

અરજી પહોંચ

મિલકત નું વર્ણન : સર્વે નં. 113/1 પેકી સી સીટી સર્વે નંબર 1154

Search in : MOGAR WADI.. / MOGAR WADI..

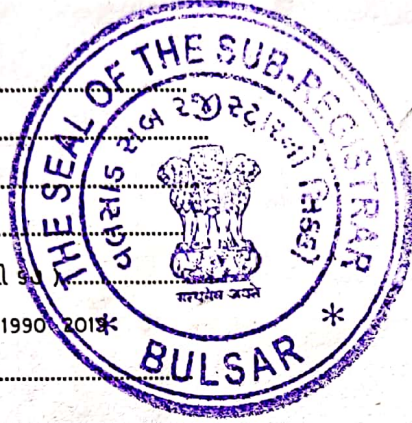
પહોંચ નંબર 2016104004435 અરજી નંબર 3280 અરજી વર્ષ 2016
તારીખ 12 માહે એપ્રિલ સને 2016

રજુ કરનારનું નામ S M Desai Adv

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 54 થી 57).....
શોધ અગર તપાસણી.....Year: 1990-2016*
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....



150.00

કુલ ચેકંદરે રૂ. 150.00

અંકે રૂપિયા એક સો સાઈઠ પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

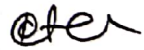
તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.


k c patel
સબ રજીસ્ટ્રાર
વલસાડ

શૈલેષ મનુભાઈ દેસાઈ

બી. કોમ., એલએલ. બી(એડવોકેટ)
બંગલો નં:- ૯, અમરપાર્ક સોસાયટી,
પ્રેરણા સોસાયટીની પાછળ, તિથલરોડ,
વલસાડ-૩૯૬૦૦૧, મો:- ૯૮૨૫૧ ૭૭૨૭૬

SHAILESH MANUBHAI DESAI

B.Com., L L. B. (Advocate)
Bangla No :- 9, Amarpark Society,
Behind Prerna Society, Tithal Road,
Valsad-396001, Mo :- 98251 77276

Dt.18/04/2019

:: Title Clearance Certificate ::

Title Clearance Certificate with regard to Non-agricultural land bearing city survey No 1154 to 1161 totally admeasuring 1742.00 Sq Mts. of Village Mograwadi Taluka and Dist Valsad.

Smt. Neha Brijendra Singh of shop No. 1 Dhaval Apartment behind 1-Blue, Tithal Road Valsad approached me in the matter of title clearance certificate of the above mentioned Non-agriculture Land bearing old Revenue Survey No. 113/1 & New City Survey No 1154 to 1161 of Village Mograwadi Taluka and Dist Valsad totally admeasuring 1742.00 Sq. Mtrs.

Smt Neha B. Singh brought certain document with regard to the above mentioned property, and the document are as mentioned below.

- 1 Registered sale deed no 1058/2019 of above mentioned property registered in the sub-registrars office at Valsad dated 20/02/2019.
- 2 Reg.Saled deed no 4381/17 registered dated 30/8/17 of above property.



શીલેષ મનુભાઈ દેસાઈ

બી. કોમ., એલએલ. બી(એડવોકેટ)
 બંગલો નં:- ૯, અમરપાર્ક સોસાયટી,
 પ્રેરના સોસાયટીની પાછળ, તિથલરોડ,
 વલસાડ-૩૯૬૦૦૧, મો:- ૯૮૨૫૧ ૭૭૨૭૬

SHAILESH MANUBHAI DESAI

B.Com., L L. B. (Advocate)
 Bangla No :- 9, Amarpark Society,
 Behind Prerna Society, Tithal Road,
 Valsad-396001, Mo:- 98251 77276

- 3 Reg.Saled deed no 4386/17 registered dated 31/8/17 of above property.
 - 4 Reg.Saled deed no 5010/17 registered dated 7/10/17 of above property.
 - 5 Reg.Saled deed no 270/18 registered dated 15/1/18 of above property.
 - 6 Reg.Saled deed no 2839/18 registered dated 5/5/18 of above property.
 - 7 Abstract of City survey property land No. 1154 to 1161.
 - 8 Abstract of register of Revenue survey no. 113/1 of Mograwadi, Dist Valsad.
 - 9 Abstract of 7/12 of Revenue Survey 113/1 of Mograwadi, Dist. Valsad.
 - 10 Permission of Construction by Valsad Nagarpalika of Above mentioned property dated 27/2/2019.
- (1) Now I have gone though the above mentioned document throroaghly Original the owners of above mentioned property were (1) Narendra Ambelal (2) Indrajeet Ambelal (3) Taraben Ambelal (4) Harish Ambelal And (5) Bharti Ambelal of Village Mograwadi, Valsad Now Originally the revenue survey No of the above property eas 113/1 now village



શીલેષ મનુભાઈ દેસાઈ

બી. કોમ., એલએલ. બી(એડવોકેટ)
 બંગલો નં:- ૯, અમરપાર્ક સોસાયટી,
 પ્રેરના સોસાયટીની પાછળ, તિથલરોડ,
 વલસાડ-૩૯૬૦૦૧, મો:- ૯૮૨૫૧ ૭૭૨૭૬

SHAILESH MANUBHAI DESAI

B.Com., L L. B. (Advocate)
 Bangla No :- 9, Amarpark Society,
 Behind Prerna Society, Tithal Road,
 Valsad-396001, Mo :- 98251 77276

mograwadi was consolidated in city survey limit and a new city survey no 1154 to 1161 an per the Inquiry city register.

- (2) Now shri Narendra Ambelal died on dated 6/12/90 and his legal heirs (1) Hansaben widow of Narendrabhai Ambelal (2) Dhanraj Son of Narendrabhai & (3) Arpana Daughter of Narendrabhai (4) Namrata daughter Narendrabhai were brought on record.

Now Indrajeet Ambelal died on 5/3/1992 leaving behind his legal heirs namely (1) Nirmala Indrajeet Ambelal (2) Dimple Daughter Indrajeet (3) Niba Daughter Indrajeet (4) Tejal Daughter Indrajeet (5) Rakhi Daughter Indrajeet.

Now Harish Ambelal died on Dated 15/3/1988 leaving behind his legal heirs (1) Mohiniben widow of Harish Ambelal (2) Manishbhai Son of Harish Ambelal, all the above legal heirs of late Narnedra Ambelal, Indrajeet Ambelal & Harish Ambelal were brought on record vide mutation entry no 196 which was duly certified.

3. Now taraben Ambel died on dated 3/2/2006 leaving behind her legal heirs Amit Jamnadas Chavda & Dharmesh Jamnadas Chavda and Jamnadas Manilal Chavda. Now Jamnadas Manilal Chavda also died on 25/05/2014 so legal heirs of Taraben Ambel New Amit Jamnadas Chavda & Dharmesh Jamnadas Chavda who was brought on record



શીલેષ મનુભાઈ દેસાઈ

બી. કોમ., એલએલ. બી(એડવોકેટ)
 બંગ્લા નં:- ૯, અમરપાર્ક સોસાયટી,
 પ્રેરણા સોસાયટીની પાછળ, તિથલરોડ,
 વલસાડ-૩૯૬૦૦૧, મો:- ૯૮૨૫૧ ૭૭૨૭૬

SHAILESH MANUBHAI DESAI

B.Com., L L. B. (Advocate)
 Bangla No :- 9, Amarpark Society,
 Behind Prerna Society, Tithal Road,
 Valsad-396001, Mo:- 98251 77276

vide mutation entry no. 2512 Now Bhartiben Daughter of Ambelal Govindji and wife of Parimal Dahyabhai Parmar died on dated 11/2/2010 leaving behind he legal heirs (1) Parimal Dahya bhai Parmar (2) Prashant Parimal Parmar (3) Dhanesh Parimal Parmar new brought on record vide mutation entry no. 2379.

4. Non Dharmesh Jamnadas Chavda and others sold their share of the above mentioned property being city survey No. 1154 to 1161 to one Neha Brijendra Singh of Valsad vide registered sale Deed No. 4381/2017 dated 30/08/2017 and the mutation entry in the city survey Property and was made vide entry no. 3064 and it was duly certified.
5. Now Parimal Dahyabhai Parmar & Others sold their share of the above mentioned property bearing C.S.No. 1154 to 1161 to one Neha Brijendas Singh of Valsad vide registered side deed no. 4386/17 dated 31/8/17 and the mutation entry no. 3072 was made in the property card and was duly certified.
6. Now Mohini widow of Harish Ambelal and others sold their share in the above mentioned property bearing C.I.No. 1154 to 1161 to one Neha Brijendra Singh vide registered Sale Deed No. 5010/2017 dated 7/10/17 the entry of mutation of



શીલેષ મનુભાઈ દેસાઈ**SHAILESH MANUBHAI DESAI**

બી. કોમ., એલએલ. બી(એડવોકેટ)
 બંગલો નં:- ૯, અમરપાર્ક સોસાયટી,
 પ્રેરણા સોસાયટીની પાછળ, તિથલરોડ,
 વલસાડ-૩૯૬૦૦૧, મો:- ૯૮૨૫૧ ૭૭૨૭૬

B.Com., L L. B. (Advocate)
 Bangla No :- 9, Amarpark Society,
 Behind Prerna Society, Tithal Road,
 Valsad-396001, Mo:- 98251 77276

the same was made and duly certified vide mutation entry No. 3290.

7. Now Hansaben widow of Narendas Ambelal & others sold their show in the above mentioned property bearing C. Survey No. 1154 to 1161 to one Nehaben Brijendra Singh vide registered Sale Deed no 270/18 dated 15/1/2018 and the mutation entry no. 3475 duly certified on 28/02/2018.
8. Now Nirmalaben widow of Indrajeet Ambelal & others sold the share on the above mentioned property bearing C.S.No. 1154 to 1161 to Neha Brijendra Singh vide registered Sale Deed no. 2839/2018 dated 5/5/2018 and the entry of the same was made in revenue record vide mutation entry No. 3680 duly certified on 22/6/18. Now all the city survey No. 1154 to 1161 were consolidated and one City survey No. 1154 vide application made and order of city survey supertendent dated CTS/AKATRA/VASI/ 230/MOGRAWADI/ 2018 dated 18/7/2018 to fully admeasuring 1742.00 Sq.mtrs. Now Neha Brijendra Singh was the solw owner of the above mentioned consolidated C.S.No. 1154 to tally admeasuring 1742.00 Sq.mtrs.



શીલેષ મનુભાઈ દેસાઈ

બી. કોમ., એલએલ. બી(એડવોકેટ)
 બંગ્લા નં:- ૯, અમરપાર્ક સોસાયટી,
 પ્રેરના સોસાયટીની પાછળ, તિથલરોડ,
 વલસાડ-૩૯૬૦૦૧, મો:- ૯૮૨૫૧ ૭૭૨૭૬

SHAILESH MANUBHAI DESAI

B.Com., L L. B. (Advocate)
 Bangla No :- 9, Amarpark Society,
 Behind Prerna Society, Tithal Road,
 Valsad-396001, Mo:- 98251 77276

9. Now Neha Brijendra Singh sold the above mentioned property to one Harjibhai Dahyabhai Nakarani & Neha Brijendra Singh Both Partners of J.K. Enterprise Partnership firm vide registered Sale Deed no. 1058/2019 dated 20/02/2019 and the mutation entry no 4688 dated 14/3/2019 was made in the record of rights in city survey office. Subject to certificate of mutation entry duly certified of rights of property card.

Now the owners of the above mentioned property bearing Old Revenue Survey No. 113/1 & New C.S.No. 1154 of Mograwadi, Tal. & Dist. Valsad admeasuring 1742.00 Sq.mtr. are the partner's Harjibhai Dahyabhai Nakrani & Neha Brijendra Singh of J.k Enterprise Partnership firm and the property bearing above C.S.No. 1154 is without any burden, encumbrances or lein and her title of above property is clear and marketable. I have also take search of the above property from sub-registrar office at Valsad vide registered



શાલેષ મનુભાઈ દેસાઈ

બી. કોમ., એલએલ. બી(એડવોકેટ)
 બંગલો નં:- ૯, અમરપાર્ક સોસાયટી,
 પ્રેરના સોસાયટીની પાછળ, તિથલરોડ,
 વલસાડ-૩૯૬૦૦૧, મો:- ૯૮૨૫૧ ૭૭૨૭૬

SHAILESH MANUBHAI DESAI

B.Com., L L. B. (Advocate)
 Bangla No :- 9, Amarpark Society,
 Behind Prerna Society, Tithal Road,
 Valsad-396001, Mo:- 98251 77276

no. 20191050055736 dated 12/4/2019. I have also keenly observed the documents & I come to conclusion, that the absolute owner of above mentioned property bearing C.S.No. 1154 of Mograwadi, Valsad in the name of Partners Harjibhai D. Nakarani & Neha Brijendra Singh both Partners of J.K. enterprise Partnership firm and the title of above property is clear & Marketable.

S.M. Desai
 Adv.
 (S.M. Desai)
 Advocate

શૈલેષ મનુભાઈ દેસાઈ

બી. કોમ., એલએલ. બી(એડવોકેટ)
 બંગલો નં:- ૯, અમરપાર્ક સોસાયટી,
 પ્રેરના સોસાયટીની પાછળ, તિથલરોડ,
 વલસાડ-૩૯૬૦૦૧, મો:- ૯૮૨૫૧ ૭૭૨૭૬

SHAILESH MANUBHAI DESAI

B.Com., L L. B. (Advocate)
 Bangla No :- 9, Amarpark Society,
 Behind Prerna Society, Tithal Road,
 Valsad-396001, Mo:- 98251 77276

(Annexure J)

CERTIFICATE OF ENCUMBRANCE OF PROPERTY

To WHOMSOEVER IT MAY CONCERN

J. K ENTERPRISE Partnership firm Through Its authorize Partner (1) HARJIBHAI DHAYABHAI NAKRANI (2) NEHA BRIJENDRA SINGH is an owner of following Immovable property situated at Mograwadi, Valsad, Ta. & Dist. Valsad city survey No. 1154 admeasuring about 1742 Sq.mtrs. on request of Neha B. Singh Partner of J. K. Enterprise I have canied out the search & NEC in The Sub Register Valsad last 30 Years, & found title clear of above mentioned said property.

Date : 28/05/2019
 Valsad :

Facts Search receipt
 J. K. Enterprise

Sm Desai
 Shailesh M. Desai (Advocate)
 Amar Park Society, Tithal Road,
 Valsad-396001,
 Tal. & Dist. Valsad.

SHAILESH MANUBHAI DESAI
B. Com., L.L.B. (Advocate)
 Amarpark Society,
 B/H Prerna Society, Tithal Road,
 Valsad-396001. Mo. 98251 77276



J. K. ENTERPRISE

SHOP No.-1, DHAVAL APARTMENT, BEHIND JADE BLUE, TITHAL ROAD, VALSAD-396 001

GSTIN 24AAOFJ7967K1ZK

CERTIFICATE OF ENCUMBRANCE ON PROPERTY

TO WHOM SO EVER IT MAY CONCERN

J.K.ENTERPRISE A Partnership Firm is the Owner of the following immovable property situated at Village : Mograwadi, Taluka And District: Valsad the Registration of Sub-District : Valsad Bearing City Survey No. 1154 admeasuring about 1742.00 Sq. Meters with the Construction Building namely " JAY AMBE RESIDENCY "

As per Our Knowledge and Search in the Office by the SHAILESH MANUBHAI DESAI in the Office of the Sub Registrar Valsad and found that There is No Encumbrance on the Said Immovable Properties.

Date: 16/06/2019

Place: Valsad.