

દિપક આર. આચાર્ય

એડવોકેટ

ઓફિસ નં. ૧૦૮, પહેલો માળ, મંગલમૂર્તિ,
કોમ્પ્લેક્સ, જવાહર રોડ, કાલવા ચોક,
જુનાગઢ-૩૬૨૦૦૧.
મોબાઇલ નં.-૯૪૨૯૧૧૪૨૪૦.



Deepak R. Acharya

ADVOCATE

Office No. 108, First Floor, Mangalmurti
Complex, Jawahar Road, Kalwa Chowk,
Junagadh-362001.
Mobile No. : 9429114240.

Date: 24/07/2020

To,
Gujrat Real Estate,
Regulatory Authority,
GANDHINAGAR.

SUB:-Title Clear Certificate.

Property owned by Yamuna Developers A
partnership firm and its partners namely (1)
Shri Prakashbhai Savdasbhai Bhalani, (2)
Ashokkumar Babubhai Bhuva, (3)
Hirenkumar Govindbhai Bhalani, (4)
Vijaykumar Ravajibhai Bhalani. All are
resident at Junagadh.

Dear Sir,

I the undersigned, Dipak R. Acharya Advocate, residing at
above address issue this title clear certificate on request of **Yamuna
Developers** a partnership firm and its partners

DESCRIPTION OF THE PROPERTY

An open land admeasuring 351 – 17 – 46 Sq. Mts. of plot No.1 of N.A. R.S. No.
117 situated at Village Timbavadi within limits of Junagadh Municipal
corporation.

BOUNDARIES OF THE CAPTIONED PROPERTY

East by	West by	North by	South by
Adj. 12 – 00 Mts. wide road.	Adj. 9 – 14 Mts. wide road.	Adj. Plot No.2	Adj. 9 – 14 Mts. wide road.



**LIST OF DOCUMENTS SUBMITTED BEFORE ME FOR
SCRUTINY AND LEGAL OPINION:**

(Specify the documents are Original or Xerox)

Sr. No.	Name/Nature of the document.
1.	Xerox true copy of Village Form No. 8 – A, 7/12.
2.	Xerox true copy of Village Form No. 6 with Entry No. 17, 136, 353, 397, 1684, 9451 and 26175
3.	Xerox true copy of Village Form No. 2.
4.	Xerox true copy of N.A. Order No. TDO/Land/8/67-68 dtd. 28/04/1967 passed by the TDO, Junagadh along with conditions and lay out plan.

5. Original Demolish permission granted by Junagadh Municipal corporation vide permission letter no. JMC/Engi./Javak No. 3005 dtd. 09/01/2020.
6. Original construction permission along with approved plan granted by Junagadh Municipal Corporation vide Permission Letter No. JMC/17-02-2020/1386295/01/005427 dtd. 19/02/2020 in favour of Bhupendrabhai Bhalani and othes with regards to the captioned property.
7. Xerox true copy of Partnership deed of Yamuna Developers, Junagadh.
8. Original Registered Sale Deed No.3056 dtd. 04/07/2020 executed by (1) Bhupendrabhai Gordhanbhai Bhalani, (2) Gitaben Mahendrabhai Bhalani, (3) Virendrabhai Mahendrabhai Bhalani and (4) Nehalben Mahendrabhai Bhalani in favor of (1) Shri Prakashbhai Savdasbhai Bhalani, (2) Ashokkumar Babubhai Bhuva, (3) Hirenkumar Govindbhai Bhalani, (4) Vijaykumar Ravajibhai Bhalani partners of Yamuna Developers.
9. Original Search Receipt No. 2020008008954 dtd. 24/07/2020 of Sub – Registrar Office, Junagadh.

Chain of title tracing the title from the oldest title deed to the latest title deeds establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the title.

Brief history of captioned property

The N.A. land land originally an Agri. land of S.No. 117 situated in Timbavadi locality in the city of Junagadh belonged to Jethabhai Govindbhai vide Promulgation Entry No. 17 in Village Form No. 6. Then Jethabhai Govindbhai died on dtd. 27/07/1959 leaving behind his heirs (1) Maniben Jethabhai, (2) Dayben Jethabhai, (3) Dudhiben Jethabhai, (4) Monghiben Jethabhai, (5) Kacharabhai Jethabhai and (6) Gordhanbhai Jethabhai vide entry No.136. Then heirs (1) Maniben Jethabhai, (2) Dayben Jethabhai, (3) Dudhiben Jethabhai, (4) Monghiben Jethabhai, released their shares from the above land in favor of (1) Kacharabhai Jethabhai and (2) Gordhanbhai Jethabhai vide entry No. 353.

Then above land Ac.1 – 20 gt. of S.No. 117 converted into N.A. for residential purpose at the request of of (1) Kacharabhai Jethabhai and (2) Gordhanbhai Jethabhai vide N.A. Order NO. **TDO/Land/8/67-68 dtd. 28/04/1967** passed by the TDO, Junagadh along with conditions and lay out plan.



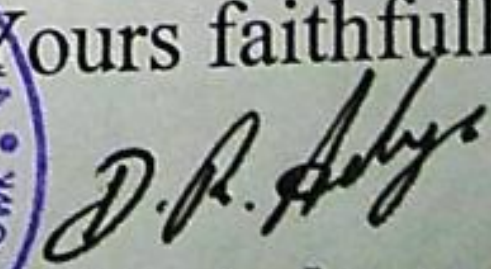
Then they made mutual partition of their N.A. plots in this partition land of plot No.1 came to the share of Gordhanbhai Jethabhai Bhalani vide entry No. 397. Then Gordhanbhai Jethabhai transfer his N.A. plot No.1 to his sons namely Bhupendrabhai Gordhanbhai and Mahendrabhai Gordhanbhai vide entry No.1684 dtd.20/11/1990. Then Mahendrabhai Gordhanbhai died and leaving behind his heirs (1) Gitaben Mahendrabhai, (2) Virendrabhai Mahendrabhai and (3) Minor Nanduben Mahendrabhai and her gaurdin vide entry No. 9451. Then Nanduben Mahendrabhai Became mature so her guardian name removed from the above land and her original name was Nehalben Mahendrabhai not Nanduben Mahendrabhai so rectify her name vide entry No. 26175.

Then (1) Bhupendrabhai Gordhanbhai Bhalani, (2) Gitaben Mahendrabhai Bhalani, (3) Virendrabhai Mahendrabhai Bhalani and (4) Nehalben Mahendrabhai Bhalani obtained necessary construction permission along with approved plan from Junagadh Municipal Corporation vide Permission Letter No. JMC/17-02-2020/1386295/01/005427 dtd. 19/02/2020 (online) with regards to the captioned property.

Then Yamuna Developers a partnership firm and its partners namely (1) Shri Prakashbhai Savdasbhai Bhalani, (2) Ashokkumar Babubhai Bhuva, (3) Hirenkumar Govindbhai Bhalani, (4) Vijaykumar Ravajibhai Bhalani purchased An open land admeasuring 351 – 17 – 46 Sq. Mts. of plot No.1 of N.A. R.S. No. 117 situated at Village Timbavadi within limits of Junagadh Municipal corporation from (1) Bhupendrabhai Gordhanbhai Bhalani, (2) Gitaben Mahendrabhai Bhalani, (3) Virendrabhai Mahendrabhai Bhalani and (4) Nehalben Mahendrabhai Bhalani by Reg. Sale Deed No.3056 dtd. 04/07/2020 and this entry mutated in V.F. No.2

Thanking you.



Yours faithfully,

 (D.R. Acharya)
 Advocate.

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Deepak R. Acharya

ADVOCATE

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Mobile No. : 9429114240.

Date: 24/07/2020.

CERTIFICATE OF TITLE.

1. I have examined the Documents in detail, taking into account all the Guidelines in the check list and the other relevant factors.
2. I confirm having made a search for last 30 years i.e. from the year – 1990 to 2020 in the offices of the Sub – Registrar, Junagadh vide Receipts No. 2020008008954 application No. 5231 on dtd. 24/07/2020 I also confirm having verified and checked the records of the relevant Government Offices/Sub – Registrar Office, Revenue Records, Municipal/Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders.
3. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify that the genuineness of the Title Deeds. Suspicious/Doubt, if any has been clarified by making necessary enquiries.
4. I certify that **Yamuna Developers, a partnership firm and its partners** has/have an absolute, clear and marketable title over the Schedule property. I further certify that the above title deeds are genuine and a valid.

Thanking you.



Yours faithfully,

D.R. Acharya
(D.R. Acharya)
Advocate.