

અરજી પહોંચ

મિલકત નું વર્ણન : S.no.- 443/1/P1

Search in : ચલા /Chala

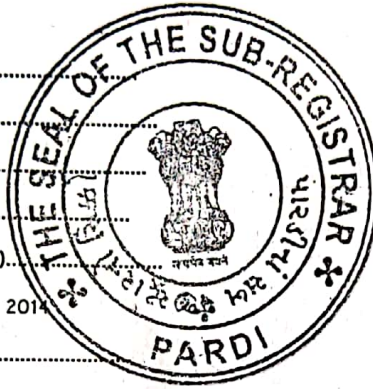
પહોંચ નંબર ૨૦૧૯૧૦૬૦૦૬૧૫૮ અરજી નંબર ૫૦૩૨ અરજી વર્ષ ૨૦૧૯
તારીખ ૧૪ માહે મે સને ૨૦૧૯

રજુ કરનારનું નામ S. M. Ansari 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 ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 1989 2014
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



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કુલ એકંદરે રૂ.	૧૪૦.૦૦
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અંકે રૂપીયા એક સો ચાલીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

Sunilbhai A Gavai
સબ રજીસ્ટ્રાર
પારડી

અરજી પહોંચ

મિલકત નું વર્ણન : S.NO 443/1/P1

Search in : CHALA /CHALA

પહોંચ નંબર ૨૦૧૯૪૦૦૦૦૮૦૭૪

અરજી નંબર

૪૧૯૩

અરજી વર્ષ

૨૦૧૯

તારીખ ૧૪

માહે

મે

સને

૨૦૧૯

રજુ કરનારનું નામ S M Ansari

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

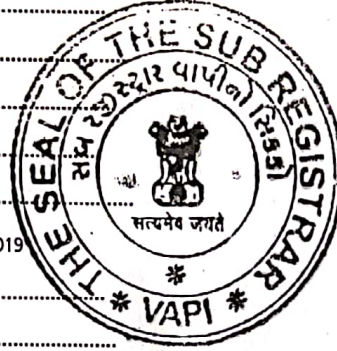
શોધ અગર તપાસણી.....Year: 2014 2019

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૪૦.૦૦

કુલ એકંદરે રૂ.

૪૦.૦૦

અંકે રૂપીયા ચાલીસ પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

V.K. JAYSWAL
સબ રજીસ્ટ્રાર
વાપી



SULTANA M. ANSARI

B.Com, LL. B.L.L.M

ADVOCATE & NOTARY

Resi.: Nutan Nagar, Nr. Krishna Hospital, Vapi - 396191, Dist. Valsad Mob.: 99741 21985
Email : ansarisultana4@gmail.com

Date: 14/05/2019

TITLE CLEARANCE REPORT

THIS IS TO CERTIFY THAT the property being N.A. land Bearing Survey No. 443/1/Paikee1 bearing New Survey No. 3517 admeasuring about 2145.00 Sq. Mtrs. Situated at: Chala, within the limits of Vapi Nagarpalika, Tal: Vapi, Dist: Valsad. has been presented to me for my report on the title of the said Property.

On the basis of the documents produced before me I, the undersigned Advocate *Sultana M Ansari*, hereby give the Title Clearance Report of above mention property as under :-

Original land bearing Survey No. 443/P admeasuring about 3750.00 Sq. Mtrs. Situated at: Chala, within the limits of Vapi Nagarpalika, Tal: Vapi, Dist: Valsad was running in the name of Bhikhli Bonda Bhangiya and Bhulabhai Bonda Bhangiya.

Thenafter Bhikhli Bonda Bhangiya expired on dated 15/01/1990 and as per her WILL dated 10/01/1989 land bearing Survey No. 443 Paikee 1/2 share was transfer in the name of Maruti Nagyapa Dhotre and the said entry was mutated in village form No. 6 vide mutation entry No. 5602 and the said entry was certified by the competent authority.

Thenafter Bhulabhai Bondabhai Bhangiya expired two year ago and the name of his legal heirs namely Ratanben Bhulabhai, Thakorabhai Bhulabhai, Maniben Bhulabhai, Lalitaben Bhulabhai, Ramiben Bhulabhai was entered in the revenue record as the owner and occupier of the said land and the said entry was mutated in village form No. 6 vide





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mutation entry No. 6448 dated 14/09/1995 and the said entry was certified by the competent authority.

Thenafter as per mutation entry No. 6733 dated 05/11/1996 and mutation entry No. 5602 dated 26/02/1992 was cancelled Vide Order No. C.H/R.T.S/REVISION/REVIEW/CASE-19/93 dated 25/10/1996 and the said entry was certified by the competent authority.

Thenafter Ratanben Bhulabhai, Thakorabhai Bhulabhai, Maniben Bhulabhai, Lalitaben Bhulabhai, Ramiben Bhulabhai had sold land bearing Survey No. 443/P admeasuring about 3750.00 Sq. Mtrs. Paikie Only 2484.00 Sq. Mtrs. Situated at: Chala, within the limits of Vapi Nagarpalika, Tal: Vapi, Dist: Valsad to Prabhatbhai Naranbhai Patel and Sale Deed thereof was executed between the Parties and registered in the Office of Sub-Registrar Pardi dated 13/01/1998 and Prabhatbhai Naranbhai Patel became the owner and occupier of the above said land and the said entry was mutated in village form No. 6 vide mutation entry No. 6942 dated 17/01/1998 and the said entry was certified by the competent authority.

Thenafter Thakorabhai Bhulabhai expired on dated 08/05/2004 and the name of his legal heirs namely Jamnaben Thakorabhai Halpati, Madhuben Thakorabhai Halpati, Bhanuben Thakorabhai Halpati, Shakuntalaben Thakorabhai Halpati, Sitaben Thakorabhai Halpati, Pannaben Thakorabhai Halpati, Dipakbhai Thakorabhai Halpati was entered in the revenue record as the owner and occupier of the said land and the said entry was mutated in village form No. 6 vide mutation Entry





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No. 9128 dated 05/03/2007 and the said entry was certified by the competent authority.

Thenafter Madhuben Thakorbbhai Halpati, Bhanuben Thakorbbhai Halpati, Shakuntalaben Thakorbbhai Halpati, Sitaben Thakorbbhai Halpati, Pannaben Thakorbbhai Halpati had released their rights from the said property in favour of Jamnaben Thakorbbhai Halpati and Dipakbbhai Thakorbbhai Halpati and the said entry was mutated in village form No. 6 vide mutation entry No. 9867 dated 06/12/2008 and the said entry was certified by the competent authority.

Thenafter Ratanben Bhulabhai expired on dated 22/09/2008 and the name was deleted from the revenue record and the said entry was mutated in village form No. 6 vide mutation entry No. 9868 dated 06/12/2008 and the said entry was certified by the competent authority.

Thenafter Maruti Nagyapa Dhotre had released his rights from the property being Survey No. 443/1 & 443/2 and the said entry was mutated in village form No. 6 vide mutation entry No. 9869 dated 06/12/2008 and the said entry was certified by the competent authority.

Thenafter Maniben Bhulabhai, Lalitaben Bhulabhai, Ramiben Bhulabhai sold their undivided share of land bearing Survey No. 443/2 admeasuring about 1266.00 Sq. Mtrs. Paikee 1/3 Hisso 760.00 Sq. Mtrs. to Jamnaben Thakorbbhai Halpati and Dipakbbhai Thakorbbhai Halpati and Sale Deed thereof was executed between the parties and Registered in the office of Sub Registrar Pardi vide Serial No. 7986 dated 19/10/2011 and Jamnaben Thakorbbhai Halpati and Dipakbbhai Thakorbbhai Halpati





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became the absolute owner and occupier of the above said land and the said entry was mutated in village form No. 6 vide mutation entry No. 10830 dated 18/11/2011 and the said entry was certified by the competent authority.

Thenafter Jamnaben Thakorbhai Halpati and Dipakbhai Thakorbhai Halpati had applied to the Collector Valsad for N.A. Permission of the above said land to use the same for Non-agricultural Purpose and Collector Valsad had granted the N.A. Permission for the said land to its owner vide its Order No. CB/N.A./Regi./35/2015-16/Vashi-1237-42/2016 dated 10/05/2015 and the said entry was mutated in Village Form No. 6 vide mutation entry no. 12339 dated 18/07/2016 and the said entry was certified by the competent authority.

Thenafter Jamnaben Thakorbhai Halpati and Dipakbhai Thakorbhai Halpati had applied to District Development Officer Valsad to sale the above said land bearing Survey No. 443/Paikee 2 admeasuring about 1266.00 Sq. Mtrs. And District Development Officer Valsad had granted the permission vide its Order No. DP/REV/73AA/Regi.36/15-16/Vashi/808-816/16 dated 16/06/2016 and the said entry was mutated in village from No. 6 vide Mutation entry No. 12341 dated 18/07/2016 and the said entry was certified by the competent authority.

Thenafter Jamnaben Thakorbhai Halpati and Dipakbhai Thakorbhai Halpati had sold land bearing Survey No. 443/2 admeasuring about 1266.00 Sq. Mtrs. Situated at: Chala, within the limits of Vapi Nagarpalika, Tal: Vapi, Dist: Valsad to Jatinkumar Ravindranath





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Desai and Sale Deed thereof was executed between the Parties and registered in the Office of Sub-Registrar Pardi vide Serial No. 5981 dated 01/07/2016 and Jatinkumar Ravindranath Desai became the owner and occupier of the above said land and the said entry was mutated in village form No. 6 vide mutation entry No. 12342 dated 21/07/2016 and the said entry was certified by the competent authority.

Original land bearing Survey No. 443/P admeasuring about 4047.00 Sq. Mtrs. Situated at: Chala, within the limits of Vapi Nagarpalika, Tal: Vapi, Dist: Valsad. was running in the name of Bhangiyabhai Shukkarbhai.

Thenafter Bhangiyabhai Shukkarbhai expired on dated 24/12/1990 and as per his WILL dated 05/04/1990 land bearing Survey No. 443/P admeasuring about 1214.00 Sq. Mtrs. was transfer in the name of Maruti Nagyapa Dhotre and Survey No. 443/P admeasuring about 2833.00 Sq. Mtrs. was transfer in the name of Shri Kikubhai Bhangiyabhai the said entry was mutated in village form No. 6 vide mutation entry No. 5750 and the said entry was certified by the competent authority..

Thenafter Shri Kikubhai Bhangiyabhai expired on dated 21/01/1996 and as per his WILL dated 04/07/1995 land bearing Survey No. 443 Paikee admeasuring about 2833.00 Sq. Mtrs. Paikee 708.00 Sq. Mtrs. was transfer in the name of Prabhatbhai Naranbhai Patel and Survey No. 443 Paikee admeasuring about 2833.00 Sq. Mtrs. Paikee 2124.00 Sq. Mtrs. was transfer in the name of Bhikhubhai Kikubhai





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Halpati, Ratan Kikubhai Halpati, Kamuben Kikubhai Halpati, Gangaben Kikubhai Halpati, Leelaben Kikubhai Halpati, Budhiben Kikubhai Halpati the said entry was mutated in village form No. 6 vide mutation entry No. 6600 dated 27/04/1996 and the said entry was certified by the competent authority.

Thenafter as per mutation entry No. 6733 dated 05/11/1996 and mutation entry No. 5750 dated 20/12/1991 was cancelled Vide Order No. C.H/R.T.S/REVISION/REVIEW/CASE-19/93 dated 25/10/1996 and the said entry was certified by the competent authority.

Thenafter. Prabhatbhai Naranbhai Patel have no rights in the above said property and had released his rights from the said property and the said entry was mutated in village form No. 6 vide mutation entry No. 6814 dated 12/04/1997 and the said entry was certified by the competent authority.

Thenafter Bhikhubhai Kikubhai Halpati, Ratan Kikubhai Halpati, Kamuben Kikubhai Halpati, Gangaben Kikubhai Halpati, Leelaben Kikubhai Halpati, Budhiben Kikubhai Halpati had sold land bearing Survey No. 443/P admeasuring about 4047.00 Sq. Mtrs. Paikie Only 2783.00 Sq. Mtrs. Situated at: Chala, within the limits of Vapi Nagarpalika, Tal: Vapi, Dist: Valsad to Prabhatbhai Naranbhai Patel and Sale Deed thereof was executed between the Parties and registered in the Office of Sub-Registrar Pardi dated 13/01/1998 and Prabhatbhai Naranbhai Patel became the owner and occupier of the above said land and the said entry was mutated in village form No. 6 vide mutation entry





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No. 6943 dated 17/01/1998 and the said entry was certified by the competent authority.

Thenafter Kamuben Kikubhai Halpati, Gangaben Kikubhai Halpati, Leelaben Kikubhai Halpati, Budhiben Kikubhai Halpati had released their rights from the said property in favour of Bhikhubhai Kikubhai Halpati, Ratan Kikubhai Halpati and the said entry was mutated in village form No. 6 vide mutation entry No. 9866 dated 06/12/2008 and the said entry was certified by the competent authority.

Thenafter Maruti Nagyapa Dhotre had released his rights from the property being Survey No. 443/1 & 443/2 and the said entry was mutated in village form No. 6 vide mutation entry No. 9869 dated 06/12/2008 and the said entry was certified by the competent authority.

Thenafter Ratan Kikubhai Halpati expired on dated 25/03/2014 and the name was deleted from the revenue record and the said entry was mutated in village form No. 6 vide mutation entry No. 11701 dated 08/05/2014 and the said entry was certified by the competent authority.

Thenafter Bhikhubhai Kikubhai Halpati had applied to the Collector Valsad for N.A. Permission of the property being Survey No. 443/1 admeasuring about 1264.00 Sq. Mtrs. Paikie 879.00 Sq. Mtrs. to use the same for Non-agricultural Purpose and Collector Valsad had granted the N.A. Permission for the said land to its owner vide its Order No. CB/N.A./Regi./34/2015-16/Vashi-1230-36/2016 dated 10/05/2015 and the said entry was mutated in Village Form No. 6 vide mutation entry no.





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12338 dated 18/07/2016 and the said entry was certified by the competent authority.

Thenafter Bhikhubhai Kikubhai Halpati had applied to District Development Officer Valsad to sale the above said land bearing Survey No. 443/1 admeasuring about 1264.00 Sq. Mtrs. Paikie 879.00 Sq. Mtrs. and District Development Officer Valsad had granted the permission vide its Order No. DP/REV/73AA/Regi.35/15-16/Vashi/817-825/16 dated 16/06/2016 and the said entry was mutated in village from No. 6 vide Mutation entry No. 12340 dated 18/07/2016 and the said entry was certified by the competent authority.

Thenafter Bhikhubhai Kikubhai Halpati had sold land bearing Survey No. 443/1 admeasuring about 1264.00 Sq. Mtrs. Paikie 879.00 Sq. Mtrs. Situated at: Chala, within the limits of Vapi Nagarpalika, Tal: Vapi, Dist: Valsad to Jatinkumar Ravindranath Desai and Sale Deed thereof was executed between the Parties and registered in the Office of Sub-Registrar Pardi vide Serial No. 5980 dated 01/07/2016 and Jatinkumar Ravindranath Desai became the owner and occupier of the above said land and the said entry was mutated in village form No. 6 vide mutation entry No. 12343 dated 21/07/2016 and the said entry was certified by the competent authority.

Whereas Jatinkumar Ravindranath Desai became the absolute owner and occupier of the property being N.A. land bearing Survey No. 443/1/Paikie1 admeasuring about 879.00 Sq. Mtrs., Survey No. 443/2





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admeasuring about 1266.00 Sq. Mtrs. Situated at: Chala, within the limits of Vapi Nagarpalika, Tal: Vapi, Dist: Valsad.

Thenafter the said owners had applied to Mamlatdar Vapi for amalgamation of property being N.A. land bearing Survey No. 443/1/Paikee1 admeasuring about 879.00 Sq. Mtrs., Survey No. 443/2 admeasuring about 1266.00 Sq. Mtrs. into one part and Mamlatdar Vapi had granted the permission for amalgamation of said land vide its Order No. LND/Amalgamation/Regi.No.27/Vashi/1046/16 dated 29/09/2016 and new Survey No. 443/1/Paikee1 admeasuring about 2145.00 Sq. Mtrs. was given and the said entry was mutated in village form No. 6 vide mutation entry No. 12405 dated 03/10/2016 and the said entry was certified by the competent authority.

Thenafter Promulgated scheme was implemented by the Government and the land bearing Survey No. 443/1/Paikee1 was given Survey No. 3517 and the said entry was mutated in village form No. 6 vide Mutation Entry No. 12820 dated 27/06/2018 and the said entry was certified by the competent authority.

Thenafter Jatinkumar Ravindranath Desai had applied for construction Permission to Vapi Area Development Authority on the above said land and Construction Permission was Granted by Vapi Area Development Authority vide its Rajachitthi No. VAADA/11-02-2019/679785/01/000139/ODPS/29/18-19 dated 13/02/2019.

Thenafter Jatinkumar Ravindranath Desai had sold N.A. land Bearing Survey No. 443/1/Paikee1 bearing New Survey No. 3517





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admeasuring about 2145.00 Sq. Mtrs. Situated at: Chala, within the limits of Vapi Nagarpalika, Tal: Vapi, Dist: Valsad to M/s. Gurukul Developers A Partnership Firm and Sale Deed thereof was executed between the Parties and registered in the Office of Sub-Registrar Pardi vide Serial No. 3630/2019 dated 08/04/2019 and M/s. Gurukul Developers A Partnership Firm became the owner and occupier of the above said land But the said entry is not yet mutated in village form No. 7x12 and Village Form No. 6 and 8-A. Therefore any Financial Institution or Bank shall grant loan on the said property only after the name of M/s. Gurukul Developers A Partnership Firm is mutated in village form No. 7x12 and Village Form No. 6 and 8-A and Certified by the competent authority.

I have also undertaken the search of records in the office of Sub-Registrar Pardi/Vapi and found no defect either anywhere in the title of the said Property. The search receipt is attached herewith.

In these circumstance herein before and in the light of records whatsoever available and supplied to me, I am of the opinion that the said property mentioned hereunder by Schedule "A" is exclusively owned and possessed by namely M/s. Gurukul Developers A Partnership Firm and is the absolute owner and occupier and possessor of above said property.





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SCHEDULE "A"

Description Of The Said Property

(As above referred to)

All that piece and parcel of the property being N.A. land Bearing Survey No. 443/1/Paikee1 bearing New Survey No. 3517 admeasuring about 2145.00 Sq. Mtrs. Situated at: Chala, within the limits of Vapi Nagarpalika, Tal: Vapi, Dist: Valsad..

This Title Report is issued under my seal and signature on this 14th Day of May 2019, Vapi.

Place: Vapi

Date: 14/05/2019

Sultana M. Ansari
Advocate & Notary





SULTANA M. ANSARI

B.Com, LL. B.LL.M

ADVOCATE & NOTARY

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DATE:- 22/05/2019

Annexure-9

CERTIFICATE OF ENCUMBRANCE ON PROPERTY TO
WHOMSOEVER CONCERN

M/s. Gurukul Developers, A Partnership Firm is owner of the property being N.A. land Bearing Survey No. 443/1/Paikee1 bearing New Survey No. 3517 admeasuring about 2145.00 Sq. Mtrs. Situated at: Chala, within the limits of Vapi Nagarpalika, Tal: Vapi, Dist: Valsad, On request of M/s. M/s. Gurukul Developers, A Partnership Firm, I have carried out the search for the 30 Years The receipt of Search bearing No. 2019400009493 dated 20/05/2019 taken by me from Sub-Registrar Vapi and Search bearing No. 2019106006498 dated 21/05/2019 taken by me from Sub-Registrar Pardi and found that there is no encumbrance on the said immovable property

Date:- 22/05/2019

Place:-Vapi

Sultana M. Ansari
Advocate & Notary



Gurukul Developers

Survey No. 443/1+443/2, Swaminarayn Gurukul Road, Near Shivalik Heights, Chala, Vapi - 396191
Mob.: 72268 55552 / 72269 55552

Ref. No.:

Date :

CERTIFICATE OF ENCUMBRANCE ON PROPERTY

TO WHOM SO EVER IT MAY CONCERN

GURUKUL DEVELOPERS A Partnership Firm is the Owner of the following immovable property situated at Village : Chala, Taluka Pardi, District: Valsad the Registration of Sub-District : Vapi Bearing Survey No. 3517 admeasuring about 2145.00 Sq. Meters with the Construction Building namely “ GURUKUL HEIGHTS “

As per Our Knowledge and Search in the Office by the SULTANA M. ANSARI in the Office of the Sub Registrar Pardi and Vapi for last 30 years and found that There is No Encumbrance on the Said Immovable Properties.

Date: 23/05/2019

Place: Vapi.