

અરજી પહોંચ

મેલકતનું વર્ણન 260

Search in : વેસુ/VESU

પહોંચ નંબર ૨૦૧૭૦૧૮૦૪૬૧૮૩

અરજી નંબર:

૨૯૬૦૯

અરજી વર્ષ:

૨૦૧૭

તા: ૧૯

માહે: જુલાઈ

સને: ૨૦૧૭

રજી કરનારનું નામ બી ડી.જોષી

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીઓ.....

થોરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા પાટીઓ (કલમ ૬૪ થી ૬૭).....

Year: ૧૯૮૬ ૨૦૧૭

શોપ અગર તપાસાલી.....

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીઓ.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

૩. પેસા

0

0

૨૭૦

0

કુલ એકંદરે રૂ

૨૭૦

અંકે રૂપીયાબત્તો સીતેર પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(G S ME ALIYA)

સબ રજીસ્ટ્રાર

SRT/1/ATV

IGR-NIC

2221417345736421284

૧૯/૭/૨૦૧૭

૧૨:૫૭:૦૬ pm

સુપરિટેન્ડેન્ટ ઓફ સ્ટેમ્પ્સ અને હસપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બોજા અંગેનું પત્રક

Search in બી ડી જી ચી

આમ નું નામ : VESU

અરજી નંબર : ૨૯૬૦૯૯

મિલકતનું વર્ગ : 280

દસ્તાવેજની આ સીધા એસ.આર.ઓ - SURAT CITY મા -31 વર્ષના હંદેશ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પત્રક પુરતો છે.

સંપૂર્ણ નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

પુરતો જ મહાદેવ રહેશે આ શોધમા તા. _____ સંપૂર્ણ નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે
નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની લિંગતોની ચોક્કાસ અથવા ખરાબ વિશે બાંધકામ માહિતી સંબંધમા નુકસાની માટેના કોઇપણ હકદાર માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજોનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ સેક્ટર ક્ષેત્રકુળ આકાર અથવા જુડી નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	દસ્તાવેજ કરી આપનાર પસંદગરનું નામ અથવા દિવાની કોર્ટના કુકમનામા આદેશના સંબંધમા પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પસંદગરનું નામ અથવા દિવાની કોર્ટના કુકમનામા અથવા આદેશના સંબંધમા વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	રોડો
રો.			NO DATA AVAILABLE			

તારીખ :

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - SURAT CITY

B

Bhadra Dhimant Joshi
B. Pharm LL.B. ADVOCATE

DATE:- 19.07.2017

TITLE CLEARANCE REPORT

Description of Property:-

All the piece and parcel of project known as "**SUMERU RESIDENCY**" situated at Vesu bearing Old Revenue Survey Nos : 465, 461, 462, 466 & 463, New Revenue Survey Nos : 266, 260/108, 261/14, 247/3 & 248/107 as per consolidated Revenue Survey No : 266, T. P. Scheme No : 6(Vesu), Final Plot No : 55 paiki Plot No : A (as per sanctioned plan Plot No : 1) & Plot No : 1 (as per sanctioned plan Plot No : 2) of Village : Vesu, Taluka : Adajan, District : Surat total admeasuring about **3876.29 SQUARE METERS.**



OWNER :

M/s. VOVEL SECURITIZE, A PARTNERSHIP FIRM

Handwritten signature



BHADRA DHIMANT JOSHI
ADVOCATE

201 - 202, BABUBHAI CHAMBERS,
ATHWAGATE CROSSING, ATHWAGATE, SURAT
OFF. 0261 - 2478369, CELL No: 93747 21295

I have taken search in the office of sub-registrar Surat for the last 30 years in respect of property mentioned herein below. My report for the title of the said property is as under:

OLD REVENUE SURVEY NO : 465, NEW REVISION SURVEY NO : 248

It is found from the available record with me that the land bearing Revenue Survey No : 465 of Village: Vesu was originally owned by Aimai, widow of Pestanji Jahangirji Patel before 1960

It is further found from the revenue records in respect of the said land reflected it to be a new tenure land. However, as the land was acquired by way of sale by Shri Pestanji Patel, the land owners claimed it to be old tenure land accordingly an application u/s 70(O) was moved in the office of Mamlatdar & ALT (Ganot) Choryasi, Surat who vide his order bearing No: Tenancy/Ga.Dha.Ka./84-C/Case 5/88 Dated:- 10.10.1988 declared that the restrictions u/s 43 were not applicable to the said land. Entry No : 1448 Dated:- 26.05.1989 on village from No: VI records the said order and the same has been certified later on. It appears that the said land bearing Survey No: 465 is admeasuring about acre 17-11 Guntha i.e.69910.00 Square Meters.

It is further found that Aimai, widow of Pestanji Jahangirji Patel through her power of attorney holder Mr. Rustamji Pestanji sold said land paiki eastern side to Mrs. Sukhiben Hasmukhbhai Ahir by registered sale deed. The said sale deed is registered in the book No : 1 in the office of sub-registrar of Surat vide Registration No : 13539 Dated:- 07.12.1988. Thus Mrs. Sukhiben Hasmukhbhai Ahir became absolute owner of the said land paiki eastern side land. The same effect was mutated on revenue record of rights vide Entry No : 1463 Dated:- 29.05.1989. The said entry was certified later on.

It is further found that Aimai, widow of Pestanji Jahangirji Patel through her power of attorney holder Mr. Rustamji Pestanji sold said land paiki western side to Mrs. Gangaben Ravjibhai Ahir by registered sale deed. The said sale deed is registered in the book No : 1 in the office of sub-registrar of Surat vide Registration No : 13542 Dated:- 07.12.1988. Thus Mrs. Gangaben Ravjibhai Ahir became absolute owner of the said land paiki western side land. The same effect was mutated on revenue record of rights vide Entry No : 1453 Dated:- 28.05.1989. The said entry was certified later on.

It is further found that Aimai, widow of Pestanji Jahangirji Patel through her power of attorney holder Mr. Rustamji Pestanji sold said land paiki remaining land to Mr. Nileshkumar Hasmukhlal Ahir by registered sale deed. The said sale deed is registered in the book No : 1 in the office of sub-registrar of Surat vide Registration No : 13533 Dated:- 07.12.1988. Thus Mr. Nileshkumar Hasmukhlal Ahir became absolute owner of remaining land. The same effect was mutated on revenue record of rights vide Entry No : 1455 Dated:- 18.05.1989. The said entry was certified later on.

It is further found that the land bearing Revenue Survey No : 465 was given New Revenue Survey No : 248 of Village: Vesu.

It is further found that Mrs. Gangaben Ravjibhai Ahir expired on or about 07.06.1993. Upon her death, her legal heirs namely (1) Naniben, daughter of Ravjibhai Ahir, (2) Maniben, daughter of Ravjibhai Ahir, (3) Mr. Hasmukhbhai



It is further found that (1) Mr. Balubhai Rambhai Ahir and (2) Mr. Balvantbhai Dhanabhai Ahir sold land bearing old Revenue Survey No : 461, New Revision Survey No : 260 paiki western side land to (1) Mr. Hasmukhbhai Ravjibhai and (2) Mr. Sukhiben Hasmukhbhai by registered sale deed. The said sale deed is registered in the book No : 1 in the office of sub-registrar of Surat-1 (Athwa) vide Registration No : 1972 Dated:- 25.05.2004. Thus (1) Mr. Hasmukhbhai Ravjibhai and (2) Mr. Sukhiben Hasmukhbhai became absolute owners of the said land bearing old Revenue Survey No : 461, New Revision Survey No : 260 paiki western side land.

It is further found that the owner of remaining land i.e. Mr. Ramjibhai Mithabhai expired on or about 12.06.1998. He has executed his will during his life time Dated:- 11.06.1998. As per terms of the said will Mr. Nathubhai Ramjibhai became absolute owner his share in the said remaining land. The same effect was mutated on revenue record of rights vide Entry No : 2261 Dated:- 15.11.1998. The said entry was certified later on.

It is further found that (1) Mr. Bhanabhai Mithabhai and (2) Mr. Nathubhai Ramjibhai exchanged the said land bearing old Revenue Survey No : 461, New Revision Survey No : 260 paiki eastern side land with (1) Mr. Hasmukhbhai Ravjibhai and (2) Mr. Ravjibhai Jelabhai for land bearing Revenue Survey Nos : 228 & 227/2 paiki of Village : Vesu by registered exchange deed. The said exchange deed is registered in the book No : 1 in the office of the sub-registrar of Surat vide Registration No : 4663 Dated:- 31.03.1999. Thus (1) Mr. Hasmukhbhai Ravjibhai and (2) Mr. Ravjibhai Jelabhai became absolute owner of the said land bearing old Revenue Survey No : 461, New Revision Survey No : 260 paiki eastern side land. The same effect was mutated on revenue record of rights vide Entry No : 2302 Dated:- 11.08.1999. The said entry was certified later on.

It is further found that the owners of the said land got Non-Agricultural permission from District Development officer Surat vide his order No: 4/ D.P./ N.A./ Bi. A. Ba./ Reg. No: 5/ 1998-1999 Dated:- 22.02.1999. The same effect was mutated on revenue record vide Entry No : 2266 Dated:- 25.01.1999. The said entry was certified later on.

It is further found that the District Magistrate Surat has passed his order vide order No: MAG/ Cinema/ Bandh/ W.S. 2206/ 2005 Dated:- 26.04.2005 to close down the said theater. Subsequently owners of the said land got Non-Agricultural permission from District Development officer Surat vide his order Dated:- 14.03.2005, to use the said land for residential purpose.

It is further found that (1) Mr. Hasmukhbhai Ravjibhai, (2) Mrs. Sukhiben Hasmukhbhai sold their share in the said land bearing old Revenue Survey No : 461, New Revision Survey No : 260 paiki admeasuring about 10147.39 Square Meters to Greenland (Vesu) Co-Operative Housing Society Limited by registered sale deed in the said sale deed M/s. Greenland Water Park and Resort Private Limited proprietor of Earstwhile Drive-In-Cinema joined as confirming party. The said sale deed is registered in the book No : 1 in the office of sub-registrar of Surat-1 (Athwa) vide Registration No : 14620 Dated:- 29.12.2005. Thus Greenland (Vesu) Co - Operative Housing Society Limited became absolute owner of the said land bearing old Revenue Survey No : 461, New Revision Survey No : 260 paiki admeasuring about 10147.39 Square Meters. The same effect was mutated on revenue record vide Entry No: 4159 Dated:- 19.05.2006. The said entry was certified later on.

It is further found that Mr. Ravjibhai Jelabhai Ahir expired on or about 20.07.2002. Upon his death, his legal heirs namely (1) Mr. Hasmukhbhai Ravjibhai Ahir, (1) Naniben, daughter of Ravjibhai Ahir and (3) Maniben, daughter of Ravjibhai Ahir became absolute owners of his share in the said land.

It is further found that (1) Mr. Hasmukhbhai Ravjibhai Ahir and (2) Mr. Vikaskumar Hasmukhbhai Ahir, (3) Mr. Nileshkumar Hasmukhbhai Ahir, (4) Naniben, daughter of Ravjibhai Ahir and (5) Maniben, daughter of Ravjibhai Ahir sold their whole land i.e. 37800.00 Square Meters paiki 29585.65 Square Meters to Greenland (Vesu) Co-Operative Housing Society Limited by registered sale deed in the said sale deed M/s. Greenland Water Park and Resort Private Limited proprietor of Earstwhile Drive-In-Cinema joined as confirming party. The said sale deed is registered in the book No : 1 in the office of sub-registrar of Surat-1 (Athwa) vide Registration No : 14622 Dated:- 29.12.2005. Thus Greenland (Vesu) Co-Operative Housing Society Limited became absolute owner of the said land bearing Old Revenue Survey No : 462, New Revenue Survey No : 261, total admeasuring about 29585.65 Square Meters. The same effect was mutated on revenue record of rights of rights vide Entry No : 4153 Dated:- 16.05.2006. The said entry was certified later on.

OLD REVENUE SURVEY NO : 466, NEW REVISION SURVEY NO : 247/3

It is found from the available record with me that the land bearing Revenue Survey No : 466 of Village : Vesu was originally owned by Mr. Behramji Pestanji Patel since 1960.

It is further found from the revenue records in respect of the said land reflected it to be a new tenure land. However, as the land was acquired by way of sale by Shri Pestanji Patel, the land owners claimed it to be old tenure land accordingly an application u/s 70(O) was moved in the office of Mamlatdar & ALT (Ganot) Choryasi, Surat who vide his order bearing No: Tenancy/Ga.Dha.Ka./84-C/Case 5/88 Dated:- 10.10.1988 declared that the restrictions u/s 43 were not applicable to the said land. Entry No: 1448 Dated:- 26.05.1989 on village from No: VI records the said order and the same has been certified later on. It appears that the said land bearing Survey No : 465 is admeasuring acre 17-11 Guntha i.e. 69910.00 Square Meters.

It is further found that Behramji Pestanji Patel through his power of attorney holder Rustamji Pestanji sold land bearing Revenue Survey No : 466 paiki eastern side naiki land to (1) Mr. Hasmukhbhai Ravjibhai Ahir and (2) Mr. Kantibhai Karsanji by registered sale deed. The said sale deed is registered in the book No : 1 in the office of sub-registrar of Surat vide Registration No : 11868 Dated:- 30.07.1989. Thus (1) Mr. Hasmukhbhai Ravjibhai Ahir and (2) Mr. Kantibhai Karsanji became absolute owner eastern said land. The same effect was mutated on revenue record of rights vide Entry No : 1456 Dated:- 28.05.1989. The said entry was certified later on.

It is further found that the partition took place between different holders of land bearing Revenue Survey No : 466. As per the terms of the said partition area of land was changed and area of land owned by (1) Mr. Hasmukhbhai Ravjibhai Ahir and (2) Mr. Kantibhai Karsanji was recorded admeasuring about 11900.00 Square Meters from 11737.00 Square Meters. The same effect was mutated on revenue record of rights vide Entry No: 1892 Dated:- 01.09.1993. The said entry was certified later on.



Registration No : 11148 Dated:- 15.07.1998. Thus (1) Mr. Hasmukhbhai Ravjibhai and (2) Nileshkumar Hasmukhbhai Ahir became absolute owners of the said land. The same effect was mutated on revenue record of rights vide Entry No: 2249 Dated:- 01.08.1998. The said entry was certified later.

It is further found that (1) Mr. Hasmukhbhai Ravjibhai and (2) Nileshkumar Hasmukhbhai Ahir sold said land bearing Revenue Survey No : 463 was given New Revision Survey No : 266, total admeasuring about 6100.00 Square Meters of Village : Vesu to Greenland (Vesu) Co-Operative Housing Society Limited by registered sale deed. The said sale deed is registered in the book No : 1 in the office of sub-registrar of Surat-1 (Athwa) vide Registration No : 1672 Dated:- 13.02.2006. Thus Greenland (Vesu) Co-Operative Housing Society Limited became absolute owner of the land. The same effect was mutated on revenue record of rights vide Entry No : 4721 Dated:- 07.05.2007. The said entry was certified later on.

It is further found that the owner of the said land got Non-Agricultural permission from District Development officer Surat vide his order No: 4/ D.P./ N.A./ Reg. No: 359/ 2006 Dated:- 16.05.2006.

It is further found that Greenland (Vesu) Co-Operative Housing Society Limited was registered under the provisions of Gujarat Co-Operative Societies Act, 1962 vide Registration No: GH-21757.

Thus Greenland (Vesu) Co-Operative Housing Society Limited became absolute owner of the land bearing Old Revenue Survey No : 465, New Revision Survey No : 248 paiki admeasuring about 20757.06 Square Meters, Old Revenue Survey No : 461, New Revision Survey No : 260 paiki admeasuring about 10147.39 Square Meters, Old Revenue Survey No : 462, New Revision Survey No : 261 paiki admeasuring about 29585.65 Square Meters, old Revenue Survey No : 466, New Revision Survey No : 247/3 paiki admeasuring about 11900.00 Square Meters and Old Revenue Survey No : 463, New Revision Survey No : 266 paiki admeasuring about 6100.00 Square Meters i.e. total admeasuring about 78490.00 Square Meters of Village : Vesu.

It is further found that the owner of the said land got Non-Agricultural permission for from District Development officer Surat vide order No: 4/ D.P./ N.A./ Reg. No : 67/ 2005 Dated:- 14.2/3.2005.

It is further found that under the provisions of the Gujarat Town Planning Scheme & Urban Development Act were applied to the said land and the said land bearing Old Revenue Survey No : 465, New Revision Survey No : 248 paiki, old Revenue Survey No : 461, New Revision Survey No : 260 paiki, Old Revenue Survey No : 462, New Revision Survey No : 261 paiki, old Revenue Survey No : 466, New Revision Survey No : 247/3 and Old Revenue Survey No : 463, New Revision Survey No : 266 paiki is allotted T. P. Scheme No : 6(Vesu), Final Plot No : 55 of Village : Vesu.

It is further found that the owners of the said land got development permission from Surat Urban Development Authority vide permission No : SUDA/ VPA/ U-4/ 6089-A/ 2846 Dated:- 12.05.2005.

It is further found that the above mentioned development permission, Greenland (Vesu) Co-Operative Housing Society Limited divided the whole land into various plots and organized to develop residential society known as "GREEN LAND" over



mutated on revenue record of rights vide Entry No : 7666 Dated:- 13.11.2014. The said entry was certified on 31.12.2014.

It is further found that the owner i.e. **M/S. VOVEL SECURITIZE, A PARTNERSHIP FIRM** of the said land bearing Revenue Survey No : 266, T. P. Scheme No : 6(Vesu), Final Plot No : 55 paiki got development permission from Surat Municipal Corporation vide Rajachitthi No : T.D.O./ D.P.A./ 422 Dated:- 23.08.2016, T.D.O./ D.P./ No : 424 Dated:- 07.12.2016.

It is further found that as per the above mentioned permissions, **M/S. VOVEL SECURITIZE, A PARTNERSHIP FIRM** organized & constructed building known as "**SUMERU RESIDENCY**" over the said land bearing Old Revenue Survey Nos : 465, 461, 462, 466 & 463, New Revenue Survey Nos : 266, 260/108, 261/14, 247/3 & 248/107 as per consolidated Revenue Survey No : 266, T. P. Scheme No : 6(Vesu), Final Plot No : 55 paiki Plot No : A (as per sanctioned plan Plot No : 1) & Plot No : 1 (as per sanctioned plan Plot No : 2), total admeasuring about **3876.29 SQUARE METERS** of Village : Vesu.

The titles of **M/S. VOVEL SECURITIZE, A PARTNERSHIP FIRM** are clear marketable and without any encumbrance and charges.

NON ENCUMBRANCE CERTIFICATE

This is to certify that I have taken search in the office of sub-registrar Surat and verified the documents for the last **30 YEARS** for the immovable property of project known as "**SUMERU RESIDENCY**" situated at Vesu bearing Old Revenue Survey Nos : 465, 461, 462, 466 & 463, New Revenue Survey Nos : 266, 260/108, 261/14, 247/3 & 248/107 as per consolidated Revenue Survey No : 266, T. P. Scheme No : 6(Vesu), Final Plot No : 55 paiki Plot No : A (as per sanctioned plan Plot No : 1) & Plot No : 1 (as per sanctioned plan Plot No : 2) of Village : Vesu, Taluka : Adajan, District : Surat total admeasuring about **3876.29 SQUARE METERS** and I found that the titles of **M/s. VOVEL SECURITIZE, A PARTNERSHIP FIRM** are clear and marketable and without any encumbrance and charges.


BHADRA DHIMANT JOSHI
ADVOCATE

