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Date: - 25/05/2021

To Whom It May Concern:
Title Opinion Report

Subject: Title Opinion Report certifying Non-Encumbrance of An Open land of Sub-Plot No. A-1, A-2, & A-3 land admeasuring 2914-44 of N.A land of Zanzarda R. S. No. 27p, situated at, Zanzarda in the city of Junagadh within limits of Junagadh Municipal Corporation owned by Partners of partnership Firm Orbit Corporation of Junagadh.

Account: Partners of partnership Firm Orbit Corporation of Junagadh.

I refer to your letter no. -- Dated 15/05/2021 requesting me to furnish Non-encumbrances and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property of Partners of partnership Firm Orbit Corporation.

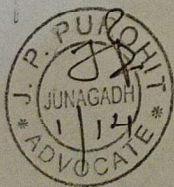
1. ***Description and Area of the property proposed to be mortgaged. Specific number(s) and address of property along with boundaries and measurements.***

An Open land of Sub-Plot No. A-1, A-2, & A-3 land admeasuring 2914-44 of N.A land of Zanzarda R. S. No. 27p, situated at, Zanzarda in the city of Junagadh within limits of Junagadh Municipal Corporation owned by Partners of partnership Firm Orbit Corporation of Junagadh, bounded as under:-

To the East by : 09-00 Mts. wide Road.
To the West by : Adjoining Other Property.
To the North by : Adjoining Common Plot.
To the South by : Adjoining 30-00 Mts. Wide Road.

2. ***Nature of property: (Whether Agricultural, Non-Agricultural, Commercial, Residential or Industrial. If Non-Agricultural, the reference; date of conversion order from the competent authority should also be mentioned.***

Non Agriculture Land for residential Purpose vide order no. D.P./land/1/N.A./C/37/1982-83 on date 09/03/1983, by District Panchayat Office and also obtain Revised N.A order and lay out plan vide order No. Land/1/C/4377/Revised/2014 on date 09/10/2014 by collector office Junagadh.



3. *Name of the mortgagor / owner and status in the Account i.e. borrower, or guarantor and whether individual, Sole Proprietor, Partner, Director, Karta or Trustee. In case the Mortgagor is Partner / Director / Trustee who is mortgaging the property on behalf of Partnership / Company / Trust, whether he/she has the authority. Copy of the Resolution /Memorandum and Articles of Association / Trust Deed etc. whether examined and verified.*

Partners of partnership Firm Orbit Corporation are owners of the captioned property.

4. *Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken.*

No. There is no any minor, lunatic or un-discharged insolvent is involved, mortgagor has sufficient capacity to contact.

5. *Whether the property is Freehold or Leasehold. If leasehold then period of lease, and if Freehold, whether Urban Land Ceiling Act applies and permission to be obtained.*

Free hold Land. ULC Act is not applicable.

6. *Source of property i.e. self acquired or Ancestral. If Ancestral, then mode of succession and whether original Will/Probate is available.*

Self Acquired.

7. *Whether the Mortgagor is Co-owner/Joint Owner and/or any partition of the Property is made between the members of the family through Partition Deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement.*

No.

8. *Whether the Mortgagor is in exclusive possession of the property or it is leased/rented out to third party.*

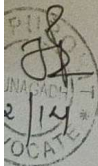
As per the documents produced before me, Partners of partnership Firm Orbit Corporation are owners of the captioned property.

9. *Whether the Property is mutated in municipal/revenue records and Mortgagor's name is reflecting and if not, the reason thereof.*

The new purchase so after due process of Law the applicants name will reflect.

10. *Whether any restriction for creation of Mortgage is imposed under central/ State/ Local Laws. If yes, then specify whose consent or permission would be required for creation of Mortgage.*

No.



11. *Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.*

Yes, original Title Deeds are available as mentioned in Para (18) of this title clear Report:

12. *Whether the Advocate has personally visited the Sub Registrar / Revenue / Municipal office and examined the records.*

Yes.

13. *Whether the Search is being made for the period of 30 years. If no, reason thereof.*

Yes, Search has been made for the period of total 30 years by receipt No.-2021008006873 & 2021008013499, application No.-3346 & 6745 of SRO-1 & receipt No.-2021330001812, application No.-1275 of SRO-2, receipt No.- 2021431003551 application No.-1253 of SRO-3. on dated 17/05/2021 & 21/09/2021 I have not found any encumbrance on the captioned property.

14. *Details of documents examined / scrutinized (This should be in Chronological order with Serial Numbers, Type / Nature of Document, Date of Execution, Parties, Date of Registration Details including the details of Revenue / Society records etc.).*

- 1) Copy of Village form no 7/12, 8-A, 6 & 2.
- 2) Copy of N.A. order for Residential purpose granted along with conditions and approved lay out plan vide order No. D.P./land/1/N.A./C/37/1982-83 on date 09/03/1983, by District Panchayat Office
- 3) Copy of Partnership deed of Partnership firm Named I.e. Shri Madhu Tiles and Pipe Industry dated 17/06/1983.
- 4) Copy of Regi. Sale deed No. 1502 on date 18/06/1983 executed by Keshubhai Rudabhai in favor of Madhu Tiles and Pipe Industry.
- 5) Copy of Regi. Sale Deed No. 2036 on date 22/09/1983 executed by Partners of Partnership firm Shri Madhu Tiles and Pipe Industry in favor of Govindbhai Lavjibhai, Dhanjibhai Ukabhai And Sureshbhai Notambhai Raiyani.
- 6) Copy of Regi. Sale Deed No. 780 on date 05/04/1988 executed by Govindbhai Lavjibhai, Dhanjibhai Ukabhai And Sureshbhai Notambhai Raiyani in favor of Jayshriben Girishkumar Gajera.
- 7) Copy of Regi. Sale Deed No. 4275 on date 25/07/2003(New no.2480 dated 20/04/2005) executed by Partners of Partnership firm Shri Madhu Tiles and Pipe Industry in favor of Bhavesh Zaverbhai Patel.
- 8) Copy of Regi. Sale Deed No. 4276 on date 25/07/2003(New no.2481 dated 20/04/2005) executed by Partners of Partnership firm Shri Madhu Tiles and Pipe Industry in favor of Bhavnaben Himatbhai Vaghasiya.
- 9) Copy of Regi. Sale Deed No. 4277 on date 25/07/2003(New no.2482 dated 20/04/2005) executed by Partners of Partnership firm Shri Madhu Tiles and Pipe Industry in favor of Ashish jashubhai Patel.
- 10) Copy of Regi. Sale Deed No. 2894 on date 13/05/2005 Executed by Bhavesh Zaverbhai Patel in favor of Chetnaben Dharmeshbhai Sojitra.

- 11) Copy of Regi. Sale Deed No. 2895 on date 13/05/2005 Executed by Bhavesh Zaverbhai Patel in favor of Chetnaben Dharmeshbhai Sojitra.
- 12) Copy of Regi. Sale Deed No. 2896 on date 13/05/2005 Executed by Bhavnaben Himatbhai Vaghasiya in favor of Jayaben Naranbhai Sojitra.
- 13) Copy of Regi. Sale Deed No. 2898 on date 13/05/2005 Executed by Ashish Jasubhai Patel in favor of Naranbhai Jerambhai Sojitra.
- 14) Copy of Regi. Sale Deed No. 2899 on date 13/05/2005 Executed by Ashish Jasubhai Patel in favor of Naranbhai Jerambhai Sojitra.
- 15) Copy of Regi. Sale Deed No. 2900 on date 13/05/2005 Executed by Ashish Jasubhai Patel in favor of Naranbhai Jerambhai Sojitra.
- 16) Copy of Regi. Sale Deed No. 2901 on date 13/05/2005 Executed by Bhavnaben Himatbhai Vaghasiya in favor of Jayaben Naranbhai Sojitra.
- 17) Copy of Notarized Power of attorney dated 25/06/2007executed by Jayaben Naranbhai Sojitra in favour of Karabhai Khimabhai Suva.
- 18) Copy of Notarized Power of attorney dated 25/06/2007executed by Chetnaben Dharmeshbhai Sojitra in favour of Karabhai Khimabhai Suva.
- 19) Copy of Notarized Power of attorney dated 25/06/2007executed by Naranbhai Jerambhai Sojitra in favour of Karabhai Khimabhai Suva.
- 20) Copy of Regi. Sale Deed No. 3360 on date 30/03/2008 Executed by Karabhai Khimabhai Suva as the POA holder of Chetnaben Dharmeshbhai Sojitra in favor of Jivabhai Govabhai Solanki.
- 21) Copy of Regi. Sale Deed No. 3379 on date 30/03/2008 Executed by Karabhai Khimabhai Suva as the POA Holder of Naranbhai Jerambhai Sojitra in favor of Ashokkumar naranbhai Chandravediya.
- 22) Copy of Regi. Sale Deed No. 3380 on date 30/03/2008 Executed by Karabhai Khimabhai Suva as the POA holder of Naranbhai Jerambhai Sojitra in favor of Naranbhai Meramanbhai Chandravediya.
- 23) Copy of Regi. Sale Deed No. 12376 on date 20/09/2010 Executed by Jayshriben Girishkumar Gajera in favor of Naranbhai Meramanbhai Chandravediya.
- 24) Copy of Revised N.A order and layout plan from Collector office Junagadh Vide order no.Land/1/c/4377/Revised/2014 Dated 09/10/2014.
- 25) Copy of Regi. Gift Deed no.1800 dated 07/05/2015 executed by Naranbhai Meramanbhai Chandravediya in favour of Nirav Rajabhai Suva.
- 26) Copy of Regi. Gift deed no.1801 dated 07/05/2015 executed by Naranbhai Meramanbhai Chandravediya in favour of Ushaben Rajabhai Suva.
- 27) Copy of Regi. Gift deed no.1802 dated 07/05/2015 executed by Naranbhai Meramanbhai Chandravediya in favour of Parag Rajabhai Suva.
- 28) Copy of Regi. Sale Deed No. 2140 on date 27/05/2015 Executed by Jivabhai Govabhai Solanki in favor of Oghabhai Merubhai Divraniya, Jaydip Rajubhai Shankar and Girishbhai Jasmatbhai Javiya.
- 29) Copy of Regi. Sale Deed No. 2141 on date 27/05/2015 Executed by Ashokkumar Naranbhai Chandravediya in favor of Jayshriben Babubhai Bhalani and Sarojben Jaysukhbhai Butani.

- 30) Copy of Regi. Sale Deed No. 2142 on date 27/05/2015 Executed by Ashokkumar Naranbhai Chandravadiya in favor of Hirjibhai Dharamshibhai Tavethiya and TejasKumar Madhubhai Gujrati.
- 31) Copy of Regi. Sale Deed No. 2143 on date 27/05/2015 Executed by Naranbhai Meramanbhai Chandravadiya in favor of Rinaben Saileshbhai Tavethiya and others.
- 32) Copy of Regi. Sale Deed No. 2144 on date 27/05/2015 Executed by Naranbhai Meramanbhai Chandravadiya in favor of Jivtiben oghabbhai Divraniya.
- 33) Copy of Regi. Correction Deed No. 2604 on date 24/06/2015 Executed by Naranbhai Meramanbhai Chandravadiya in favor of Nirav Rajabhai Suva.
- 34) Copy of Regi. Correction Deed No. 2605 on date 24/06/2015 Executed by Naranbhai Meramanbhai Chandravadiya in favor of Ushaben Rajabhai Suva.
- 35) Copy of Regi. Correction Deed No. 2606 on date 24/06/2015 Executed by Naranbhai Meramanbhai Chandravadiya in favor of Parag Rajabhai Suva.
- 36) Copy of Regi. Gift Deed No. 972 on date 07/03/2019 Executed by Sarojben Jaysukhbhai Butani in favor of Rinaben Shaileshbhai Tavethiya.
- 37) Copy of Partnership deed of Partnership firm named I.e. Orbit Corporation Junagadh dated 07/11/2014.
- 38) Copy of Regi.sale deed no.206 dated 20/01/2016 executed by Parag Raqjabhai Suva in favour of Partners of Partnership firm Orbit Corporation.
- 39) Copy of Regi. Sale Deed No. 207 on date 20/01/2016 Executed by Ushaben Rajabhai Suva in favor of Partners of Partnership firm Orbit Corporation.
- 40) Copy of Regi. Sale Deed No. 208 on date 20/01/2016 Executed by Parag Rajabhai Suva in favor of Partners of Partnership firm Orbit Corporation.
- 41) Copy of Regi. Sale Deed No. 209 on date 20/01/2016 Executed by Nirav Rajabhai Suva in favor of Partners of Partnership firm Orbit Corporation.
- 42) Copy of Regi. Sale Deed No. 2274 on date 28/05/2019 Executed by Oghabbhai Merubhai Divraniya, Jaydip Rajubhai Shankar and Girishbhai Jasmatbhai Javiya in favor of Partners of Partnership firm Orbit Corporation.
- 43) Copy of Regi. Sale Deed No. 2296 on date 29/05/2019 Executed by Jayshriben Babubhai Bhalani and Sarojben Jaysukhbhai Butani in favor of Partners of Partnership firm Orbit Corporation.
- 44) Copy of Regi. Sale Deed No. 2356 on date 01/06/2019 by Hirjibhai Dharmeshbhai Tavethiya and Tejashkumar Madhubhai Gujrati in favor of Partners of Partnership firm Orbit Corporation.
- 45) Copy of Regi. Sale Deed No. 2433 on date 06/06/2019 Executed by Rinaben Shaileshbhai Tavethiya and others in favor of Partners of Partnership firm Orbit Corporation.
- 46) Copy of Construction Permission And approved plan from Junagadh Municipal Corporation Vide order no.JMC/16-05-2020/1282724/01/005809 dated 16/02/2020.
- 47) Copy of Tax Receipts.

5/14

15. *Tracing of chain of title in favour of the Mortgagor / Owner starting from the earliest document available. The nature of document / deed conveying the title should be mentioned with description of parties along with the type of right it creates.*

- (1) Koli Ruda kala was the occupant of Agri. Land R.S.No.-27 and Other Survey Numbers, situated at Zanzarda, Junagadh, and this entry mutated in revenue records vide entry no.17.
- (2) Then after the death of Koli Ruda Kala his legal Heirs name I.E. Punja Ruda, Naran Ruda and Dhanabai as the guardian of minor Gogan Ruda were entered into revenue records vide entry no.88.
- (3) Then Kana nathu Akbari has purchased the Agri. Land R.Sno.27p Acer 4-26 Gt. Ace4r 0-21 Gt. Waste land total land Acer 5-07 Gt. And other lands of other Survey numbers from Punja Ruda, Naran Ruda and Dhanabai as the Gurdian of minor Gogan Ruda by Regi.sale deed no.25 on date 25/01/1965 and this entry mutated in revenue records vide entrey no.321.
- (4) Then Keshav Ruda has purchased the agri. Land R.s no.27p Acer 4-26 Gt. Acer. 0-21 Gt. Waste land total land Acer 5-07 gt. From kana nathu Akbari by Regi. Sale deed no.1516 on date 01/06/1980 and thisn entr6y mutated in revenue records vide entry no.516. Then he applied for the N.A to R.s no.27p land admeasuring Ht.0-80-94 Sq. Mts. Jilla Panchayat office Junagadh vide order no.D.P/LAND/N.A.C/37/82-83 on date 10-16/03/1983 and layout plan passed.
- (5) Then the partners of partnership firm named Madhu Tiles and Pipe Industries name i.e Daya Shamji Patel and Rachna R. Patel has purchased the open land ofd plot no.4 to 10 and plot no.17 total land admeasuring 2914-54 Sq. Mts. From Keshubhai Rudabhai by Regi.sale deed no.1502 dated 18/06/1983 and this entry mutated in revenue records.
- (6) Then Govind Lavji, Dhanji ukabhai and Suresh Nautambhai Have purchased the open land of Plot no.17 land admeasuring 863-91 Sq. Mts. From Partners of Partnership firm named Madhu Tiles and pipe industries name I.e Daya Shamji Patel Rachna R. Patel by Regi.sale deed no.2036 date 22/09/1983 and this entry mutated in revenue records vide entry no.1645.
- (7) Then Jayshriben Girishkumar Gajera has purchased the open land of Plot no.17 land Admeasuring 863-91 Sq. Mts. From Govind Lavji ,Dhanji Ukabhai and Sureshbhai Nautambhai Regi.sale deed no.780 date 05/04/1988 and this entry mutated in revenue records vide entry no.1646.
- (8) Then Bhavesh Zaver Patel has purchased the open land of plot no.4 and 5 total land admeasuring 555-16 Sq. Mts. From partner of partnership firm named Madhu Tiles and pipe Industries names i.e Daya Shamji Patel by Regi.sale deed no.4275 dated 25/07/2003(NEW No. 2480 dated 20/04/2005)andf this entry mutated in revenue records vide entry no. 2562.



- (9) Then Bhavna Himat Vaghasiya has purchased the open land of plot no.6 and 7 total land admeasuring 648-56 Sq. Mts. From partner of partnership firm named Madhu Tiles and pipe Industries names i.e Daya Shamji Patel by Regi.sale deed no.4276 dated 25/07/2003(NEW No.2481 dated 20/04/2005)andf this entry mutated in revenue records vide entry no.2561.
- (10) Then Ashish Jashu Patel has purchased the open land of plot no.8to 10 total land admeasuring 846-81 Sq. Mts. From partner of partnership firm named Madhu Tiles and pipe Industries names i.e Daya Shamji Patel by Regi.sale deed no.4277 dated 25/07/2003(NEW No.2482 dated 20/04/2005)andf this entry mutated in revenue records vide entry no.2563.
- (11) Then Chetna Dharmesh Sojitra has purchased the open land of plot no.4 land Admeasuring 269-51 sq. mts from Bhavesh Zaver Patel by Regi.sale deed no.2894 dated 13/05/2005 and this entry mutated in revenue records vide entry no.2617.
- (12) Then Chetna Dharmesh Sojitra has Purchased the open land of plot no.5 land admeasuring 285-65 Sq. Mts. From Bhavesh Zaver Patel by Regi. Sale deed no.2895 dated 13/05/2005 and this entry mutated in revenue records vide entry no.2623 then she executed a Notarized power of Attorney for the plot no.4 and 5 in favor of KARABHAI Khimabhai Suva on date 25/06/2007.
- (13) Then Jaya Naran Sojitra has Purchased the open land of Plot no.6 land admeasuring 360-88 sq. mts from Bhavna Himat Vaghasiya by Regi. Sale deed no.28996 date 13/05/2005 and this entry mutated in revenue records vide entry no.2620
- (14) Then naran Jeram Sojitra has Sojitra purchased the open land of plot no.10 land admeasuring 267-66 Sq. Mts. From Ashish Jashu Patel by Regi.sale deed no.2898 dated 13/05/2005 and this entry mutated in revenue records vide entry6 no.2619.
- (15) Then naran Jeram Sojitra has Sojitra purchased the open land of plot no.10 land admeasuring 272-11 Sq. Mts. From Ashish Jashu Patel by Regi.sale deed no.2899 dated 13/05/2005 and this entry mutated in revenue records vide entry6 no.2622.
- (16) Then naran Jeram Sojitra has Sojitra purchased the open land of plot no.10 land admeasuring 307-04 Sq. Mts. From Ashish Jashu Patel by Regi. sale deed no.2900 dated 13/05/2005 and this entry mutated in revenue records vide entry6 no.2621.Then he executed a Notarized power of Attorney for the plot no.8 to 10 in favor of Karabhai Khimabhai Suva on date 25/06/2007
- (17) Then Jaya naran Sojitra has Sojitra purchased the open land of plot no.7 land admeasuring 287-68 Sq. Mts. From Bhavna Himmat Vaghasiya by Regi.sale deed no.2901 dated 13/05/2005 and this entry mutated in revenue records vide entry6 no.2618.Then She executed a notarized

power of Attorney for the plot jo.6 and 7 in favor of Karabhai Khimabhai Suva on date 25/06/2007.

- (18) Then Jiva Gova Solanki has Sojitra purchased the open land of plot no.6,7 land admeasuring 648-56 Sq. Mts. From Kara Khima Suvaas the POA holder of Jaya Naran Sojitra by Regi.sale deed no.3360 dated 30/03/2008 ntry mutated in revenue records vide entry6 no.3888.
- (19) Then Ashok Naran Chudasama has Purchased the open land plot no. 4 and 5 total land Admeasuring 555-16 Sq. Mts. From Kara Khima Suva as the POA holder of Chetna Dharmesh Sojitra by Regi.sale deed no.3379 dated 30/03/2008 and this entry mutated in revenue records vide entry no.3887.
- (20) Then naran Meraman Chandravadiyad the open land of plot no.8 to 10 land admeasuring 846-81ts. From Kara Khima Suva as the POA holder of Naran Jeram Sojitra by regi. Sale deed no.3380 dated 30/03/2008 and this entry y mutated in revenue records vide entry6 no.3887.
- (21) Then Naran Meraman Chandravadiyad the open land of plot no.17 land admeasuring 846-91ts. From Kara Khima Suva as the POA holder of Jayshri Girish Gajera by regi. Sale deed no.12376 dated 20/09/2010 and this entry mutated in revenue records vide entry no.5104.
- (22) Then Ashol Naran Chandravadiya and others applied for the revised N.A to R.S. no. 27p land admeasuring Ht. 0-2914-44 Sq. Mts. District Collector Office Junagadh Vide order no.LAND/1/C/4377/Revised/2014 on date 09/10/2014 and lay out plan passed and this entry mutated in revenue records vide entry no.6884
- (23) Then Naran Meraman Chandravadiyad the open land of plot no.A/2p Land admeasuring Sq. Mts. From Nirav Rajabhai Suva by Regi. Gift deed no.1800 on date 07/05/2015 and this entry y mutated in revenue records vide entry6 no.7044.then they made also Regi. Correction deed no.2604 date 24/06/2015 for the correction of written wrong plot number.
- (24) Then Naran Meraman Chandravadiyad Gave gift his plot no.A/2p western side land Admeasuring 307-04 Sq. Mts. To Ushaben Rajabhai Suva by Regi.sale deed no.1801 on dsate 07/05/2015 and this entry y mutated in revenue records vide entry6 no.7045.then they also made regi. Correction deed no. 2605 date 24/06/2015 for the correction of written wrong plot number.
- (25) Then Naran Meraman Chandravadiyad Gave gift his plot no.A/2p western side land Admeasuring 267-66 Sq. Mts. To Parag Rajabhai Suva by Regi. sale deed no.1802 on date 07/05/2015 and this entry y mutated in revenue records vide entry6 no.7046.then they also made regi. Correction deed no. 2606 date 24/06/2015 for the correction of written wrong plot number.
- (26) Then Ogha Meru Divraniya,Jaydip Raju Shankar and Girish Jasmat Javiya have purchased the open plot no. A/1p(actual plot no.6) land

admeasuring 360-88 Sq. Mts. From Jiva Gova solanki by Regi.sale deed no.2140 dated 27/05/2015 and this entry mutated in revenue records vide entry no.7067.

- (27) Then Jayshri Babubhai Bhalani has Sojitra purchased the open land of plot no.A/1p(Actual plot no.5) land admeasuring 285-65Sq. Mts. From Ashok Naran Chandravadiya by Regi.sale deed no.2141 dated 27/05/2015 and this entry mutated in revenue records vide entry6 no.7071.
- (28) Then Hirji Dharmshi Tavethiya and Tejas Madhu Gujrati have purchased the open plot no. A/1p(actual plot no.4) land admeasuring 269-51 sq. mts from Ashok Naran Chandravadiya by Regi.sale deed no.2142 dated 27/05/2015 and this entry mutated in revenue records vide entry no.7068.
- (29) Then Rina Shailesh Tavethiya, Janki Durlabha Tavethiya, Hitaxi Bhaveshbhai tavethiya and Minaben Paresh Rabadiya have purchased the open land of plot no.A/3p (Actual plot no.17p northern side land) land admeasuring 431-96 Sq. Mts. From Naran Meraman Chandravadiya by Regi. Sale deed no. 2143 date 27/05/2015 and this entry mutated in revenue records vide entry no.7070.
- (30) Then Jivti Ogha Divraniya, Lilu Ogha Divraniya and mukta Raju Shankar have purchased the open land of plot no.A/3p (Actual plot no.17p southern side land) land admeasuring 431-95 Sq. Mts. From Naran Meraman Chandravadiya by Regi. Sale deed no. 2144 date 27/05/2015 and this entry mutated in revenue records vide entry no.7069.
- (31) Then Saroj Jaysukh Butani gave gift her undevide share with JAYshriben Babubhai Bhalani-as the Confirming partry of her plot no. A/1p(actual plot no.5) land admeasuring 285-65 Sq. Mts. To Rinaben Shaileshbhai Tavethiya by Regi. Gift deed no.972 dateed 07/03/2019 and this entry mutated in revenue records village form no.2
- (32) Then the partners of partnership firm orbit Corporation of Junagadh i.e. Raju Hamir Divraniya and Kantilal Hirjibhai Tavethiya has purchased the open land of plot no.A/1p(Actual plot no.7) land Admeasuring 287-68 Sq. Mts. From Jiva Gova Solanki by Regi.sale deed no.206 date 20/01/2016 and this entry mutated in revenue records vide entry no.7407.
- (33) Then the partners of partnership firm orbit Corporation of Junagadh i.e. Raju Hamir Divraniya and Kantilal Hirjibhai Tavethiya has purchased the open land of plot no.A/2p(Actual plot no.8) land Admeasuring 307-04 Sq. Mts. From Usha Raja Suva by Regi.sale deed no.207 date 20/01/2016 and this entry mutated in revenue records vide entry no.7408.
- (34) Then the partners of partnership firm orbit Corporation of Junagadh i.e. Raju Hamir Divraniya and Kantilal Hirjibhai Tavethiya has purchased the open land of plot no.A/2p(Actual plot no.10) land Admeasuring

267-66 Sq. Mts. From Parag Raja Suva by Regi.sale deed no.208 date 20/01/2016 and this entry mutated in revenue records vide entry no.7405.

- (35) Then the partners of partnership firm orbit Corporation of Junagadh i.e. Raju Hamir Divraniya and Kantilal Hirjibhai Tavethiya has purchased the open land of plot no.A/2p(Actual plot no.9) land Admeasuring 272-11 Sq. Mts. From Nirav Raja Suva by Regi.sale deed no.209 date 20/01/2016 and this entry mutated in revenue records vide entry no.7406.
- (36) Then the Partners of Partnership firm Named Orbit Corporation I.e. Raju Hamir Divraniya and Kantilal Hirjibhai Tavethiya has purchased the open land of plot nop.A/1p(Actual Plot no.5) land admeasuring 360-88 Sq. Mts. From Ogha Meru Divraniya,Jaydip Raju Shankar and Girish Jasmar Javiya by Regi. Sale deed no.2274 date 28/05/2019,and this entry mutated in revenue records village form no.2.
- (37) Then the partners of partnership firm orbit Corporation of Junagadh i.e. Raju Hamir Divraniya and Kantilal Hirjibhai Tavethiya has purchased the open land of plot no.A/1p(Actual plot no.5) land Admeasuring 285-65 Sq. Mts. From Jayshri Babu Bhalani and Rina Shailesh Tavethiya by Regi.sale deed no.2296 date 29/05/2019 and this entry mutated in revenue records Village form no.2.
- (38) Then the partners of partnership firm orbit Corporation of Junagadh i.e. Raju Hamir Divraniya and Kantilal Hirjibhai Tavethiya has purchased the open land of plot no.A/1p(Actual plot no.4) land Admeasuring 269-51 Sq. Mts. From Hirji Dharamshi Tavethiya and Tejas Madhubhai Gujrati by Regi.sale deed no.2356 date 01/06/2019 and this entry mutated in revenue records Village form no.2.
- (39) Then the partners of partnership firm orbit Corporation of Junagadh i.e. Raju Hamir Divraniya and Kantilal Hirjibhai Tavethiya has purchased the open land of plot no.A/3p(Actual plot no.17p northern side) land Admeasuring 431-96 Sq. Mts. From Rina Shailesh Tavethiya,Janki Durlabha Tavethiya,Hitaxi Bhavesh Tavethiya and Mina Paresh Rabadiya by Regi.sale deed no.2433 date 16/09/2019 and this entry mutated in revenue records Village form no.2.
- (40) Then the Partners of Partnership firm Named orbit Corporation obtained necessary construction permission to build commercial building from the competent authority i.e.Junagadh Municipal Corporation by vide order no.JMC/16-05-2020/1282724/01/005809 on date 16/05/2020.The chain of title is complete through the mother deed to latest deed. The said property is title clear, marketable and free from encumbrances.

16. *Whether there is any doubt / suspicion about the genuineness of the original documents. If yes, then specify.*

No doubt or suspicion about genuineness of original documents.

17. *The final Certificate of the Advocate confirming that Title of the Property (ies) to be mortgaged is examined by him and the same is / are clear and marketable.*

As per strength of documents produced before me, I certify that the title of Partners of partnership firm Orbit Corporation over the captioned property is clear, unambiguous, and, marketable and mortgage able. Similarly, I further certify that applicant Partners of partnership firm Orbit Corporation has clear and marketable title.

18. *List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional document required in addition to the documents available.*

- 1) Copy of Village form no 7/12, 8-A, 6 & 2.
- 2) Copy of N.A. order for Residential purpose granted along with conditions and approved lay out plan vide order No. D.P./land/1/N.A./C/37/1982-83 on date 09/03/1983, by District Panchayat Office
- 3) Copy of Partnership deed of Partnership firm Named I.e. Shri Madhu Tiles and Pipe Industry dated 17/06/1983.
- 4) Copy of Regi. Sale deed No. 1502 on date 18/06/1983 executed by Keshubhai Rudabhai in favor of Madhu Tiles and Pipe Industry.
- 5) Copy of Regi. Sale Deed No. 2036 on date 22/09/1983 executed by Partners of Partnership firm Shri Madhu Tiles and Pipe Industry in favor of Govindbhai Lavjibhai, Dhanjibhai Ukabhai And Sureshbhai Notambhai Raiyani.
- 6) Copy of Regi. Sale Deed No. 780 on date 05/04/1988 executed by Govindbhai Lavjibhai, Dhanjibhai Ukabhai And Sureshbhai Notambhai Raiyani in favor of Jayshriben Girishkumar Gajera.
- 7) Copy of Regi. Sale Deed No. 4275 on date 25/07/2003 (New no. 2480 dated 20/04/2005) executed by Partners of Partnership firm Shri Madhu Tiles and Pipe Industry in favor of Bhavesh Zaverbhai Patel.
- 8) Copy of Regi. Sale Deed No. 4276 on date 25/07/2003 (New no. 2481 dated 20/04/2005) executed by Partners of Partnership firm Shri Madhu Tiles and Pipe Industry in favor of Bhavnaben Himatbhai Vaghasiya.
- 9) Copy of Regi. Sale Deed No. 4277 on date 25/07/2003 (New no. 2482 dated 20/04/2005) executed by Partners of Partnership firm Shri Madhu Tiles and Pipe Industry in favor of Ashish jashubhai Patel.
- 10) Copy of Regi. Sale Deed No. 2894 on date 13/05/2005 Executed by Bhavesh Zaverbhai Patel in favor of Chetnaben Dharmeshbhai Sojitra.
- 11) Copy of Regi. Sale Deed No. 2895 on date 13/05/2005 Executed by Bhavesh Zaverbhai Patel in favor of Chetnaben Dharmeshbhai Sojitra.
- 12) Copy of Regi. Sale Deed No. 2896 on date 13/05/2005 Executed by Bhavnaben Himatbhai Vaghasiya in favor of Jayaben Naranbhai Sojitra.
- 13) Copy of Regi. Sale Deed No. 2898 on date 13/05/2005 Executed by Ashish Jasubhai Patel in favor of Naranbhai Jerambhai Sojitra.
- 14) Copy of Regi. Sale Deed No. 2899 on date 13/05/2005 Executed by Ashish Jasubhai Patel in favor of Naranbhai Jerambhai Sojitra.
- 15) Copy of Regi. Sale Deed No. 2900 on date 13/05/2005 Executed by Ashish Jasubhai Patel in favor of Naranbhai Jerambhai Sojitra.
- 16) Copy of Regi. Sale Deed No. 2901 on date 13/05/2005 Executed by Bhavnaben Himatbhai Vaghasiya in favor of Jayaben Naranbhai Sojitra.
- 17) Copy of Notarized Power of attorney dated 25/06/2007 executed by Jayaben Naranbhai Sojitra in favour of Karabhai Khimabhai Suva.
- 18) Copy of Notarized Power of attorney dated 25/06/2007 executed by Chetnaben Dharmeshbhai Sojitra in favour of Karabhai Khimabhai Suva.

- 19) Copy of Notarized Power of attorney dated 25/06/2007 executed by Naranbhai Jerambhai Sojitra in favour of Karabhai Khimabhai Suva.
- 20) Copy of Regi. Sale Deed No. 3360 on date 30/03/2008 Executed by Karabhai Khimabhai Suva as the POA holder of Chetnaben Dharmeshbhai Sojitra in favor of Jivabhai Govabhai Solanki.
- 21) Copy of Regi. Sale Deed No. 3379 on date 30/03/2008 Executed by Karabhai Khimabhai Suva as the POA Holder of Naranbhai Jerambhai Sojitra in favor of Ashokkumar naranbhai Chandrvadiya.
- 22) Copy of Regi. Sale Deed No. 3380 on date 30/03/2008 Executed by Karabhai Khimabhai Suva as the POA holder of Naranbhai Jerambhai Sojitra in favor of Naranbhai Meramanbhai Chandravadiya.
- 23) Copy of Regi. Sale Deed No. 12376 on date 20/09/2010 Executed by Jayshriben Girishkumar Gajera in favor of Naranbhai Meramanbhai Chandravadiya.
- 24) Copy of Revised N.A order and layout plan from Collector office Junagadh Vide order no.Land/1/c/4377/Revised/2014 Dated 09/10/2014.
- 25) Copy of Regi. Gift Deed no.1800 dated 07/05/2015 executed by Naranbhai Meramanbhai Chandravadiya in favour of Nirav Rajabhai Suva.
- 26) Copy of Regi. Gift deed no.1801 dated 07/05/2015 executed by Naranbhai Meramanbhai Chandravadiya in favour of Ushaben Rajabhai Suva.
- 27) Copy of Regi. Gift deed no.1802 dated 07/05/2015 executed by Naranbhai Meramanbhai Chandravadiya in favour of Parag Rajabhai Suva.
- 28) Copy of Regi. Sale Deed No. 2140 on date 27/05/2015 Executed by Jivabhai Govabhai Solanki in favor of Oghabhai Merubhai Divraniya, Jaydip Rajubhai Shankar and Girishbhai Jasmatbhai Javiya.
- 29) Copy of Regi. Sale Deed No. 2141 on date 27/05/2015 Executed by Ashokkumar Naranbhai Chandravadiya in favor of Jayshriben Babubhai Bhalani and Sarojben Jaysukhbhai Butani.
- 30) Copy of Regi. Sale Deed No. 2142 on date 27/05/2015 Executed by Ashokkumar Naranbhai Chandravadiya in favor of Hirjibhai Dharamshibhai Tavethiya and TejasKumar Madhubhai Gujrati.
- 31) Copy of Regi. Sale Deed No. 2143 on date 27/05/2015 Executed by Naranbhai Meramanbhai Chandravadiya in favor of Rinaben Saileshbhai Tavethiya and others.
- 32) Copy of Regi. Sale Deed No. 2144 on date 27/05/2015 Executed by Naranbhai Meramanbhai Chandravadiya in favor of Jivtiben oghabhai Divraniya.
- 33) Copy of Regi. Correction Deed No. 2604 on date 24/06/2015 Executed by Naranbhai Meramanbhai Chandravadiya in favor of Nirav Rajabhai Suva.
- 34) Copy of Regi. Correction Deed No. 2605 on date 24/06/2015 Executed by Naranbhai Meramanbhai Chandravadiya in favor of Ushaben Rajabhai Suva.
- 35) Copy of Regi. Correction Deed No. 2606 on date 24/06/2015 Executed by Naranbhai Meramanbhai Chandravadiya in favor of Parag Rajabhai Suva.
- 36) Copy of Regi. Gift Deed No. 972 on date 07/03/2019 Executed by Sarojben Jaysukhbhai Butani in favor of Rinaben Shaileshbhai Tavethiya.
- 37) Copy of Partnership deed of Partnership firm named I.e. Orbit Corporation Junagadh dated 07/11/2014.
- 38) Copy of Regi.sale deed no.206 dated 20/01/2016 executed by Parag Rajabhai Suva in favour of Partners of Partnership firm Orbit Corporation.
- 39) Copy of Regi. Sale Deed No. 207 on date 20/01/2016 Executed by Ushaben Rajabhai Suva in favor of Partners of Partnership firm Orbit Corporation.
- 40) Copy of Regi. Sale Deed No. 208 on date 20/01/2016 Executed by Parag Rajabhai Suva in favor of Partners of Partnership firm Orbit Corporation.
- 41) Copy of Regi. Sale Deed No. 209 on date 20/01/2016 Executed by Nirav Rajabhai Suva in favor of Partners of Partnership firm Orbit Corporation.

- 42) Copy of Regi. Sale Deed No. 2274 on date 28/05/2019 Executed by Oghabhai Merubhai Divraniya, Jaydip Rajubhai Shankar and Girishbhai Jasmatbhai Javiya in favor of Partners of Partnership firm Orbit Corporation.
- 43) Copy of Regi. Sale Deed No. 2296 on date 29/05/2019 Executed by Jayshriben Babubhai Bhalani and Sarojben Jaysukhbhai Butani in favor of Partners of Partnership firm Orbit Corporation.
- 44) Copy of Regi. Sale Deed No. 2356 on date 01/06/2019 by Hirjibhai Dharmeshbhai Tavethiya and Tejashkumar Madhubhai Gujrati in favor of Partners of Partnership firm Orbit Corporation.
- 45) Copy of Regi. Sale Deed No. 2433 on date 06/06/2019 Executed by Rinaben Shaileshbhai Tavethiya and others in favor of Partners of Partnership firm Orbit Corporation.
- 46) Copy of Construction Permission And approved plan from Junagadh Municipal Corporation Vide order no. JMC/16-05-2020/1282724/01/005809 dated 16/02/2020.
- 47) Copy of Tax Receipts.

19. *Whether any additional formalities to be completed by the proposed Mortgagor. If yes, state specifically in case of flat(s)/ property in Co-op. Societies, whether allotment Letter, possession letter, share certificate, affidavit, power of attorney etc. is required.*

NO.

20. I certified that Partners of partnership Firm Orbit Corporation have an absolute, clear and marketable title over the schedule property (ies). I further certify that the above title deeds are genuine and a valid equitable mortgage can be created and the said Mortgage would be enforceable in court of law.
21. I certified that SARFAESI ACT 2002 has been enforceable on Mortgage property An Open land of Sub-Plot No. A-1, A-2, & A-3 land admeasuring 2914-44 of N.A land of Zanzarda R. S. No. 27p, situated at, Zanzarda in the city of Junagadh within limits of Junagadh Municipal Corporation owned by Partners of partnership Firm Orbit Corporation of Junagadh.

Yours Faithfully,

13/14

Jatin P. Purohit
Advocate