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SHAILESH N. MEHTA

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(ADVOCATE & NOTARY)

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અરજી પહોંચ

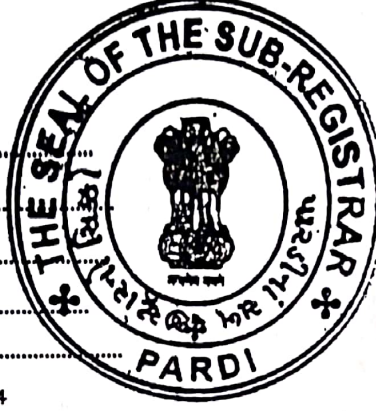
મિલકત નું વર્ણન : New S No.2175 (Old S No.219/2,219/2 Part & 219/3 Having Com S No.219/2/2 P+219/3

Search In : ડુંગરા /Dungra

પહોંચ નંબર ૨૦૨૦૧૦૬૦૦૬૮૦૩ અરજી નંબર ૫૬૨૬ અરજી વર્ષ ૨૦૨૦
તારીખ ૨૭ માહે ઓગસ્ટ સને ૨૦૨૦

રજુ કરનારનું નામ S.N.Mehta (Adv)

નીચે પ્રમાણે ફી પહોંચી



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: 1991 2014

રૂ. પેસા

૨૫૦.૦૦

દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી

કુલ ચેકેદરે રૂ. ૨૫૦.૦૦

અંકે રૂપિયા બે સો પચાસ પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.


Sunilbhai A Gavit
સબ રજીસ્ટ્રાર
પારડી

અંકે રૂ. : 250.00

20200827507396273

સબ રજીસ્ટ્રાર, પારડી

અરજી પહોંચ

મિલકત નું વર્ણન : New s.NO 2175 (Old S.NO 219/2, 219/2 part and 219/3), Computerized S.No 219/2/2 paikar +219/3, Plot no 128

Search in : DUNGRA /DUNGRA

પહોંચ નંબર ૨૦૨૦૪૦૦૦૧૦૬૪૩ અરજી નંબર ૪૮૮૬ અરજી વર્ષ ૨૦૨૦
તારીખ ૨૭ માહે ઓગસ્ટ સને ૨૦૨૦

રજુ કરનારનું નામ Adv SN Mehta

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

૧૦૦.૦૦

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 2014 2020

૮૦.૦૦

દેડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....



કુલ એકંદરે રૂ.

૧૮૦.૦૦

અંકે રૂપિયા એક સો અંશી પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.


V.K. JAYSWAL
સબ રજીસ્ટ્રાર
વાપી

અંકે રૂ. : 180.00

20200827605241779


સબ રજીસ્ટ્રાર, વાપી

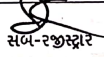
Search in : Adv S N Mehta અરજી નંબર : 4886 ગામ નું નામ : DUNGRA

મિલકતનું વર્ણન : New s.NO 2175 (Old S.NO 219/2, 219/2 part and 219/3), Computerized S.No 219/2/2 palkee +219/3, Plot no 128

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Valsad VAPI મા -6 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફરમન/વેચાણ રૂ.1000000.00	N A land Plot No 128 Adm 370.00 sq.mtrs New S.No 2175 (Old S.No 219/2,219/2 Part and 219/3, Having Computerized S.No 219/2/2p +219/3)		M/s. Haria Property Developers Pvt. Ltd. through its authorized signatory mr. Hitesh Tiwari S/O Shitalaprasad Tivari	M D DeVelopers a Partnership Firm Consisting its Partners (1) Shri Mahendrabhai Najabhai Ladumor(25%) (2) Shri Rahul Dineshbhai Katariya (25%) (3) Smt. Trupti Sureshkumar Patel(25%) (4) Shri Abhalbhai Lakhabhai Bambhaniya (25%)	04-11-2019 04-11-2019	10234		


સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Valsad VAPI





Shailesh N. Mehta

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Advocate & Notary

Reg. No. G/1015/1989



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28th day of August, 2020

::: TO WHOM SO EVER IT MAY CONCERN :::

**TITLE SEARCH REPORT IN RESPECT OF N.A. LAND BEARING PLOT
NO. 128 ADMEASURING ABOUT 370.00 SQUARE METERS
CONSISTING OF NEW SURVEY NO. 2175 (OLD SURVEY NO.
219/2, 219/2 PART AND 219/3 HAVING COMPUTERIZED SURVEY
NO. 219/2/2 PAIKEE+219/3) SITUATED AT. DUNGRA WITHIN
MUNICIPAL LIMIT OF VAPI, TAL. VAPI, DIST. VALSAD**

Under the instructions of M.D DEVELOPERS, a Partnership firm of Dungra, Vapi, Taluka: Vapi, Dist: Valsad, I **SHAILESH N. MEHTA, ADVOCATE** hereby give Title Search Report of above mentioned land as under:

1. The prior to 1985 an agricultural land bearing survey Nos. 219/2 and 219/3 with land of other survey numbers was owned and possessed by SHRI ABDULGANI ABDULHAIKHAN who had purchased the same from its predecessor in title under registered sale deeds in the year 1981, so the land bearing Survey No. 312/P, 311/P, 313/P, 219/2, 219/3, 211/7, 219/8, 219/9, 294/1, 294/2+3 were transferred in the name of ABDULGANI ABDULHAIKHAN by a mutation entry No. 2320, 2321, 2322, 2356, 2357, 2358 in the Village record of Village Dungra, Tal: Pardi, Dist: Valsad.
2. That the said land was an agricultural so to convert its use from agricultural to non agricultural purpose the said owner got layout plans prepared for the same and had applied to

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the Taluka Development Officer to grant N.A. permission for the said, to use the same for constructing residential houses thereon. Accordingly the Taluka Development Officer of Pardi Taluka after holding inquiry was pleased to grant N.A permission vide their order No. T.P/N.A./Reg-56/80-81 dated 06.09.1981.

3. The said owner then sold all his N. A land to Haria Property and Developers Pvt. Ltd under a registered sale deed dated 13.11.1982. The said sale transaction was effected in the Village record by a mutation entry No. 2393.
4. Then the said owner Haria Property & Developers Pvt. Ltd. represented through its authorized signatory MR. HITESH TIWARI S/O. SHITALAPRASAD TIVARI had also purchased N.A land bearing Survey Nos. 287, 289 P from its owner AROCHEM INDUSTRIES, The said sale transaction was effected in the Village record by a mutation entry No. 2480. That Haria Property and Developers Pvt. Ltd. had then applied to the Mamlatdar of Pardi for consolidation of all these N.A land and accordingly the Mamlatdar of Pardi was pleased to consolidate the same vide his order No. LND/Reg/Vashi/13 A/67 dated 27.08.1984 and had given its Survey No. 219/2-2P+219/3. That M/s. Haria Property Developers Pvt. Ltd. then got lay out plans prepared for the said N.A land bearing Survey No. 219/2-2P, +219/3 in all admeasuring 12262 sq. meters and had applied to the District Development officer Valsad for revise N.A permission to use the same for constructing residential houses there on by making various plots thereon with a provisions for internal roads and common plots. The District Development Officer was pleased to grant the revise N.A permission for the said land to its owner vide his order No. DPL/N.A./Reg/64/84-85 dated 17.08.1985.

5. ANDWHEREAS Haria Property & Developers Pvt. Ltd. represented through its authorized signatory MR. HITESH TIWARI S/O. SHITALAPRASAD TIVARI applied to Mamlatdar, Vapi for amalgamation of the N.A land bearing Survey No. 219/2-2P, +219/3 situated at. Dungra, Tal. Vapi, Dist. Valsad the said application was granted by Mamlatdar, Vapi and as per the said order new survey number give of above said N.A land as Survey No. 2182+2175, PLOT NO. 127+128 admeasuring about 1072.74 Sq. Mtrs. This fact is recorded in which is duly certified by the competent revenue authority.
6. Thereafter Haria Property & Developers Pvt. Ltd. represented through its authorized signatory MR. HITESH TIWARI S/O. SHITALAPRASAD TIVARI sold N.A. Land bearing PLOT NO. 128 admeasuring about 370.00 square meters consisting of New Survey No. 2175 (Old Survey No. 219/2, 219/2 part and 219/3 having COMPUTERIZED SURVEY NO. 219/2/2 paikie+219/3) situated at. Dungra within municipal limit of Vapi, Tal. Vapi, Dist. Valsad to M.D DEVELOPERS a Partnership firm consisting its partners namely : 1] SHRI MAHENDRABHAI NAJABHAI LADUMOR, 2] SHRI RAHUL DINESHBHAI KATARIYA, 3] SMT. TRUPTI SURESHKUMAR PATEL, 4] SHRI ABHALBHAI LAKHABHAI BAMBHANIYA by registered sale deed dated : 21.10.2019 which is duly registered in the office of sub-registrar of Vapi at. Sr. No. 10234 dated : 04.11.2019 and on the basis of said sale deed, a mutation entry No. 9870 is made in the village form No. 06 of Village : Dungra . hence M.D DEVELOPERS a Partnership firm consisting its partners namely : 1] SHRI MAHENDRABHAI NAJABHAI LADUMOR, 2] SHRI RAHUL DINESHBHAI KATARIYA, 3] SMT. TRUPTI SURESHKUMAR PATEL, 4] SHRI ABHALBHAI LAKHABHAI BAMBHANIYA became absolute owner, occupier and possessor of said Plot. 

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7. Thereafter M.D DEVELOPERS a Partnership firm consisting its partners namely : 1] SHRI MAHENDRABHAI NAJABHAI LADUMOR, 2] SHRI RAHUL DINESHBHAI KATARIYA, applied to Vapi area development authority for Development permission and approval of construction plan, The said applications is granted by the said Chief officer of Vapi Nagarpalika vide their order No. VAADA/27-01-2020/1366061/01/000474/ODPS/141/20-21 dated 01.07.2020.

In these ways the said property is legally transferred in the name of the present owner after performing all legal formalities and its chain of title is complete and since the present owner has become an owner of the said land no transfer of the said land has been effected either in the revenue records of the Government of the said land has been effected either in the revenue records of the Government of the sub Registrar's office at Pardi/Vapi

I have also caused necessary search in the sub-registrar of Pardi/ Vapi for last 30 years from 1991 to 2020 and I am of the opinion that no litigation is pending regarding the said land and I have further opinion that, the said land is unencumbered and free from all reasonable doubts and running in the name of M.D DEVELOPERS a Partnership firm consisting its partners namely : 1] SHRI MAHENDRABHAI NAJABHAI LADUMOR, 2] SHRI RAHUL DINESHBHAI KATARIYA, 3] SMT. TRUPTI SURESHKUMAR PATEL, 4] SHRI ABHALBHAI LAKHABHAI BAMBHANIYA.

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-:: SCHEDULE OF THE PROPERTY ::-

All that Piece and Parcel of N.A. Land bearing PLOT NO. 128 admeasuring about 370.00 square meters consisting of New Survey No. 2175 (Old Survey No. 219/2, 219/2 part and 219/3 having COMPUTERIZED SURVEY NO. 219/2/2 paikee+219/3) situated at. Dunga within municipal limit of Vapi, Tal. Vapi, Dist. Valsad which is bounded as follows:

East: By Society Road.

West: By Darshan Apartment.

North: By Nakshtra Palace.

South: By Open Plot.

Date: 28.08.2020

Place: Vapi


SHAILESH N. MEHTA
(ADVOCATE & NOTARY)





Shailesh N. Mehta

B.Sc. L.L.B.

(Advocate & Notary)

Reg. No. G/1015/1989

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Adjacent to Hotel Fortune Park Galaxy,
Opp. Nagarsheth Chamber, Koparli Road, GIDC, Vapi 396 195.



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:: LAND TITLE CLEARANCE/ENCUMBRANCE CERTIFICATE ::

Certified that I have Investigated the ownership of N.A. land bearing Plot No. 128 admeasuring about 370.00 square meters consisting of New Survey No. 2175 (Old Survey No. 219/2, 219/2 part and 219/3 having Computerized Survey No. 219/2/2 paikar+219/3) situated at Dungra within Municipal limit of Vapi, Tal. Vapi, Dist. Valsad for the residential purpose along with construction permission No. No. VAADA/27-01-2020/1366061/01/000474/ODPS/141/20-21 dated 01.07.2020 is owned by M.D DEVELOPERS a Partnership firm consisting its partners namely : 1] SHRI MAHENDRABHAI NAJABHAI LADUMOR, 2] SHRI RAHUL DINESHBHAI KATARIYA, 3] SMT. TRUPTI SURESHKUMAR PATEL, 4] SHRI ABHALBHAI LAKHABHAI BAMBHANIYA and is in possession of the said land. The names of the said owners are recorded in the Village revenue records and the title is free, marketable & free from any encumbrance.

It is further certified that the Non agricultural use for residential purpose is permitted by Taluka Development officer vide their Order No. T.P/N.A/REG-56/80-81 dated : 06/09/1981 who is competent to grant such permission.

Date : 28.08.2020
Place : Vapi



SHAILESH N. MEHTA
(ADVOCATE & NOTARY)

Registration No. GJ1015/1989
With Bar Council Of Gujarat