karsanbhai Hirani	True Copy
30	Village Form No.6	1067		Parsotambhai Valjibhai Bhalani	Govindbhai Karsanbhai Hirani	True Copy
31	Reg. Sale Deed	203	25/01/1984	Govindbhai Karsanbhai Hirani	Sandhi Hussain Kasam	True Copy



Plot No. 120 Title Report						
Sr. No.	Type of Documents	Document No.	Document Date	To	From	Copy
1	Building Permission	JMC/23-07-2018/654569/01/000003	23/07/2018	Mr. Bhaveshbhai Bhagvanjibhai Abhani	Junagadh Municipal Corporation (JMC)	Original



2	Reg. Sale Deed	6894	6/11/2017	Mr. Bhaveshbhai Bhagvanjibhai Abhani	Mrs. Neha Ravi Dholakiya	Original
3	Village Form No. 6	24198	30/01/2018	Mr. Bhaveshbhai Bhagvanjibhai Abhani	Mrs. Neha Ravi Dholakiya	True Copy
4	Reg. Sale Deed	6301	8/11/2002	Mrs. Neha Ravi Dholakiya	Mr. Karabhai Khimabhai Suva P.O.A. Holder of Rupiben Jivabhai Solanki	Original
5	Village Form No. 6	10698	29/05/2005	Mrs. Neha Ravi Dholakiya	Mr. Karabhai Khimabhai Suva P.O.A. Holder of Rupiben Jivabhai Solanki	True Copy
6	Reg. Sale Deed	10212	1/12/2009	Mrs. Naliniben Kantilal Rathod	Mrs. Ritaben Rajeshkumar Rupareliya Etc.	Original
7	Village Form No. 6	14102	30/03/2010	Mrs. Naliniben Kantilal Rathod	Mrs. Ritaben Rajeshkumar Rupareliya Etc.	True Copy
8	Reg. Sale Deed	6264	2/11/2002	Mrs. Ritaben Rajeshkumar Rupareliya Etc.	Mr. Karabhai Khimabhai Suva P.O.A. Holder of Rupiben Jivabhai Solanki	Original
	Village Form No. 6	8867		Mrs. Ritaben Rajeshkumar Rupareliya Etc.	Mr. Karabhai Khimabhai Suva P.O.A. Holder of Rupiben Jivabhai Solanki	True Copy
10	Power of Attorney		23/08/2002	Mr. Karabhai Khimabhai Suva	Rupiben Jivabhai Solanki	True Copy
11	N/A Order & Plan	Land/1/109 /801/02	1/10/2002	Rupiben Jivabhai Solanki	Jilla Panchayat Karyalaya	True Copy
12	Village Form No. 6	8796		Rupiben Jivabhai Solanki	Jilla Panchayat Karyalaya	True Copy
13	Village Form No. 6	7123		Rupiben Jivabhai Solanki	Jivabhai Govabhai Solanki	True Copy
14	Reg. Sale Deed	1523	19/03/1997	Rupiben Jivabhai Solanki	Dayabhai Naranbhai Patel Etc.	True Copy
15	Village Form No. 6	4472		Rupiben Jivabhai Solanki	Dayabhai Naranbhai Patel Etc.	True Copy
16	Village Form No. 6	323		Dudhiben Thakarshi	Dayalal	True Copy
17	Village Form No. 6	79		Dayalal Etc.	Late Kanabi Naran Kuraji	True Copy
18	Village Form No. 6	24		Kanabi Naran Kuraji		True Copy
19	Reg. Sale Deed	2929	31/05/1997	Jivabhai Govabhai Solanki	Nanjibhai Karsanbhai Bhalani Etc.	True Copy
20	Village Form No. 6	4466		Jivabhai Govabhai Solanki	Nanjibhai Karsanbhai Bhalani Etc.	True Copy
21	Reg. Sale Deed	2679	16/05/1997	Jivabhai Govabhai Solanki	Nanjibhai Karsanbhai Bhalani	True Copy
22	Village Form No. 6	4465		Jivabhai Govabhai Solanki	Nanjibhai Karsanbhai Bhalani	True Copy
23	Village Form No. 6	601		Nanjibhai Karsanbhai Etc.	Lakhman Etc.	True Copy
24	Village Form No. 6	467		Lakhman Etc.	Late Kanabi Karsan	True Copy

25	Village Form No.6	351		Kanabi Karsan Nathu		True Copy
26	Village Form No.6	11		Kanabi Karsan Nathu Etc.		True Copy
27	Reg. Sale Deed	5459	22/10/1997	Jivabhai Govabhai Solanki	Parsotambhai Valjibhai Bhalani	True Copy
28	Village Form No.6	4467		Jivabhai Govabhai Solanki	Parsotambhai Valjibhai Bhalani	True Copy
29	Release Deed	553	9/03/1988	Parsotambhai Valjibhai Bhalani	Govindbhai Karsanbhai Hirani	True Copy
30	Village Form No.6	1067		Parsotambhai Valjibhai Bhalani	Govindbhai Karsanbhai Hirani	True Copy
31	Reg. Sale Deed	203	25/01/1984	Govindbhai Karsanbhai Hirani	Sandhi Hussain Kasam	True Copy

Present Property Holder :

Mr. Bhaveshbhai Bhagvanjibhai Abhani

Add. Flat no. 213, Nildhara App., Talavdarvaja, Junagadh.

(Ownership By Sale Deed No. 7696 dtd. 07/12/2017)

All Though due care and caution have been taken to avoid any mistake or omissions while giving this opinion by verifying last 30 years documents which is based on the file sent to me by the Owner for title clearance certificate. This Certificate is valid for this time Personal purpose only.

Enclosure: Receipt No. 2019008019453 dated 07/12/2019.

Subject to the above remarks, I am of the opinions that, the titles of Property under report are Clear, Marketable and free from any encumbrances what so ever.

Thanking you,

Yours Faithfully,



(U. D. Ruparelia)
Advocate