

Mitesh J. Thummar

B.A. LL.B. Advocate - Jetpur
(Gujarat High Court)

Office : Jay Ambe Building,
1st Floor, Opp. Garden,
Jetpur-360 370.
Mo. 94291 66660

Resi. : "Shivam"
Jamadar Mill,
Near Alfa School,
Jetpur-360 370.
Ph. (02823) 221750



મિતેશ જે. ઠુંમર

બી.એ.એલ.એલ.બી. એડવોકેટ-જેતપુર
(ગુજરાત હાઈકોર્ટ)

ઓફીસ : જય અંબે બિલ્ડીંગ, ઘર : "શિવમ"
પહેલા માળે, બગીચા સામે, જમાદાર મીલ,
જેતપુર-૩૬૦ ૩૭૦. આલ્ફા સ્કૂલ પાસે,
મો. ૯૪૨૯૧ ૬૬૬૬૦ જેતપુર-૩૬૦ ૩૭૦.
ફોન : (૦૨૮૨૩) ૨૨૧૭૫૦

Date : 18/08/2020

:- TITLE CLEAR CERTIFICATE :-

Subject :- Title Clear Certificate & Title Report & Encumbrance Certificate relating to Property of "ADON INFRATECH" a Reg. Partnership Firm.

I Mr. Mitesh J. Thummar, Advocate Jetpur, under the instruction of my client Mr. Dineshbhai Lakhmanbhai Bhangadiya, a Partner of "Adon Infratech" a Reg. Partnership Firm, Residing at Block No.305, Laxmandhara Appartment, Desaiwadi, Jetpur, Tal. Jetpur. I Submit my Opinion about Title Clearance Certificate cum Title Report Cum Encumbrance Certificate of Immovable Property in the name of "ADON INFRATECH" a Reg. Partnership Firm.

- (1). Immovable Property of N.A. Land Revenue Sr. No.5/1, A.5.04 G. Plot No.1 Paiki West side Sq.Mt.844.34 (City Survey Sheet No.73, City Survey No.7828/14-A) & Plot No.1 Paiki East Side Sq.Mt.703.88 (City Survey Sheet No.73, City Survey No.7828/14-B) Total Sq.Mt.1548.22 Open land situated at Jetpur City of Tal. Jetpur of Dist. Rajkot of Gujarat State.

East : Property of Rev. Sr. No.4. Admeasure of this side is, 13.71 Mtr.

West : Lagu Jetpur-Junagadh Road. Admeasure of this side is, 38.10 Mtr.

North : Property of Rev. Sr. No.4. Admeasure of this side is, 29.75+34.86 Mtr.

South : Road. Admeasure of this side is, 24.60+36.97 Mtr.

Sr. No.	Type of Documents	Docu. No.	Document Date	To	From	Copy
1.	Village Map	--	--	--	--	Certified Copy
2.	Tippan	--	--	Ramji Vagha Paghdar	D.E.L.R. Rajkot	Certified Copy
3.	Record of Rights	--	--	--	--	Certified Copy



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4.	Aghat Case	1 to 11/1962	24/7/1963	Ramji Vagha Paghdar	Dhoraji Mamlatdar Office	Notarize True Copy
5.	N.A. Order	Land/Bi nkheti/3 4/75	16/1/1976	Ramji Vagha Paghdar	Collector Office Rajkot	Notarize True Copy
6.	Layout Plan Order	Land/N A/34:75	5/11/1976	Ramji Vagha Paghdar	Collector Office Rajkot	Notarize True Copy
7.	Approved Lay- Out Plan	--	--	--	--	Notarize True Copy
8.	Sale Deed	234	9/3/1977	Ramesh Dy. & P. Works a Partnership Firm	Ramji Vagha Paghdar	Original
9.	Property Card	--	--	Ramesh Dy. & P. Works a Partnership Firm	City Survey Office Jetpur	Certified Copy
10.	Construction Permission & Approved Building Plan	12	15/4/1977	Ramesh Dy. & P. Works a Partnership Firm	Jetpur Navagadh Municipality	Notarize True Copy
11.	Un Reg. Release Deed	--	18/11/1982	Lakhmanbh ai Dosabhai & Others	--	Notarize True Copy
12.	Un Reg. Partition Deed	--	5/1/1983	Lakhmanbh ai Dosabhai & Others	--	Notarize True Copy
13.	Dissolution Deed of Partnership Firm	--	5/4/1989	Lakhmanbh ai Dosabhai & Others	--	Notarize True Copy
14.	Death Certificate Dosabhai Bhangadiya	--	8/2/1993	--	--	Notarize True Copy
15.	Un Reg. Will	--	15/12/1992	--	--	Notarize True Copy
16.	Pot Hisa Sketch	7828/14 -A & 7828/14 -B	--	Lakhmanbh ai Dosabhai & Savjibhai Dosabhai	City Survey Office-Jetpur	Certified Copy
17.	Death Certificate of Lakhmanbh ai Dosabhai	--	24/1/2003	--	--	Notarize True Copy
18.	Power of Attorney	--	23/11/2012	Rameshbha i Lakhmanha i	Samjuben Lakhmanbh ai & Others	Original



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19.	Sale Deed	463	20/2/2013	Hirenbbhai Chandrakantbhai Rupareliya	Rameshbhai Lakhmanbhai & Others	Original
20.	Sale Deed	5535	5/11/2018	Adon Infratech	Hirenbbhai Chandrakantbhai Rupareliya	Original
21.	Village Form No.2	--	--	Adon Infratech Partnership Firm	City Talati Jetpur	Certified Copy
22.	Property Card	--	--	Adon Infratech Partnership Firm	City Survey Office-Jetpur	Certified Copy
23.	Death Certificate of Savjibhai Dosabhai	--	27/2/2013	--	--	Notarize True Copy
24.	Sale Deed	5536	5/11/2018	Adon Infratech Partnership Firm	Valiben Savjibhai Bhangadiya & Others	Original
25.	Village Form No.2	--	--	Adon Infratech Partnership Firm	City Talati Jetpur	Certified Copy
26.	Property Card	--	--	Adon Infratech Partnership Firm	City Survey Office-Jetpur	Certified Copy
27.	Receipt of Municipality Tax	--	--	--	--	Original
28.	Receipt of Revenue Tax	--	--	--	--	Original
29.	Search Receipt	--	--	--	--	Original

(4). Details of ownership right of the said Property is mentioned as per bellow:-

(4). Details of ownership right of the said Property is mentioned as per bellow:-

(1). Originally, agriculture land known as "Desaiwadi" Rev. Sr.No.5/1, A.5.06 G. had been in the name of Amad Farid Attha was died, Due to Controversy between legal hair of Amad Farid Attha, land's was managed by government. Actually land was possessed by Ramji Vagha, thereof his name was entered in revenue record of right. Village Form no.6 wide entry No.396, Dated:7/10/1955. Thereafter.



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(2). As pera Aghat Abolition Act Dhoraji Mamlatdar's wide order Aghat Case No.1 to 11/1962 Rev. Sr. No.5/1, A.5.06 G. Agri. Land was entered in revenue record of right village form No.6 in the name of Ramji Vagha Paghdar, wide entry No.692, Dated;25/3/1965. Thereafter,

(3). As per New Measurement Rev. Sr.No.5/1, A.5.04 G. land was entered in record of right village form no.6 in the name of Ramji Vagha, wide entry No.1337, Dated:5/9/1967. Thereafter,

(4). Ramji Vagha had been applied in Collector office Rajkot for Agriculture land Rev. Sr. No.5/1, A.5.04 G. in to Non Agriculture for Industrial purpose was granted wide order No.Land-Binkheti-34/75, Date:26/1/1976 and Lay Out plan was approved wide Order No.Land-NA-34:75, Date:5-11-1976. Necessary entry of N.A. order was entered in Rev. Record of Village form No.6 wide entry No.2424, Dated:25/2/1976, as well as Village From No.2. Thenafter,

(5). City Survey Office Issued a Sand of Plot No.1, Sq.Mt.1566.62 wide Sheet No.73, City Sr.No.7828/14 to Ramji Vagha Paghdar and Final Plot's Area 1548.22. Thenafter,

(6). N.A. Rev. Sr.No.5/1, A.5.04 G. Plot No.1, Sq.Mt.1566.22 (Sheet No.73, City Sr. No.7828/14) open land was sold by Ramji Vagha Paghdar to Ramesh Dy. & P. Works wide Reg. Sale deed No.234, Dated:9/3/1977. After that Ramesh Dy. & P. Works obtained construction permission wide permission No.12, on Dated:15/4/1977 from Jetpur Municipality. Then after Savjibhai Dosabhai was retired from Ramesh Dy. & P. Works on Dt.18/11/1982. Thenafter Dissolution of Partnership firm's property was divided by partners on Dt.5/1/1983. Thenafter Rupaben Dosabhai Bhangadiya made will. After Death Rupaben Dosabhai Bhangadiya Plot No.1 Paiki Sq.Mt.703.88 (City Sr. No.7828/14-B) entered in the name of Patel Lakhmanbhai Dosabhai and Plot No.1 Paiki Sq.Mt.844.34 (City Sr.No.7828/14-A) entered in the name of Savjibhai Dosabhai. Thenafter death of Savjibhai Dosabhai legal hair of Valiben Savjibhai Bhangadiya & Others became joint owner of Property. Thenafter Plot No.1 Paiki Sq.Mt.844.34 (City Sr.No.7828/14-A) Valiben Savjibhai Bhangadiya & Others sold to Adon Infratech a Reg. Partnership Firm. Wide Reg. Sale Deed No.5536, Dated:5/11/2018. & Owenr of Plot No.1 Paiki Sq.Mt.703.88 (City Sr.No.7828/14-B) Lakhmanbhai Dosabhai Patel was died on 24/1/2003. After death of Lakhmanbhai Dosabhai Patel's legal hairs Samjuben Lakhmanbhai Patel & Others gave power of attorney on Dt.23/11/2012 to Rameshbhai Lakhmanbhai Bhangadiya Sold this



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Property to Hirenbbhai Chandrakantbbhai Rupareliya wide Reg.Sale Deed No.463, Dt.20/2/2013. Thenafter Plot No.1 Paiki Sq.Mt.703.88 (City Sr.No.7828/14-B) had been sold by Hirenbbhai Chandrakantbbhai Rupareliya to Adon Infratech a Reg.Partnership Firm wide Reg. Sale Deed No.5535, Dt.5/11/2018.

(5). **Present Property Holder:-** "ADON INFRATECH" a Reg. Patnership Firm.

All though due care and caution have taken to avoid any mistake or omission while giving this opinion verifying 30 years documents which is based on the file sent to me by the bank for title clearance Certificate. This Certificate is valid for this time loan purpose only. Subject to the above remarks, I am of the opinions that, the titles of Property under report are clearing, Marketable and free from any encumbrances what so ever.

I am sending returning the file containing all the documents sent by you.

Place:- Jetpur

Date :-



M. J. Thummar
Advocate
(Guj. High Court)
Jetpur, Dist : Rajkot
(Mitesh J. Thummar)
Advocate-Jetpur