

રાજેશ એ. ઉપાધ્યાય
એડવોકેટ

ઓફીસ :: શાલીગ્રામ એપાર્ટમેન્ટ,
ઓફીસ નં. ૧૯, નવા નાગરવાડા,
જુનાગઢ, ૩૬૨ ૦૦૧
મોબાઈલ : ૯૪૨૮૦ ૮૭૪૭૪
Bar Council Regi. No. G/927/1991
Email : rajeshupadhyay@gmail.Com



Rajesh A. Upadhyay
ADVOCATE

Off. No. 19, Shaligram Appt.
Nawa Nagarwada,
Junagadh, 362 001
Mobile :: 94280 87474
Bar Council Regi. No. G/927/1991
Email : rajeshupadhyay@gmail.Com

Date: 19 /11/2021

:: TO WHOMSOEVER IT MAY CONCERN ::

I the undersigned, Rajesh A. Upadhyay, Advocate residing at above address issued this title clear certificate on request of Kalimal Developers, a partnership firm and its partners Shri Maheshbhai Karshanbhai Parsana, Shri Rajeshbhai Bhagvanjibhai Kathiriya, Shri Sanjaybhai Nathabhai Trada, Shri Jayeshbhai Bhagvanjibhai Kathiriya, Shri Nandlal Ravjibhai Poshia, Shri Pradipkumar Zaverbhai Poshia, Shri Hiteshbhai Kanjibhai Thesiya and Shri Pulkit Maheshbhai Poshia.

Description of property.

Name of the owner of the property	Location of the property with R.S./City Survey / Block etc.	Area
Kalimal Developers, a partnership firm and its partners Shri Maheshbhai Karshanbhai Parsana, Shri Rajeshbhai Bhagvanjibhai Kathiriya, Shri Sanjaybhai Nathabhai Trada, Shri Jayeshbhai Bhagvanjibhai Kathiriya, Shri Nandlal Ravjibhai Poshia, Shri Pradipkumar Zaverbhai Poshia, Shri Hiteshbhai Kanjibhai Thesiya and Shri Pulkit Maheshbhai Poshia.	An Open land of Plot No. 6 Paiki land admeasuring Sq. Mtrs. 1161.10 (Sub Plot No. 6/B) of N.A.R.S.No. 52/1/P2 situated at Joshipara within the limits of Municipal Corporation, Junagadh.	admeasuring 1161.10 Sq. Mtrs.



List of title deeds examined chronologically.



1	---	Village Form No. 7/12 & 8-A.	True copy
2	---	Village Form No. 6 with entry No. 17, 596, 606, 905, 1021, 11099, 12300, 18055, 18294 & 19124.	True copy
3	---	Village Form No. 2 in the name of Kalimal Developers, a partnership firm and its partners Shri Maheshbhai Karshanbhai Parsana, Shri Rajeshbhai Bhagvanjibhai Kathiriya, Shri Sanjaybhai Nathabhai Trada, Shri Jayeshbhai Bhagvanjibhai Kathiriya, Shri Nandlal Ravjibhai Poshiya, Shri Pradipkumar Zaverbhai Poshiya, Shri Hiteshbhai Kanjibhai Thesiya and Shri Pulkit Maheshbhai Poshiya.	Xerox True copy
4	11-03-2020	N.A. Order for residential purposed granted along with conditions and approved lay out plan vide Order No. 75/12/15/078/2020 dtd. 11-03-2020 by Collector Office, Junagadh.	Xerox True copy
5	02-03-2021	Order of Sub Plotting granted along with approved plan vide Order No. Dev/Land/S.P./Engi.No./874 dtd. 02-03-2021 by Senior Town Planner, Municipal Corporation, Junagadh.	Xerox True copy
6	01-05-2021	Construction Permission granted along with approved lay out plan vide Order No. JMC/01-05-2021/1677478/01/013325 dtd. 01-05-2021 by Competent Authority of Junagadh Municipal Corporation.	Xerox True copy
7	27-02-2021	Partnership Deed dtd. 27-02-2021 of	Xerox True copy



		Kalimal Developers, a partnership firm, Junagadh.	
8	28-06-2021	Partnership Change Deed dtd. 28-06-2021 of Kalimal Developers, a partnership firm, Junagadh.	Xerox True copy
9	05-07-2021	Reg. Sale Deed No. 2900 dtd. 05-07-2021 executed by Shri Maheshkumar Popatbhai Poshia in favour of Kalimal Developers, a partnership firm and its partners Shri Maheshbhai Karshanbhai Parsana, Shri Rajeshbhai Bhagvanjibhai Kathiriya, Shri Sanjaybhai Nathabhai Trada, Shri Jayeshbhai Bhagvanjibhai Kathiriya, Shri Nandlal Ravjibhai Poshia, Shri Pradipkumar Zaverbhai Poshia, Shri Hiteshbhai Kanjibhai Thesiya and Shri Pulkit Maheshbhai Poshia.	Xerox True copy
10	26-07-2021	Reg. Power of Attorney dtd. 26-07-2021 executed by Shri Maheshbhai Karshanbhai Parsana, Shri Rajeshbhai Bhagvanjibhai Kathiriya, Shri Sanjaybhai Nathabhai Trada, Shri Jayeshbhai Bhagvanjibhai Kathiriya, Shri Nandlal Ravjibhai Poshia, Shri Pradipkumar Zaverbhai Poshia, Shri Hiteshbhai Kanjibhai Thesiya and Shri Pulkit Maheshbhai Poshia, partners of Kalimal Developers, a partnership firm, Junagadh in favour of Shri Rajeshbhai Bhagvanjibhai Kathiriya and Shri Pradipkumar Zaverbhai Poshia partners of Kalimal Developers, a	Xerox True copy



		partnership firm, Junagadh.	
11	---	Tax paid receipt.	Xerox True copy
12	18-11-2021	Search Receipt No. 2021008016256, 2021330004792 & 2021431007995 dtd. 18-11-2021.	Original

Brief History of aforesaid Property.

The captioned immovable property of an Open land of Plot No. 6 Paiki land admeasuring Sq. Mtrs. 1161.10 (Sub Plot No. 6/B) of N.A.R.S.No. 52/1/P2 situated at Joshipara originally was agri. land of R.S.No. 52/1 belonged to Shri Kanbi Narsibhai Govindbhai vide entry No. 17 in Village Form No. 6. Then Shri Kanbi Narsibhai Govindbhai died leaving behind his heirs Bavabhai, Popatbhai, Panchabhai, Raliyatben, Sonaben and Puriben Narshibhai vide entry No. 596 dtd. 11-07-1969 in Village Form No. 6. Then Raliyatben, Puriben and Sonaben Narshibhai released their share from the above land vide entry No. 606 dtd. 21-07-1969 in Village Form No. 6. Then in a family partition above land came to the share of Shri Popatlal Narshibhai vide entry No. 905 dtd. 03-09-1980 in Village Form No. 6. Then Government acquired some land from the above land and remaining land retained with him vide entry No. 1021 dtd. 06-02-1984 in Village Form No. 6. Then Shri Popatlal Narshibhai and his wife Daiben died leaving behind their heirs Lilavantiben Popatbhai Poshia, Bhanuben Popatbhai Poshia, Narmadaben Popatbhai Poshia, Maheshkumar Popatbhai Poshia and Geetaben Popatbhai Poshia, vide entry No. 11099 dtd. 24-11-2010 vide entry No. 6. Then Lilavantiben Popatbhai Poshia, Bhanuben Popatbhai Poshia, Narmadaben Popatbhai Poshia and Geetaben Popatbhai Poshia released their share from the above land of S.No. 52/1/P2 in favour of Shri Maheshkumar Popatbhai Poshia vide entry No. 12300 dtd. 10-10-2011 in Village Form No. 6. Then Shri Maheshkumar Popatbhai Poshia applied to convert his land of S.No. 52/1/P2 into N.A. for residential purposed granted along with conditions and approved lay out plan vide Order No. 75/12/15/078/2020 dtd. 11-03-2020 by Collector Office, Junagadh vide entry No. 18055 dtd. 27-05-2020 in Village



Form No. 6. Then Shri Maheshkumar Popatbhai Poshiya applied for Sub Plotting granted along with approved plan vide Order No. Dev/Land/S.P./Engi.No./874 dtd. 02-03-2021 by Senior Town Planner, Municipal Corporation, Junagadh. Then Shri Maheshkumar Popatbhai Poshiya obtained necessary Construction Permission granted along with approved lay out plan vide Order No. JMC/01-05-2021/1677478/01/ 013325 dtd. 01-05-2021 by Competent Authority of Junagadh Municipal Corporation. Then Shri Maheshkumar Popatbhai Poshiya executed Reg. Sale Deed No. 2900 dtd. 05-07-2021 with regards to the captioned property of an Open land of Plot No. 6 Paiki land admeasuring Sq. Mtrs. 1161.10 (Sub Plot No. 6/B) of N.A.R.S.No. 52/1/P2 situated at Joshipara in favour of Kalimal Developers, a partnership firm and its partners Shri Maheshbhai Karshanbhai Parsana, Shri Rajeshbhai Bhagvanjibhai Kathiriya, Shri Sanjaybhai Nathabhai Trada, Shri Jayeshbhai Bhagvanjibhai Kathiriya, Shri Nandlal Ravjibhai Poshiya, Shri Pradipkumar Zaverbhai Poshiya, Shri Hiteshbhai Kanjibhai Thesiya and Shri Pulkit Maheshbhai Poshiya vide entry No. 19124 dtd. 13-10-2021 in Village Form No. 6. Then Shri Maheshbhai Karshanbhai Parsana, Shri Rajeshbhai Bhagvanjibhai Kathiriya, Shri Sanjaybhai Nathabhai Trada, Shri Jayeshbhai Bhagvanjibhai Kathiriya, Shri Nandlal Ravjibhai Poshiya, Shri Pradipkumar Zaverbhai Poshiya, Shri Hiteshbhai Kanjibhai Thesiya and Shri Pulkit Maheshbhai Poshiya, partners of Kalimal Developers, a partnership firm, Junagadh executed Reg. Power of Attorney dtd. 26-07-2021 in favour of Shri Rajeshbhai Bhagvanjibhai Kathiriya and Shri Pradipkumar Zaverbhai Poshiya partners of Kalimal Developers, a partnership firm, Junagadh.

Thus, Kalimal Developers, a partnership firm and its partners Shri Maheshbhai Karshanbhai Parsana, Shri Rajeshbhai Bhagvanjibhai Kathiriya, Shri Sanjaybhai Nathabhai Trada, Shri Jayeshbhai Bhagvanjibhai Kathiriya, Shri Nandlal Ravjibhai Poshiya, Shri Pradipkumar Zaverbhai Poshiya, Shri Hiteshbhai Kanjibhai Thesiya and Shri Pulkit Maheshbhai Poshiya became the owner of the captioned property of an Open land of Plot No. 6 Paiki land admeasuring Sq. Mtrs. 1161.10 (Sub Plot No. 6/B) of N.A.R.S.No. 52/1/P2 situated at Joshipara within the limits of Municipal Corporation, Junagadh.



The boundaries of the captioned property.

East by :: Adj. land of proposed T.P. Reserve Plot and land of
adj. N.A.R.S.No. 74/P1/P1.

West by :: Adj. 18.00 Mtrs. road.

North by :: Adj. land of Plot No. 6 Paiki (Sub Plot No. 6/A).

South by :: Adj. 18.00 Mtrs. public road and land of adj.
N.A.R.S.No. 74/P1/P1

I have verified the relevant documents produced by the applicant. I have carried over search in the offered of Sub - Registrar, Junagadh (Zone - 1, 2 & 3) by receipt No. 2021008016256 application No. 8141 dtd. 18-11-2021, receipt No. 2021330004792 application No. 3316 dtd. 18-11-2021 & receipt No. 2021431007995 application No. 2816 dtd. 18-11-2021 for the period of 30 years, and I have attached the Original copy of Search receipt verifying these all documents. From now I have not found any mortgage, charges and others encumbrances registered.

Title of the aforesaid property is clear and marketable and free from all encumbrances. Chain of titles is complete in this case of aforesaid property. Nothing is problematic to accepting the title deeds of aforesaid property as security by way of mortgage.

I have issued this title clear certificate after inspecting all the documents stated in Annexure - C and I have done my signature here under and also stamped.

The opinion is given here without any prejudice and it is strictly subject to the registered documents and documents which are produced before me by applicant any encumbrance create by unregistered documents are beyond by perception.

I return all the document as per annex.

Place :: Junagadh
Date :: 19/11/2021



Yours faithfully,

(Signature)
(R.A.Upadhyay)

Advocate, Junagadh

