

અરજી પહોંચ

મેલકતનું વર્ણન રે.સ.નં.1081, પ્લોટ નં.198

Search in : JAMNAGAR - 1 (NAGAR SIM R.S. NO. 1 TO 1500..JAMNAGAR - 1
(NAGAR SIM R.S. NO. 1 TO 1500..

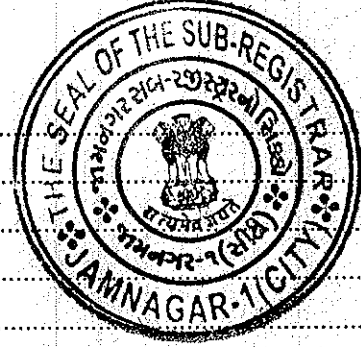
પહોંચ નંબર: ૨૦૧૮૦૦૮૦૧૮૪૬૯ અરજી નંબર: ૧૨૩૮૦ અરજી વર્ષ: ૨૦૧૮

તી: ૨૩ માહે: ઓક્ટોબર સને: ૨૦૧૮

રજુ કરનારનું નામ આર.વી.વેકરીયા એડવોકેટ

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા પાટીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી..... Year : ૧૯૮૮ ૨૦૧૮
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....
આ સિવાયની બાબતોની ફી



રૂ. પૈસા

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કુલ એકંદરે રૂ.

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અંકે રૂપીયા એકસો પાસઠ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

(Jasmin Prabhulal Madhani)

સબ રજીસ્ટ્રાર

જામનગર - 1-LK1

IGR-NIC

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૪:૩૯:૦૮ pm

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Date : 23-10-2018

- :: CERTIFICATE OF TITLE :: -

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Reg. : Opinion about the legality of the Titles of the Property
building known as "SHIVAM GREENS", R.S.NO.1081,
N.A. PLOT NO.198, admeasuring Sq.mtr. 517.99
situated on Lalpur Road, B/H. Pump House of Jamnagar
City belongs to **Vinodbhai Babulal Munjal.**

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I have been asked to give my Opinion about the legality of the
Titles of the Property **"SHIVAM GREENS", R.S.NO.1081, N.A. PLOT**
NO.198, admeasuring Sq.mtr. 517.99 situated on Lalpur Road, B/H.
Pump House of Jamnagar City belongs to **Vinodbhai Babulal Munjal.**

Celler	:	Parking
Ground Floor	:	Commercial Units
First Floor	:	Flat No.101 to 104
Second Floor	:	Flat No.201 to 204
Third Floor	:	Flat No.301 to 304

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Fourth Floor	:	Flat No.401 to 404
Fifth Floor	:	Flat No.501 to 504
Sixth Floor	:	Flat No.601 to 604
Seventh Floor	:	Flat No.701

It appears from the Document related to the said Property that **Vinodbhai Babulal Munjal** became the owners of the said Property by Virtue of the following transactions.

The entire land is included was originally belonged to Juma Masjid Trust, the entry mutated in Village Form No.6 vide entry no.751 dated 6-2-1953.

Thereafter as per Namuna-7 the said becomes the owner Haji Ibrahim, the entry mutated in Village Form No.6 vide entry no.1189 dated 11-1-1956.

Meanwhile, Mamad Haji Ibrahim and Ismail Haji Ibrahim make a partition, and as per said partition the said land i.e. R.S.NO.1081 becomes the ownership is Ismail Haji Ibrahim Looswala, the entry mutated in Village Form No.6 vide entry no.945 dated 5-3-1954.

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Thereafter Ismail Haji Ibrahim make a partition, and the said partition the said R.S.NO.1081 paiki Acre 3-00 Guntha land becomes the ownership is Alimamad Haji Ismail and R.S.NO.1081 paiki Acre 3-00 Guntha land becomes the ownership is Abdulrajak Haji Ismail and R.S.NO.1081 paiki Acre 3-00 Guntha land becomes the ownership is Basir Haji Ismail and R.S.NO.1081 paiki Acre 3-00 Guntha land becomes the ownership is Harun Haji Ismail and R.S.NO.1081 paiki Acre 2-38 Guntha land becomes the ownership is Noormamad Haji Ismail the entry mutated in Village Form No.6 vide entry no.38 dated 6-10-1985.

Thereafter Haji Ismail Haji Ibrahim died on dated 1-5-1986 and after his death the his legal heirs Alimamad Haji Ismail etc. becomes the onwer of the said land, the entry mutated in Village Form No.6 vide entry no.593 dated 11-10-2002.

Thereafter the said co owners release their share in favour of Alimamad Haji Ismail etc. the entry mutated in Village Form No.6 vide entry no.602 dated 19-12-2002.

Thereafter Government done the procedure the revenue record

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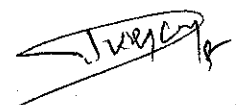
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computerization Pramilgation and this matter Mamlatdar Jamnagar(City) given correction order, the entry mutated in Village Form No.6 vide entry no.771 dated 12-1-2007.

Thereafter Alimamad Haji Ismail etc. done the procedure of amalgamation of the said R.S.NO.1081/1 to 1081/5, and Mamlatdar Jamnagar(City) issue amalgamation order vide No.JMN/VASHI/1782/08 dated 6-8-2008 and given new R.S.NO.1081, the entry mutated in Village Form No.6 vide entry no.856 dated 8-8-2008.

Thereafter Noormamad Hajis Ismail died on dated 5-9-2005 and after his death the his legal heirs Azizaben Noormamad etc. becomes the onwer of the said land, the entry mutated in Village Form No.6 vide entry no.895 dated 16-1-2009.

 Thereafter Alimamad Haji Ismail etc. sold the said R.S.NO.1081 PAIKI Acre 7-01 Guntha land to Parbatbhai Ranmalbhai Kandoriya (H.U.F.) etc. vide Regd. Sale Deed No.2659 dated 18-3-2009, the entry mutated in Village Form No.6 vide entry no.907 dated 9-4-2009.

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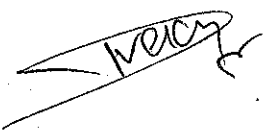
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And, Alimamad Haji Ismail etc. sold the said R.S.NO.1081 PAIKI Acre 4-00 Guntha land to Parbatbhai Ranmalbhai Kandoriya (H.U.F.) etc. vide Regd. Sale Deed No.8647 dated 29-9-2009, the entry mutated in Village Form No.6 vide entry no.928 dated 12-10-2009.

And, Alimamad Haji Ismail etc. sold the said R.S.NO.1081 PAIKI Acre 3-30 Guntha land to Parbatbhai Ranmalbhai Kandoriya (H.U.F.) etc. vide Regd. Sale Deed No.6336 dated 20-5-2010, the entry mutated in Village Form No.6 vide entry no.945 dated 24-5-2010.

Thereafter Parbatbhai Ranmalbhai Kandoriya (H.U.F.) etc. done the procedure of amalgamation of the said land and Mamlatdar Jamnagar(City) issue amalgamation order vide No.JMN/VASHI/3328/10 dated 30-6-2010 and given new R.S.NO.1081, the entry mutated in Village Form No.6 vide entry no.951 dated 30-6-2010.



Thereafter Parbatbhai Ranmalbhai Kandoriya (H.U.F.) etc. done procedure for converting land R.S.NO.1081 into non agricultural for residential purpose and Jamnagar Area Development Authority has vide Order No.JADA/TECH/142/96/10/5199 dated 30-11-2010 approved lay

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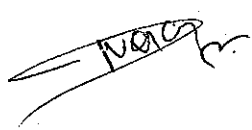
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out plan and Collector Jamnagar granted permission to use this land as N.A. for residential purpose and sanctioned N.A. lay out plan vide Order No.JMN/2/N.A./REG.52/10-11 dated 14-2-2011 and it's entry is made in Village Form No.6 vide entry No.991 dated 17-2-2011.

Thereafter Parbatbhai Ranmalbhai Kandoriya (H.U.F.) etc. done procedure for part measurement as per sanctioned lay out plan by Collector Jamnagar and D.I.L.R. Jamnagar office done part measurement of all plots and issued part form no.4 in the name of Parbatbhai Ranmalbhai Kandoriya (H.U.F.) etc.

Thereafter Parbatbhai Ranmalbhai Kandoriya (H.U.F.) etc. entered into agreement with Rinaben Himanshubhai Upadhyay of the said Plot No.198 dated 1-7-2013.

 Thereafter Parbatbhai Ranmalbhai Kandoriya (H.U.F.) etc. (Land owner) and Rinaben Himanshubhai Upadhyay (confirming party) sold the said Plot No.198 to Vallabhbhai Becharbhai Malaviya etc. vide Regd. Sale Deed No.3318 dated 30-7-2013.

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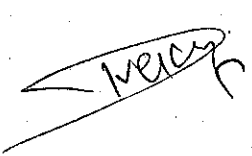
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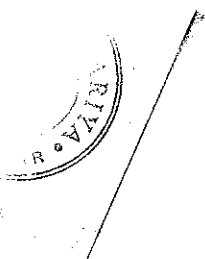
Thereafter Vallabhbhai Becharbhai Malaviya etc. sold the said Plot No.198 to Vinodbhai Babulal Munjal vide Regd. Sale Deed No.4067 dated 27-6-2016.

Thereafter Vinodbhai Babulal Munjal apply for permission of Plot No.198 before Jamnagar Municipal Corporation and Jamnagar Municipal Corporation grant the permission for construction vide No.JMC/T.P./B/29/V.P./2237/2018-19 (Printed No.2018/2282 dated 24-8-2018) and sanction the construction plan.

Thereafter Vinodbhai Babulal Munjal have starting constructed multi-storied building as per sanctioned Lay-Out Plan by Jamnagar Municipal Corporation. The said Building known as "SHIVAM GREENS".

 I have taken search in Office of the Sub-Registrar Jamnagar in respect of the above referred property, Vide Receipt No. 2018009019469 Dated :23-10-2018 and have found that Vinodbhai

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Babulal Munjal is the true and lawful owners of the above referred property and no any other person or persons has/have any right in the above referred property and it appears free from any encumbrance.

In support of my above opinion, I have seen the following documents.

1. A copy of Tippan of R.S.NO.1081
 2. A copy of Village Form No.6 vide entry no.751 dated 6-2-1953
 3. A copy of Village Form No.6 vide entry no.945 dated 5-3-1954
 4. A copy of Village Form No.6 vide entry no.1189 dated 11-1-1956
 5. A copy of Village Form No.6 vide entry no.38 dated 6-10-1981
 6. A copy of Order Passed by Collector Jamnagar Vide No. R.R.T. REVI. 64/93 dated 30-8-1993
 7. A copy of Village Form No.6 vide entry no.327 dated 1-6-1994
 8. A copy of Death Certificate in the name of Haji Ismail Haji Ibrahim dated 1-5-1986
 9. A copy of Village Form No.6 vide entry no.593 dated 11-10-2002
 10. A copy of Manual & Computerized Village Form No.6 vide entry no.602 dated 19-12-2002
 11. A copy of Village Form No.6 vide entry no.771 dated 12-1-2007
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12. A copy of Amalgamation Order Passed by Mamlatdar Jamnagar (City) vide No.JMN/VASHI/1782/08 dated 6-8-2008
13. A copy of Village Form No.6 vide entry no.856 dated 8-8-2008
14. A copy of Death Certificate in the name of Noormohmad Haji Ismail dated 5-9-2005
15. A copy of Village Form No.6 vide entry no.895 dated 16-1-2009
16. A copy of Power of Attorney executed by Ajijaben Noormamad etc. in favour of Shabir Husain Noormamad dated 31-1-2009
17. A copy of Regd. Sale Deed Vide No.2659 dated 18-3-2009 executed by Alimamad Haji Ismail etc. in favour of Parbatbhai Ranmalbhai Kandoriya (HUF) etc. in connection of R.S.NO.1081 PAIKI Acre : 7-08 Guntha Land.
18. A copy of Village Form No.6 vide entry no.907 dated 9-4-2009
19. A copy of Regd. Sale Deed Vide No.8647 dated 29-9-2009 executed by Alimamad Haji Ismail etc. in favour of Parbatbhai Ranmalbhai Kandoriya (HUF) etc. in connection of R.S.NO.1081 PAIKI Acre : 4-00 Guntha Land.
20. A copy of Village Form No.6 vide entry no.928 dated 12-10-2009
21. A copy of Regd. Sale Deed Vide No.6336 dated 20-5-2010 executed by Alimamad Haji Ismail etc. in favour of Parbatbhai Ranmalbhai Kandoriya (HUF) etc. in connection of R.S.NO.1081 PAIKI Acre : 3-35 Guntha Land.

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22. A copy of Village Form No.6 vide entry no.945 dated 24-5-2010
23. A copy of Amalgamation Order Passed by Mamlatdar Jamnagar (City)
Vide No.JMN/VASHI/3328/10 dated 30-6-2010
24. A copy of Village Form No.6 vide entry no.951 dated 30-6-2010
alongwith Village Form No.7/12 and 8/A
25. A copy of Zoning Certificate vide No.JADA/FA./TECH/2443. dated
11-7-2008 alongwith part plan issued by Jamnagar Area Development
Authority
26. A copy of N.A. Lay Out Plan Order Vide No.JADA/TECH/142/96/
10/5199 dated 30-11-2010 issued by Jamnagar Area Development
Authority
27. A copy of N.A. Order passed by Collector Jamnagar Vide No.JMN/2/
N.A./REGI.52/10-11 dated 14-2-2011 alongwith plan
28. A copy of Village Form No.6 vide entry no.991 dated 17-2-2011
alongwith Village Form No.7/12
29. A copy of Hissa Form No.4 issued by District Inspector of Land Record
Office, Jamnagar
30. A copy of Power of Attorney executed by Parbatbhai Ranmalbhai
Kandoriya (HUF) etc. dated 26-12-2012
31. A copy of Village Form No.2 in the name of Parbatbhai Ranmalbhai
Kandoriya (HUF) etc. in connection of Plot No.198

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32. A copy of Agreement to Sale dated 1-7-2013 executed by Parbatbhai Ranmalbhai Kandoriya (HUF) etc. in favour of Rinaben Himanshubhai Upadhyay.
33. A copy of Regd. Sale Deed Vide No.3318 dated 30-7-2013 executed by Parbatbhai Ranmalbhai Kandoriya (HUF) etc. (Land Owner) and Rinaben Himanshubhai Upadhyay (confirming party) in favour of Vallabhbhai Becharbhai Malaviya etc.
34. A copy of Village Form No.2 in the name of Vallabhbhai Becharbhai Malaviya etc. in connection of Plot No.198
35. A copy of Power of Attorney executed by Vallabhbhai Becharbhai Malaviya etc. in favour of Rajendra Vallabhbhai Malaviya as a HUF Karta of Rajendra Vallabhbhai Malaviya dated 28-3-2016
36. A copy of Regd. Sale Deed Vide No.4067 dated 27-6-2016 executed by Vallabhbhai Becharbhai Malaviya etc. in favour of Vinodbhai Babulal Munjal.
37. A copy of Village Form No.2 in the name of Vinodbhai Babulal Munjal in connection of Plot No.198
38. A copy of Development Permission Vide No.JMC/T.P./B/29/V.P./2237/2018-19 (Printed No.2018/2282) dated 24-8-2018 issued by Jamnagar Municipal Corporation alongwith plan.

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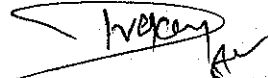
39. A copy of Power of Attorney executed by Vinodbhai Babulal Munjal in favour of Ashokbhai Vinodbhai Munjal dated 11-9-2018.

As per above mentioned transactions and documents presented before me, I can opine that **Vinodbhai Babulal Munjal** is the sole and absolute owner of the said flat and title of the above flat is **clear and marketable and free from any encumbrances**.

The Loan sanctioning authority is advised to retain the above listed documents.

JAMNAGAR.

DATED : 23-10-2018


(RAMESH V.VEKARIYA)

ADVOCATE

