

PRAKASH D. MANDAVIA
B. COM. LL.B. ADVOCATE,
MO. NO. 9638561702

JAY M. MEHTA
B. COM. LL.B. ADVOCATE,
MO. NO. 9016399498

14-15, Nilkamal Shopping Centre, Hathitanki Road, Porbandar

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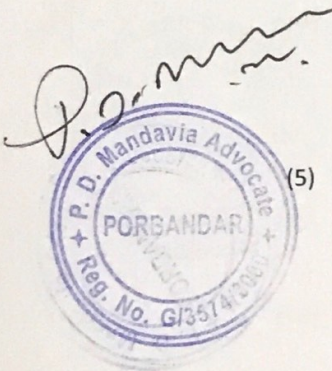
TITLE CLEARANCE REPORT.

**SUB:-TITLE CLEARANCE CUM MARKETABILITY REPORT REGARDING THE PROPERTY OF
M/s. First Step Enterprise A Partnership Firm OF PORBANDAR.**

This is to Certify **M/s First Step Enterprise A Partnership Firm** applied to amalgamated of City Survey No. **5125** and City Survey No. **5126** and City survey amalgamated both the survey number and given new number City Survey Ward No. **2** Survey No. **5125** Land admeasuring Sq. Mts. **575-62** and construction thereon.

The particulars regarding the chain of title of the above property is as under;

- (1) The above property is part and parcel of a property belongs to Dr. Manchharam Vallabhram Pathak Accordingly, Mamlatdar Office, Porbandar state issue a Lekh regd. No. 37 year of 1928-29 Dtd. 09/12/1985. I have seen zerox copy of lekh.
- (2) Thereafter, after the death of Dr. Manchharam Vallabhram Pathak and Dr. Harkantraai Manchharam Pathak and Renukant Manchharam Pathak their legal heirs Dr. Tansukhraai Manchharam Pathak, Gaurangkumar Tansukhraai Pathak, Sushilaben Harkantraai Pathak, Kalpnaben Harkantraai Pathak, Indubhushan Manchharam Pathak, Shashikant Indubhushan Pathak, Madhusudan Indubhushan Pathak, Rohitkumar Indubhushan Pathak, Chandrikaben Renukant Pathak, Yogehkumar Renukant Pathak, Riddeshkumar Renukant Pathak, Dhruvi Renukant Pathak and Niyata Renukant Pathak made a family partition and executed Reg. Partition Deed No. 1598 dtd. 28/08/1968. and above property paiki land Sq. Mts. 287-81-45 came to the share of Indubhushan Manchharam Pathak and others.
- (3) Thereafter, City Survey Office, Porbandar issued sanand of city Survey Ward No. 2 Survey No. 5126 land Sq. Yrd. 344-2-9 in the name of Indubhushan Manchharam Pathak and others.
- (4) Thereafter, after the death of Indubhushan Manchharam Pathak and Ansuyaben Indubhushan Pathak name of his legal heirs Shashikant Indubhushan Pathak, Madhusudan Indubhushan Pathak, Prgnaben Indubhushan Pathak and Rohitbhai Indubhushan Pathak entered in revenue record. and Pragnaben Indubhushan Pathak Release her rights in favor of Shashikant Indubhushan Pathak and others.
- (5) Thereafter, Rohitkumar Indubhushan Pathak, Shashikant Indubhushan Pathak and Madhusudan Indubhushan Pathak made a family partition and executed Reg. Partition deed No. 2656 Dt. 11/10/1993 and above property paiki part No. C-1 land Sq. Yrd. 150-75 came to the share of Dr. Rohitkumar Indubhushan Pathak and Part No. C-2 land Sq. Yrd 78-75 came to the share of Shashikant Indubhushan Pathak and part No. C-3 land Sq. Yrd. 114-75 came to the share of Madhusudan Indubhushan Pathak.
- (6) Thereafter, after the death of Shushilaben Harkantraai Pathak her name was deleted in revenue record and City Survey Ward No. 2 Survey No. 5125 land Sq.



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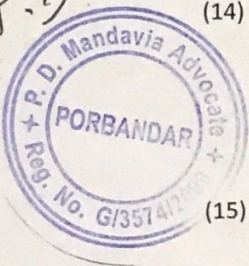
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Mts. 287-8145 belong to Kalpaben Harkantrai Pathak wife of Shirishkumar Desai.

- (7) Thereafter, after the death of Shashikant Indubhushan Pathak and his wife Satyabalaben Shashikant Pathak name of his legal heirs Hemantkumar Shashikant Pathak, Gautamkumar Shashikant Pathak and Darshnaben Shashikant Pathak entered in revenue record.
- (8) Thereafter, after the death of Madhusudan Indubhushan Pathak name of his legal heirs Maltiben Madhusudan Pathak and Devang Madhusudan Pathak entered in revenue record.
- (9) Thereafter, Dharmesh Dolarrai Thanki, Kiranbhai Jadavji Modha, Mehulkumar Navinchandra Seth and Tapan Rohit Pathak made a Partnership Firm in the name of M/s First Step Enterprise and Executed a Partnership Deed Dt. 09/06/2016.
- (10) Thereafter, Kalpnaben Harkantrai Pathak Wife of Shrishkumar Desai sold City Survey Ward No. 2 Survey No. 5125 land Sq. Mts. 287-8145 and Construction thereon and executed Reg. Sale Deed NO. 7865 Dt. 13/12/2017 in favor of Present Owner M/s First Step Enterprise A Partnership Firm through its Partner Dharmeshbhai Dolarrai Thanki and others.
- (11) Thereafter, City Survey Office Porbandar Issued Proertycard in the name of Present Owner M/s First Step Enterprise A Partnership Firm.
- (12) Thereafter, Rohitbhai Indubhushan Pathak sold City Survey Ward NO. 2 Survey NO. 5126 paiki Part No. C-1 land Sq. Mts. 126-05 and Construction thereon and Executed Reg. Sale Deed No. 7100 Dt.09/11/2017 in favor of Present Owner M/s First Step Enterprise A Partnership Firm through its Partner Dharmeshbhai Dolarrai Thanki and others.
- (13) Thereafter, Hemantbhai Shashikant Pathak, Gautambhai Shashikant Pathak and Darshnaben Shashikant Pathak sold City Survey Ward NO. 2 Survey No. 5126 paiki Part No. C-2 land Sq. Mts. 65-85 and Construction thereon and Executed Reg. Sale Deed No. 5205 Dt.09/08/2016 in favor of Present Owner M/s First Step Enterprise A Partnership Firm through its Partner Dharmeshbhai Dolarrai Thanki and others.
- (14) Thereafter, Maltiben Madhusudan Pathak and others sold City Survey Ward NO. 2 Survey No. 5126 paiki Part No. C-3 land Sq. Mts. 95-95 and Construction thereon and Executed Reg. Sale Deed No. 2815 Dt.17/05/2017 in favor of Present Owner M/s First Step Enterprise A Partnership Firm through its Partner Dharmeshbhai Dolarrai Thanki and others.
- (15) Thereafter, City Survey Porbandar issued Property Card in the name of Present Owner M/s First Step Enterprise A Partnership Firm.
- (16) Thereafter, Present owner M/s First Step Enterprise A Partnership Firm applied to amalgamated of City Survey No. 5125 and City Survey No. 5126 and City survey amalgamated both the survey number and given new number City Survey No. 5125 land admeasuring sq. mts. 575-62.



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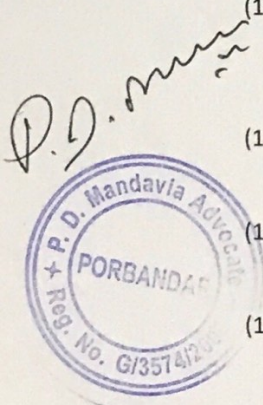
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- (17) Thereafter, Present Owner M/s First Step Enterprise A Partnership Firm got online Construction permission Dt.02/04/2019.

I have examined the following documents;

- (1) Mamltard Office porbandar Lekh regd. No. 37 year of 1928-29
- (2) zerox copy of Reg. Partition Deed No. 1600 Dt.28/08/1968 between Tankuskrai Manchharam Pathak and others.
- (3) zerox copy of City Survey Sanand in the name of Indubhushan Manchharam and others.
- (4) zerox copy of Reg. Partition Deed No. 2656 Dt. 11/08/1993 between Rohitkumar Indubhushan Pathak and others.
- (5) True copy of City Survey Property Card in the name of Rohitkumar Indubhushan Pathak and others.
- (6) zerox copy of Family agreement Dt.31/03/2008 between Rohitkumar Indubhushan Pathak and others.
- (7) zerox copy of Partnership Deed Dt.09/06/2016 of Partnership Firm M/s. First Step Enterprise.
- (8) Original Reg. Sale Deed No.7865 Dt.13/12/2017 Executed by Kalpanaben Harkantra Pathak in favor of M/s. First Step Enterprise a Partnership Firm.
- (9) True copy of City Survey Property Card in the name of M/s. First Step Enterprise a Partnership Firm.
- (10) Original Reg. Sale Deed No.7100 Dt.09/11/2017 Executed by Rohitbhai Indubhushan Pathak in favor of M/s. First Step Enterprise a Partnership Firm.
- (11) Original Reg. Sale Deed No.5205 Dt.09/08/2016 Executed by Hemantbhai Shashikant Pathak and others in favor of M/s. First Step Enterprise a Partnership Firm.
- (12) Original Reg. Sale Deed No.2815 Dt.17/05/2017 Executed by Maltiben Madhusudan Pathak and others in favor of M/s. First Step Enterprise a Partnership Firm.
- (13) True Copy of City Survey Property Card in the name of M/s. First Step Enterprise a Partnership Firm.
- (14) Original Online Construction permission Dt.02/04/2019 got by M/s. First Step Enterprise a Partnership Firm.
- (15) Original Permission to amalgamated city survey No.5125 and survey 5126 Dt.02/04/2019.

As per the Sale Deed the boundaries of the property are as under :-



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Boundaries :-

- On the North :- 8-00 Ft. Street.
On the South :- Public Road.
On the East :- Other owners property.
On the West :- Other owners property.

I have taken the physical search through application No. 5629 on 29-09-2020 from the sub-registrar Office, Porbandar for the year 1991 to 2020 (up to this date) and not found any mortgage, charge or other encumbrance on the same and I not found any court proceedings or litigation pending on this property. Accordingly, I certify that the title of **M/s First Step Enterprise A Partnership Firm** of Porbandar regarding the above mentioned property are quite clear, valid and marketable. I have attach search and encumbrance certificate issued by sub-registrar Office, Porbandar herewith.

Porbandar.

Dt :-29 /09/2020



(Prakash D. Mandavia)
ADVOCATE.