

Title Clearance Certificate

--: Applicant :-

M/S. ZORIK FACILITORS AS A PARTNERSHIP FIRM

Owner Plot No. 2, N.A. land of Revenue Survey No. 631 in the sim of the
Village Kosamadi, Taluka - Ankleshwar Dist. Bharuch.

Date : 17/12/2021



Title Clearance Certificate

--: Applicant ::-

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Owner Plot No. 2, N.A. land of Revenue Survey No. 631 in the sim of the
Village Kosamadi, Taluka - Ankleshwar Dist. Bharuch.

Subject: - Title investigation and search report and clearance certificate in respect of Owner Plot No. 2, N.A. land of Revenue Survey No. 631 in the sim of the Village Kosamadi, Taluka -Ankleshwar Dist. Bharuch ownership of M/s. Zorik Facilitors Partnership Firm the owner and as the possession of the said N.A Land.

With reference to the above sited subject about I have to state that I have gone thought the following relevant records produce before me for the Owner Plot No. 2, N.A. land bearing revenue survey No. 631 situated at in the sim of the Kosamadi Village Tal - Ankleshwar Dist : Bharuch.



1. Copy of Extract form 7/12 and 8-A and 6.
2. Copy of N.A permission Order No. Bhumi/N.A./ Vashi/5182 To 5188 Dated 27-07-2018 of Collector Office – Bharuch.
3. Copy of Owner Plot No. 2, Construction Permission No. BAUDA/ CONSTRUCTIONPERMISSION/FA.NO.655/VASHI/1268 TO 1271, Dated 01/11/2021 from BAUDA Office, Bharuch.
4. Sale Deed No. 3676, Dated : 01/05/2013 index-2, and R.R. Executed in favor of Ashokbhai Madhubhai Malaviya And Others.
5. Sale Deed No. 3891, Dated : 12/06/2020 index-2, and R.R. Executed in favor of **M/s. Zorik Facilitors as a partnership firm.**
6. Village Form 7/12, 8/A & No.6 Relevant to previous ownership for last 56 years.



Ongoing throughout the same I found that M/s. Zorik Facilitors Partnership Firm the owner and as the possession of the said Owner Plot No. 2, N.A. land bearing Revenue Survey No. 631 of the Kosamadi Village, Taluka - Ankleshwar Dist. Bharuch.

LAND IN QUESTION: - Land bearing Old Revenue Survey No. 465 was originally owned by Bai Hava Suleman Abharam Ughratdar.

Than after as per entry no. 3499 dated 23/10/1971 Change the No. 465 To 631 as per order of Asst. Consolidation Office Bharuch dated 06/02/1971 and order no. AKT/511 dated 12/02/1974 of Mamlatdar Ankleshwar.

Than after Owner of said Land Bai Hava Suleman Abharam Ughratdar Gifted to his Son Ismail Suleman Ughratdar Said Land as per mutation entry no. 4630 dated 01/01/1986 mutated in the record.



Than after Ismail Suleman Ughratdar was died on 30/05/2000 and the name of his successor (1) Khadija widow of Ismail Suleman, (2) Fatma Ismail, (3) Hanif Ismail, (4) Hajra Ismail, (5) Salma Ismail, (6) Suleman Ismail, (7) Siraj Ismail, (8) Aisha Ismail & (9) Amina Ismail come in to the revenue record and are in the possession and owner of the said land as per mutation entry no. 6632 dated 09/02/2001 mutated on revenue record.

Than after (1) Khadija widow of Ismail Suleman, (2) Fatma Ismail, (3) Hanif Ismail, (4) Hajra Ismail, (5) Salma Ismail, (6) Suleman Ismail, (7) Aisha Ismail & (8) Amina Ismail name of the deceased in favour of Siraj Ismail from the revenue record as per mutation entry no. 8496 dated 14/05/2012 mutated in the revenue record.

Than after (1) Ashokkhai Madhubhai Malaviya (2) Sureshbhai Bhurabhai Bharwad (3) Harjibhai Jivabhai Bharwad (4) Bhaveshbhai Karshanbhai Bhimani (5) Dhirubhai Parsotambhai Shiriya are purchases the said land from Siraj Ismail on dated 01/05/2013 for the executive registered sale deed no. 3676 Dated 01/05/2013 And (1) Ashokkhai Madhubhai Malaviya (2) Sureshbhai Bhurabhai Bharwad (3) Harjibhai Jivabhai Bharwad (4) Bhaveshbhai Karshanbhai Bhimani (5) Dhirubhai Parsotambhai Shiriya are entered as an owner of said land as per mutation entry no. 8717 dated 02/05/2013 mutated in the revenue record.

Than after (1) Ashokkhai Madhubhai Malaviya (2) Sureshbhai Bhurabhai Bharwad (3) Harjibhai Jivabhai Bharwad (4) Bhaveshbhai Karshanbhai Bhimani (5) Dhirubhai Parsotambhai Shiriya are applied to Collector Office, Bharuch for N.A use of the said land and construct a residence on that land. Same is granted by the Collector Office, Bharuch and issue N.A Permission Order No. Bhumi/N.A./ Vashi/5182 To 5188 Dated 27/07/2018 of Collector Office - Bharuch as per mutation entry no. 9952 dated 01/08/2018 mutated in the revenue record.



Than after M/s. Zorik Facilitors Partnership Firm Partners (1) Viral Kanubhai Patel (2) Jigna Viral Patel (3) Rajeshbhai Rameshchandra Tapiawala (4) Smitaben Rajeshbhai Tapiawala (5) Vivek Rajeshkumar Tapiawala (6) Dilipbhai Zinabhai Patel (HUF) (7) Snehalben Dilipbhai Patel (8) Jitendrabhai Babubhai Patel (HUF) (9) Bhavanaben Jitendrabhai Patel (10) Prafulbhai Ranchhodbhai Patel (11) Mahesh Madhusudan Patel (12) Chetanbhai Ranchhodbhai Patel (HUF) are purchases the said N.A. land from (1) Ashokbhai Madhubhai Malaviya (2) Sureshbhai Bhurabhai Bharwad (3) Harjibhai Jivabhai Bharwad (4) Bhaveshbhai Karshanbhai Bhimani (5) Dhirubhai Parsotambhai Shiriya on dated 12/06/2020 for the executive registered sale deed no. 3891 Dated 12/06/2020 And M/s. Zorik Facilitors Partnership Firm Partners (1) Viral Kanubhai Patel (2) Jigna Viral Patel (3) Rajeshbhai Rameshchandra Tapiawala (4) Smitaben Rajeshbhai Tapiawala (5) Vivek Rajeshkumar Tapiawala (6) Dilipbhai Zinabhai Patel (HUF) (7) Snehalben Dilipbhai Patel (8) Jitendrabhai Babubhai Patel (HUF) (9) Bhavanaben Jitendrabhai Patel (10) Prafulbhai Ranchhodbhai Patel (11) Mahesh Madhusudan Patel (12) Chetanbhai Ranchhodbhai Patel (HUF) are entered as an owner of said N.A. land as per mutation entry no. 10651 dated 25/06/2020 mutated in the revenue record.

Than after M/s. Zorik Facilitors Partnership Firm Partner Viral K. Patel applied to BAUDA Office, Bharuch for Construction Permission for said land Owner Plot No. 2 and construct a Residential Flat on that land. Same is granted by the BAUDA Office, Bharuch and issue Owner Plot No. 2, Construction Permission No. BAUDA/ CONSTRUCTIONPERMISSION/FA.NO.655/VASHI/1268 TO 1271, Dated 01/11/2021.

Than after M/s. Zorik Facilitors Partnership Firm was organized " Flower Highets " for residential purpose than after such this organizations Owner Plot No. 2, N.A. land.



PRAATAP N. KHATRA

(B.A., LL.B) ADVOCATE

Ongoing through all relevant documents and papers I am of the opinion, conclusion which I have come that M/s. Zorik Facilitors as a partnership firm in the possession and owner of the said Owner Plot No. 2, N.A. land revenue survey no. 631 in the sim of Kosamadi - Village, Ta - Ankleshwar, Dist - Bharuch.

I have taken search of the record of the office of Sub-Registrar Ankleshwar, as well as record of Talati office, Kosamadi, from 1990 to 2021. Search receipt No. 2021098022484 Dt. 29/10/2021 is attached here with.

Their title over the said property is clear, marketable and free from any encumbrance and free from reasonable doubt. Proposed to be mortgaged is free from all encumbrances.



Place: - Ankleshwar.

Dated: - 17/12/2021

A handwritten signature in black ink, appearing to be "P.N. KHATRA", written over a dashed horizontal line.

P. N. KHATRA (Advocate)

અરજી પહોંચ

મિલકત નું વર્ણન : બ્લોક/સર્વે નં.53૧

Search in : KOSAMADI../KOSAMADI..

પહોંચ નંબર ૨૦૨૧૦૮૮૦૨૨૪૮૪ અરજી નંબર ૮૨૩૯ ૨૦૨૧
તારીખ ૨૯ માહે ૨૦૨૧

રજૂ કરનારનું નામ પ્રતાપ એન ખાતરા (એડવોકેટ)

નીચે પ્રમાણે ફી પહોંચી

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કુલ એકંદરે રૂ. ૪૩૦.૦૦

અંકે રૂપીયા ચાર સો ત્રીસ પુરા

દસ્તાવેજ

તે રજીસ્ટર ટપાલથી મોકલવામાં

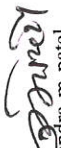
ના દિવસે તૈયાર થશે અને

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.


Jitendra m patel
સબ રજીસ્ટ્રાર
અંકલેશ્વર

અંકે રૂ. : 430.00

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સબ રજીસ્ટ્રાર, અંકલેશ્વર

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Search in : ગુપ્ત ચોમ પાટલ (અડલકેડ) અટલ ભંડાર : 8239 ઓમ જી ભામ : KOSAMADI..

ବ.ପ. ୧୫୫/୧୯୮୭ : ମୃତ୍ୟୁ ଶିଳ୍ପ

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Sub-Registrar Office(SRO) Ankleshvar

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Search in : ગુપ્ત ચિંતન (અસાધ્ય) (અર્થ : 8239 ગુપ્ત ચિંતન : KOSAMADI..

6. 85.7. 22/3/2000 : 12/10/2000

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Search in : [ਪੰਜਾਬੀ ਸ਼ਬਦ ਕੋਸ਼](#) ([ਪੰਜਾਬੀ ਸ਼ਬਦ ਕੋਸ਼](#)) ਅਤੇ [ਪੰਜਾਬੀ ਸ਼ਬਦ ਕੋਸ਼](#) : 8239 ਦੀ ਸੂਚੀ : KOSAMADI..

ବି.ପି.ଏ. ପ୍ର.ସ./କ.ପ୍ର. : ୧୨/୧୦/୨୦୧୭

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Sub-Registrar Office(SRO) Ankleshvar

