



Alpesh J. Africawala

B. Com., LL.B.

ADVOCATE & NOTARY

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Enrollment No. G/2379/2006

Date : 26/08/2022

TITLE CLEARANCE REPORT

AND

NO ENCUMBRANCE CERTIFICATE

Under the instruction of **Jayesh Rameshbhai Desai**, Residing at : 20, Palav Raw House, B/h. Gangeshwar Mahadev Temple, Adajan, Surat, I have traced the titles of the property more particularly described in schedule below and my report is as under : -

The property in question Non-agriculture land Block No. 362, admeasuring area about 23775.00 sq.mtrs. of village : Deladva in the registration district Surat, Sub-Dist. Choryasi, Situated at : Opp. D-mart 150' Ring Road, Dindoli, Surat

Tracing the History of the said land bearing Block No. 362 of Village : Deladva, It appears that :

- (1) The agriculture land bearing old R.S.No. 273 admeasuring area about Acre 5 - 38 Gunthas of Village : Deladwa, Taluka : Choryasi, Dist. Surat was originally belongs to Jayantibhai Bhagubhai, Rameshchandra Bhagubhai and Manharlal Bhagubhai since 1954.
- (2) Thereafter, The owner of the said land Created the charge of Rs.1500/- of Dindoli Vibhag Seva Sahakari Mandli Ltd., Entry to that effect was made at Revenue record vide Entry No. 894, dated : 29/06/1968. The said loan paid of by the owner. Thus, the said charge was removed from the revenue record vide Entry No. 2056 on dated : 13/01/1994.
- (3) Thereafter, the partition took place for the said land and the other land amongst the owners of the said land (1) Jayantibhai Bhagubhai, (2) Rameshchandra Bhagubhai and (3) Manharlal Bhagubhai as per the said partition the land bears Revenue Survey No. 273 of Village : Deladwa was given to the Rameshchandra Bhagubhai as an absolute owner. Entry to that effect was made in the revenue record vide Entry No. 972 on dated : 11/07/1970.
- (4) Under the provisions of the prevention of fragmentation and consolidation of holding Act, the consolidation scheme for the Village : Deladwa was framed by the settlement commissioner and the said land bearing revenue survey No. 273 of Village : Deladwa is allotted



the Newly Block No. 362. Entry to that effect was made in the record of rights at Entry No 1292 on dated : 01/08/1978.

- (5) As per the Entry No. 1614 of Hakkpatrak the area of the said land decreased from the Acre 5 – 38 Gunthas (Hec 2 – 40 Are – 79 sq.mtrs.) to Acre 5 – 32 Gunthas (Hec. 2 – 37 Area 75 sq.mtrs.)
- (6) Thereafter, The owner of the said land Rameshchandra Bhagubhai was died on 16/11/1999 leaving behind him his legal heirs (1) Hansaben Wd/o. Rameshbhai Bhagubhai, (2) Jayeshbhai Rameshbhai & (3) Varshaben Rameshbhai and they become the owner of the said land by succession, Entry to that effect was made in Revenue Record vide Entry No. 2377 on dated : 27/12/1999.
- (7) Thereafter, The owner of the said land created the charge of Rs.50000/- of Shree Chalthan Vibhag Khand Udhog Sahkari Mandli Ltd., Entry to that effect was made in the revenue record vide Entry No. 2573 dated : 24/12/2003. The said loan was fully paid by the owner. Thus, the said charge was removed from the revenue record vide Entry No. 3135 dated : 04/04/2013.
- (8) Thereafter, the name of Hina Jayeshbhai Desai and Ruchir Jayeshbhai Desai were entered as a co-owner of the said land in the revenue record with consent of the Jayeshbhai Rameshbhai Desai. Entry to that effect was made in the revenue record vide Entry No. 3146 on dated : 28/05/2013.
- (9) Thereafter, the partition took place amongst the owners of the said land dated : 14/02/2022 by virtue of registered Partition Deed, the said deed was duly registered with the sub-registrar Surat City – 9 (Chroyasi), Vide serial No. 147 on dated : 14/02/2022. As per the said partition the said land was dividend as below mentioned table.

<u>Sr. No.</u>	<u>Name</u>	<u>Hissa Towards</u>	<u>Area Hec.Are.sq.mtrs.</u>
1.	1) Jayeshbhai Rameshbhai 2) Varshaben Rameshbhai	362/A Towards Western Side	0-92-19
2.	1) Heena Jayeshbhai Desai 2) Ruchir Jayeshbhai Desai 3) Hansaben Wd/o. Rameshbhai	362/B Towards Eastern Side	1-45-46

Thereafter, Somehow some technical reason, The owner of the said land decided to cancelled the said partition, Thus, the said partition deed dated : 14/02/2022 was cancelled by the said owners and the said cancellation deed was registered with the sub-registrar Surat vide Serial No. 417 on dated : 14/05/2022.



- (10) The said included in Residential Zone in the Development Plan – 2035 of Surat Urban Development Authority (SUDA).
- (11) Thereafter, the owners of the said land i.e. (1) Hansaben Wd/o. Rameshbhai Bhagubhai, (2) Jayeshbhai Rameshbhai, (3) Varshaben Rameshbhai, (4) Hinaben Jayeshbhai and (5) Ruchir Jayeshbhai applied to the collector Surat to use of the said land for Non-agriculture purpose. In turn the collector, Surat was please to grant the said permission and passed, the order No. 1200/22/10/052/2022 on dated : 27/06/2022. Entry to the said effect was made in revenue record vide Entry No. 4208 dated : 27/06/2022.

It is noted that, as the said land become non-agriculture land, revenue record of Village Form no. 7/12 of the said land was closed and generate property Card vide City Survey no. NA362 in Sheet No. NA99 of ward : Deladwa (Non-agriculture) in City Survey Office Surat – 3, Entry to that effect was made in the revenue record vide Entry No. 4209 on dated : 27/06/2022.

- (12) The owner of the said land were decided to floating a open residential plot, Thus, The owner of the said land submitted the plan before the Surat Urban Development Authority. Thus, The said authority please to approved the open plot plan and issued Development Permission Vide No. 1116LD22230074 on dated : 09/07/2022 and No. 1116 LD 2223012, dated : 22/08/2022
- (13) The owner of the said land will develop the open plot scheme which will be known as "**Green Residency**".
- (14) Thereafter, one of the Co-owner Vashaben D/o. Rameshbhai and W/o. Mitul Desai release her undivided 1/3 share in the said land in favour of her mother Hansaben Wd/o. Rameshbhai Bhagubhai by virtue of a registered Release Deed (without consideration) the said deed is registered with the office sub-registrar Surat City – 6 (Kumbhariya) vide serial No. 5885 on dated : 28/07/2022, By virtue of the said release deed name of Varshaben D/o. Rameshbhai and W/o. Mitu Desai was deleted from the revenue record, Entry to that effect was made in the said record vide Entry No. 8 on dated : 17/08/2022, However the said Entry yet to be certified.
- (14) In all above on my view present all that piece and parcel of N.A. land bearing Block No. 362, admeasuring about 23775.00 sq.mts. of Village : Deladwa, in the registration District Surat, Sub-Dist. Choyasi and now it is noted in City Surat Office – 3 as City Survey No. NA362, in



Sheet No. NA99 of Ward Deladwa (Non-Agriculture) is in the ownership of the (1) Hansaben Wd/o. Rameshbhai Bhagubhai, (2) Jayeshbhai Rameshbhai, (3) Heena Jayeshbhai and (4) Ruchir Jayeshbhai Desai.

I have taken search of the said question land in the sub-registrar office Surat City - 1 (Athwa), Surat City - 4 (Navagam), Surat City - 9 (Chroyasi) Surat City - 6 (Kumbhariya) for last 30 years on dated : 14/07/2022 and 15/07/2022 and /08/2022. I am in a opinion that the titles of Hansaben Wd/o. Rameshbhai Bhagubhai etc. owners of the said land are clear, marketable and without any encumbrance and charges.

CERTIFICATE OF TITLE
AND
NO ENCUMBRANCE

I have verified the original partition deed and cancellation deed and release deed without consideration as mentioned above which are produced before me for verification relating to the N.A. land bearing Block No. 362, admeasuring area about 23775 sq.mtrs. of Village : Deladwa, in the registration District Surat, Sub-Dist. Choryasi, situated at Opp. D-mart, 150' Middle Ring Road, Dindoli, Surat which is now noted in City Survey office Surat - 3, as City Survey No. NA362 in Sheet No. NA99 of Ward : Deladwa, (Non-agriculture) with all right attached to it, are perfect documentary evidence and I have also taken search for last 30 years with several sub-registrar relating to the said land and record of rights (Original fee receipt enclosed) and I certified that, (1) Hansaben Wd/o. Rameshbhai Bhagubhai, (2) Jayeshbhai Rameshbhai, (3) Heena Jayeshbhai Desai and (4) Ruchir Jayeshbhai Desai have an absolute, clear and marketable titles as owners of the said land without any encumbrance and charges.

I have examined and verified below mentioned papers and documents which are produced before me for the said report and certificate.

- (1) Extract of Property Card of CTS No. NA 362.
- (2) Extract of Village Form No. 7/12.
- (3) Extract of Village Form No. 7/12 of 1957-58 to 2020-2021.
- (4) Extract of Village Form No. 8/A
- (5) Extract of Village Form No. 6 (Hakpatrak)
- (6) Zoning Certificate (SUDA)
- (7) Zoning Plan (SUDA)
- (8) Original Partition Deed which is registered vide serial No. 147 on dated : 14/02/2022.



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- (9) Original Cancellation Deed which is registered vide serial No. 417 on dated : 16/05/2022.
- (10) Original N.A. order issued by the collector Surat on dated : 27/06/2022.
- (11) Original Release Deed without consideration registered vide Serial No. 5885 on dated : 28/07/2022.
- (12) Copy of Permission letter for development planner vide No. 116LD22230074 on dated : 09/07/2022 and No. 1116LD22230122 on dated : 22/08/2022 issued by the Surat Urban Development Authority
- (13) Copy of approved plan.
- (14) Search Receipt and encumbrance Certificate.



Alpesh J. Africawala
Advocate & Notary