

દિપક આર. આચાર્ય

એડવોકેટ



Deepak R. Acharya

ADVOCATE

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

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

Date: 23/03/2020

To,
Gujrat Real Estate,
Regulatory Authority,
GANDHINAGAR.

SUB:-Title Clear Certificate to

Bhalani Associates, a partnership firm and its partners.

Property owned by Bhalani Associates, a partnership firm and its partners namely

- (1) Divyeshbhai Jayntilal Bhalani,**
- (2) Satishkumar Jayntilal Bhalani,**
- (3) Mitulkumar Babulal Bhalani,**
- (4) Priyank Girishbhai Javiya,**
- (5) Piyushkumar Rasiklal Jivani,**
- (6) Girishbhai Ramajibhai Trambadiya.**

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 **Bhalani Associates**, a partnership firm and its partners

DESCRIPTION OF THE PROPERTY

An open land admeasuring 722 – 71 Sq. Mts. of plot No. 1 of N.A. R.S. No. 30/2 known as “Madhav Vatika” situated at Zanzarada within limits of Junagadh Municipal corporation.

BOUNDARIES OF THE CAPTIONED PROPERTY

East by	West by	North by	South by
Adj. Waste Land.	Adj. N.A. Land of Survey No. 30/1	Adj. 9 – 00 Mts. wide Road.	Adj. Zanzarada Main 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. 23, 375, 376, 544, 1516, 1911, 2062, 2587, and prime facie Entry No.8136 |
| 3. | Xerox true copy of Village Form No. 2 in the name of Ritaben Manharlal Dadhaniya and others. |



4. Xerox copy of Reg. Sale Deed No. 1557 dtd. 16/11/1972 executed by Nathiben Kanjibhai and Ramaben Kanajibhai in favor of Popatbhai Meghajibhai.
5. Xerox true copy of Supplementary Reg. Sale Deed No. 472 dtd. 31/01/1981 executed by Nathiben Kanjibhai and Ramaben Kanajibhai in favor of Popatbhai Meghajibhai.
6. Xerox true copy of Reg. Sale Deed No. 780 dtd. 11/02/1999 executed by Popatbhai Meghajibhai in favor of Girishbhai Naranbhai Gohel and others.
7. Xerox true copy of Power of attorney executed by (i) Girishbhai Naranbhai Gohel, (ii) Anilbhai Naranbhai Gohel, (iii) Manibhai Haribhai Solanki and (iv) Vallbhbhai Bhadabhai Poshia in favor of Dhirubhai Naranbhai Gohel.
8. Xerox true copy of Reg. Sale Deed No. 720 dtd. 06/02/2002 executed by Girishbhai Naranbhai Gohel and others in favor of Vinubhai Gordhanbhai Amipara and others.
9. Xerox true copy of N.A. order No. Land/1/71/4487/2001-2002 dtd. 29/06/2002 passed by District Panchayat, Junagadh along with condition and lay out plan.
10. Xerox true copy of Partnership Deed of Madhav Vatika Developers.
11. Xerox true copy of Power of Attorney executed by Vinubhai Gordhanbhai Amipara and others in favor Nileshbhai Govindbhai Dhuleshiya.
12. Original Reg. Sale Deed No. 947 dtd. 14/02/2005 executed by Nileshbhai Govindbhai Dhuleshiya he himself and POA holder of Madhav Vatika Developers, a partnership firm and its partners in favor of (i) Ritaben Manharlal Dadhaniya and (ii) Ratanjibhai Mohanbhai Thoriya.
13. Xerox true copy of Form – G of Bhalani Associates.
14. Xerox true copy of Partnership Deed of Bhalani Associates.
15. Original Reg. Sale Deed No. 5255 dtd. 23/12/2019 executed by (i) Ritaben Manharlal Dadhaniya and (ii) Ratanjibhai Mohanbhai Thoriya in favor of Bhalani Associates, a partnership firm and its partners.
16. Original construction permission along with approved plan granted by Junagadh Municipal corporation vide Permission Letter No. JMC/11-07-2019/1260626/01/003789 dtd. 17/03/2020 in favour of Ritaben Manharlal Dadhaniya and other with regards to the captioned property.
17. Original Search Receipt No. 2020008004956, from SRO- Timabavdi (Zone – 1), Receipt No. 2020330000980, from SRO- Junagadh Rural (Zone – 2) and receipt No. 2020431002345, from SRO Junagadh City Taluka (Zone – 3) on dtd. 16/03/2020



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 originally an Agri. land of S.No. 30/2 situated at Zanzarda locality in the city of Junagadh belonged to Kanajibhai Dungarbai vide Promulgation Entry No. 23 in Village Form No. 6. Then Kanajibhai

Dungarbhai died and leaving behind his heirs (1) Ramabhai Kanajibhai, (2) Dudhiben Kanajibhai, (3) Hemkuvarben Kanajibhai, (4) Shantaben Kanajibhai, (5) Nathiben Kanajibhai vide entry No. 375 dtd. 01/01/1969. Then (1) Dudhiben Kanajibhai, (2) Hemkuvarben Kanajibhai, (3) Shantaben Kanajibhai released their shares from the above land in favor of Ramabhai Kanajibhai and Nathiben Kanajibhai vide entry No. 376.

Then Popatbhai Meghajibhai purchased an Agriculture land Adm. Ac. 4 – 10 gt. of S.No. 30/2 from Ramabhai Kanajibhai and Nathiben Kanajibhai by Reg. Sale Deed No. 1557 dtd. 16/11/1972 and Supplementary Sale Deed No. 472 dtd. 31/01/1981 vide entry No. 544 dtd. 18/06/1982.

Then (i) Girishbhai Naranbhai Gohel, (ii) Anilbhai Naranbhai Gohel, (iii) Manibhai Haribhai Solanki and (iv) Vallbhbhai Bhadabhai Poshia jointly purchased an Agriculture land Adm. Ac. 4 – 10 gt. of S. No. 30/2 from Popatbhai Meghajibhai by Reg. Sale Deed No. 780 dtd. 11/02/1999 vide entry No. 1516 dtd. 12/02/1999. Then (i) Girishbhai Naranbhai Gohel, (ii) Anilbhai Naranbhai Gohel, (iii) Manibhai Haribhai Solanki and (iv) Vallbhbhai Bhadabhai Poshia executed Power of Attorney in favor of Dhirubhai Naranbhai Gohel.

Then (i) Nileshbhai Govindbhai Dhuleshiya, (ii) Vinubhai Gordhanbhai Amipara, (iii) Gordhanbhai Bhagvanbhai Amipara, (iv) Vijayaben Govindbhai Dhuleshiya, (v) Jyotiben Nileshbhai Dhuleshiya and (vi) Binaben Vinubhai Amipara jointly purchased an agriculture land Adm. 4 – 10 gt. of S.No. 30/2 from Dhirubhai Naranbhai Gohel POA holder of (i) Girishbhai Naranbhai Gohel, (ii) Anilbhai Naranbhai Gohel, (iii) Manibhai Haribhai Solanki and (iv) Vallbhbhai Bhadabhai Poshia by Reg. Sale Deed No. 720 dtd. 06/02/2002 vide entry No. 1911 dtd. 07/02/2002.

Then above land Ac. 4 – 10 gt. of S.No. 30/2 converted into N.A. for residential purpose at the request of Nileshbhai Govindbhai Dhuleshiya and others vide N.A. Order NO. Land/1/71/4487/2001-2002 dtd. 29/06/2002 passed by the District Panchayat Office, Junagadh along with conditions and Lay out plan. Thus N.A. land known as **"MADHAV VATIKA"**

Then (i) Nileshbhai Govindbhai Dhuleshiya, (ii) Vinubhai Gordhanbhai Amipara, (iii) Gordhanbhai Bhagvanbhai Amipara, (iv) Vijayaben Govindbhai Dhuleshiya, (v) Jyotiben Nileshbhai Dhuleshiya and (vi) Binaben Vinubhai Amipara establish a partnership firmm Namely "MADHAV VATIKA DEVELOPERS" and above N.A. land transfer to partnership firmm vide entry No. 2062. Then (i) Nileshbhai Govindbhai Dhuleshiya, (ii) Vinubhai Gordhanbhai Amipara, (iii) Gordhanbhai Bhagvanbhai Amipara, (iv) Vijayaben Govindbhai Dhuleshiya, (v) Jyotiben Nileshbhai Dhuleshiya and (vi)



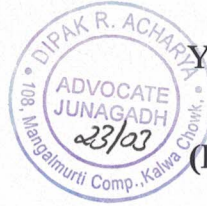
Binaben Vinubhai Amipara executed power of attorney in favor of Nileshbhai Govindbhai Dhuleshiya.

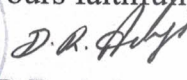
Then (i) Ritaben Manharlal Dadhaniya and (ii) Ratanjibhai Mohanbhai Thoriya purchased an open land admeasuring 722 – 71 Sq. Mts. of plot No. 1 of N.A. R.S. No. 30/2 from Nileshbhai Govindbhai Dhuleshiya he himself and as a POA holder of Madhav Vatika Developers by Reg. Sale Deed No.947 dtd. 14/02/2005 vide entry No.2587 dtd. 09/05/2005.

Then Bhalani Associates, a partnership firm and its partners (1) Divyeshkumar Jaynyilal Bhalani, (2) Satishkumar Jaytilal Bhalani, (3) Mitulkumar Babulal Bhalani, (4) Priyank Girishbhai Javiya, (5) Piyushkumar Rasiklal Javiya and (6) Girishbhai Ramajibhai Trambadiya jointly purchased an open land admeasuring 722 – 71 Sq. Mts. of plot No. 1 of N.A. R.S. No. 30/2 from (i) Ritaben Manharlal Dadhaniya and (ii) Ratanjibhai Mohanbhai Thoriya by Reg. Sale deed No. 5255 dtd. 23/12/2019 vide prime facie entry No. 8136, and as such Bhalani Associates, a partnership firm and its partners became the joint owners of the captioned property

Then (i) Ritaben Manharlal Dadhaniya and (ii) Ratanjibhai Mohanbhai Thoriya obtained necessary construction permission from the competent authority i.e. Junagadh Municipal Corporation Junagadh by vide order no. JMC/11-07-2019/1260626/01/003789 dtd. 17/03/2020.

Thanking you.



Yours faithfully,

(D.R. Acharya)
Advocate.

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

Date: /03/2020.

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 31 years i.e. from the year – 1990 to 2012 in the offices of the Sub – Registrar, Junagadh vide Receipts No. 2020008004956 application No. 2918 on dtd. 21/03/2020. From the year – 2013 and 2014 in the offices of the Sub – Registrar, Junagadh (Zone – 2) vide Receipts No. 2020330000980 application No. 724 on dtd. 17/03/2020 and from the year – 2015 to 2020 in the offices of the Sub – Registrar, Junagadh (Zone – 3) vide Receipts No. 2020431002345 application No. 1118 on dtd. 16/03/2020 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 **Bhalani Associates, 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.

2.21

અરજી પહોંચ

મિલકત નું વર્ણન : ઝાંઝરડાના રે.સ.નં.30/2 જે માધવ વાટીકા તરીકે ઓળખાય છે, તેના પ્લોટનં.1 નું ક્ષેત્રફળ 722-71 ચો.મી.ની ખુલ્લી જમીન

Search in : ઝાંઝરડા / ZANZARDA

પહોંચ નંબર 2020330000660 અરજી નંબર 928 અરજી વર્ષ 2020
તારીખ 19 માહે માર્ચ સને 2020

રજુ કરનારનું નામ દિપક આર.આચાર્ય એડવોકેટ જુનાગઢ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ 54 થી 59).....

શોધ અગર તપાસણી.....Year: 2013 2014

30.00

દંડ કલમ-24.....

કલમ-34 (કલમ-49).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-2 ફી

કુલ એકંદરે રૂ.	30.00
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અંકે રૂપિયા ત્રીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.



H. R. Dekivadia
સબ રજીસ્ટ્રાર

એસ.આર.ઓ - જુનાગઢ -2 Rural

અરજી પહોંચ

મિલકત નું વર્ણન : રે સ નં ૩૦/૨, પ્લોટ નં ૧

Search in : ઝાઝરડા / ZANZARDA

પહોંચ નંબર ૨૦૨૦૦૦૮૦૦૪૮૫૬ અરજી નંબર ૨૮૧૮ અરજી વર્ષ ૨૦૨૦
તારીખ ૨૧ માહે માર્ચ સને ૨૦૨૦

રજુ કરનારનું નામ દિપક આર આચાર્ય એડવોકેટ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાલીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1990 2012

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૨૪૦.૦૦

કુલ એકંદરે રૂ.	૨૪૦.૦૦
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અંકે રૂપીયા બે સો ચાલીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.



L. J. Sindhav
સબ રજીસ્ટ્રાર
જુનાગઢ-ટીંબાવાડી

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં. 30/2

Search in : ઝાઝરડા /JHANJHARDA

પહોંચ નંબર ૨૦૨૦૪૩૧૦૦૨૩૪૫ અરજી નંબર ૧૧૧૮ અરજી વર્ષ ૨૦૨૦
તારીખ ૧૬ માહે માર્ચ સને ૨૦૨૦

રજુ કરનારનું નામ દિપક આર. આચાર્ય એડવોકેટ જૂનાગઢ
નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 2015 2020

ઈંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૧૭૦.૦૦

કુલ એકંદરે રૂ.	૧૭૦.૦૦
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અંકે રૂપિયા એક સો સીંતેર પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

N L Solanki
સબ રજીસ્ટ્રાર

એસ.આર.ઓ -Junagadh City Taluka

મિલકત પરના બોજા ઝાંગેનું પત્રક

પ્રોન : રે.સ.નં. 30/2

શ્રી આ શોધ S.R.O-Junagadh City Taluka

83/31.

00

પ્રાંન : રે.સ.નં. ૩૦/૨

મા -5 વર્ષના ઇન્ડેક્સ -2 ની ઉપલ્બધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ

મા -5 વર્ષના ઇએક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ સંસુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

એના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

[illegible]

સબ-રજીસ્ટ્રાર

S.R.O-Junagadh City Taluka