

અરજી પહોંચ

મિલકત નું વર્ણન : સર્વે નં. 435/Pikee 1 (New S.No. 3674) Aman Park

Search in : VAPI /VAPI

પહોંચ નંબર ૨૦૨૦૪૦૦૦૧૩૨૪૪ અરજી નંબર ૫૮૮૬ અરજી વર્ષ ૨૦૨૦
તારીખ ૮ માહે ઓક્ટોબર સને ૨૦૨૦

રજુ કરનારનું નામ H A Malenker

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

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કુલ એકંદરે રૂ. ૧૮૦.૦૦

અંકે રૂપીયા એક સો અંશી પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

BHARGAVKUMAR HARILAL PATEL
સબ રજીસ્ટ્રાર
વાપી

અંકે રૂ. : 180.00

20201008213064436

સબ રજીસ્ટ્રાર, વાપી

અરજી પહોંચ

મિલકત નું વર્ણન : S No.435/P1 (New S No.3674) Aman Park

Search in : વાપી /Vapi

પહોંચ નંબર ૨૦૨૦૧૦૬૦૦૮૬૧૯ અરજી નંબર ૭૦૨૬ અરજી વર્ષ ૨૦૨૦
તારીખ ૮ માહે ઓક્ટોબર સને ૨૦૨૦

રજુ કરનારનું નામ Hitesh A Malankar (Adv)

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

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નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

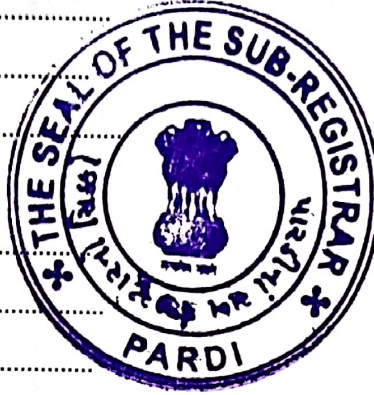
શોધ અગર તપાસણી.....Year: 1990 2014

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૨૬૦.૦૦

કુલ એકંદરે રૂ.

૨૬૦.૦૦

અંકે રૂપીયા બે સો સાઈઠ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

Sunilbhai A Gavit
સબ રજીસ્ટ્રાર
પારડી

અંકે રૂ. : 260.00

20201008380793414

સબ રજીસ્ટ્રાર, પારડી

2014

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઈન્સ્પેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

2020

મિલકત પરના બોજા અંગેનું પત્રક

Search in H A Malenker

અરજી નંબર : 5996

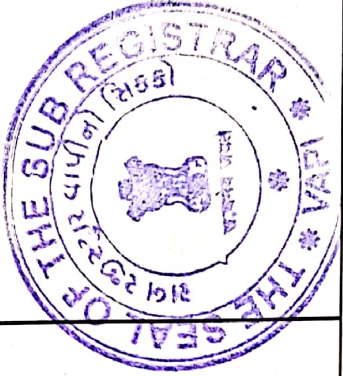
ગામ નું નામ : VAPI

મિલકતનું વર્ણન સર્વે નં. 435/Pikee 1 (New S.No. 3674) Aman Park

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Valsad VAPI મા -6 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા. ૦૪/૧૦/૨૦૨૦ સમુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંયધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકસાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના ઈસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
----- NO DATA AVAILABLE -----								
રે.								



સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Valsad VAPI



MR. HITESH A. MALANKER

B.Com., LL.B.

ADVOCATE

Mobile : 98241 21478

Enrolment No. G/1873/2009

e-mail : hiteshmalanker24@gmail.com

Ref. No.

Date : 10/09/2020

TITLE CLEARANCE CERTIFICATE

TO,
STAR REALITIES

Proprietor

SAHENAZ SAHIL SHAIKH,

Resident at : Flat No. 504, Anmol Tower, Near Madina Masjid, Vapi, Taluka Vapi, District Valsad.

Sub : Title Clearance Certificate in respect to the Property being N.A. Land bearing Revenue Survey No. 435/Paikke 1 (After Pramolgaiton New Survey No. 3674) Admeasuring about 0-Hector, 27 Area, 82 Square Meters, Aakar Rs. 418.00 Paisa, i.e. 2782.00 square meters land incomplete constructed area thereon A-Type & B-Type Buildings which is known as "AMAN PARK" which is situated within the municipal limits of Vapi Nagarpalika, Vapi, Taluka Vapi, District Valsad, State Gujarat.

Sir,

As per oral request made by Sahenaz Sahil Shaikh Proprietor of STAR RELALITIES, making investigation of title with regard to the captioned property which is more particularly described in the schedule below: I am submitting as under :-

Originally Land bearing Survey No. 435 & 436/3 was an agricultural land running on the name of Maniben Raviyabhai and Shankarbhai Raviyabhai on revenue records. Thenafter they made partition deed and as per partition deed the said land bearing survey No. 435 Located in the part of Maniben Raviyabhai. And land bearing Survey No. 436/3 located in the part of Shankarbhai Raviyabhai on revenue records. The said partition was duly effected in the village form No. 06 of Village Vapi, vide mutation entry No. 4650 on 16/04/1974 and the said entry was duly certified by the competent authority on 21/05/1974.



MR. HITESH A. MALANKER

B.Com., LL.B.

ADVOCATE

Mobile : 98241 21478

Enrolment No. G/1873/2009

e-mail : hiteshmalkner24@gmail.com

ADVOCATE

Ref. No.

(2)

Then after Maniben Raviyabhai has sold her land being Survey No. 435, admeasuring 0H, 27 Area, 82 Square meters & Survey No. 436/3 admeasuring 0H. 13 Area, 66 Square meters land, Situated at Dungra, Taluka Pardi (at present Vapi), District Valsad to (1) Gulam Mohammad Ismail Tinwala, (2) Abdulrasid Gulam Mohammad Tinwala, (3) Rauf Gulam Mohammad Tinwala by executing a registered Sale Deed and the said sale deed was duly registered in the office of Sub registrar Killa Pardi, vide Sr. No. 974 on 05/08/1980. The said Sale Deed was duly muted in the village form No. 06 of Village Dungra vide Mutation Entry No. 6695 on 18/10/1980. And the said mutation entry was duly certified by the competent authority on 24/11/1981.

Then after the above said sale deed effects duly muted in the Manually village form No. 7/12 & 8/A, And the said (1) Gulam Mohammad Ismail Tinwala, (2) Abdulrasid Gulam Mohammad Tinwala, (3) Rauf Gulam Mohammad Tinwala were entered on the above said land but at the in computerized records Rauf Gulam Mohammad is not entered in computerized records so he applied for enter his name in computerized records. So they had applied for rectification in the Computerized village form No. 7/12 & 8/A to Mamlatdar Pardi, and Mamlatdar Pardi rectified and enter his name Rauf Gulam Mohammad in computerized Village Form No. 7/12 & 8/A of Survey No. 435/Paikee 1 & 436/3 vide his order No. LND/record Sudhara and the said effect was duly muted in the village form no. 06 of the village Vapi, vide mutation entry No. 11907 on 23/02/2008 and the said entry was duly certified by the competent authority on 11/04/2008.

Then After Smt. Samimben Samsuddinbhai Himani had purchase the said land being Survey NO. 435/Paikee 1 admeasuring H0 – 27ARE- 82 Sq.mtrs and survey No. 436/3, admeasuring H0 – 13ARE- 66 Sq.mtrs Situated at Vapi, Taluka Pardi (at present Vapi) from (1) Gulam Mohammad Ismail Tinwala, (2) Abdulrasid Gulam Mohammad Tinwala, (3) Rauf Gulam Mohammad Tinwala by executing a registered sale deed and the said sale deed was duly registered in the office of sub registrar Killa Pardi, vide Sr. No. 3425 on 25/05/2006. The said sale effect was duly muted in the village form no. 06 of village Vapi, vide mutation entry No. 11909 on 25/02/2008 and the said entry was duly certified by the competent authority on 27/01/2009.





MR. HITESH A. MALANKER

B.Com., LL.B.

ADVOCATE

Mobile : 98241 21478

Enrolment No. G/1873/2009

e-mail : hiteshmalanker24@gmail.com

Ref. No.

(3)

Then After Sahenaz Rahemtulla had purchase the said land being Survey No. 435/Paikee 1 admeasuring H0 – 27ARE- 82 Sq.mtrs & Survey survey No. 436/3, admeasuring H0 – 13ARE- 66 Sq.mtrs Situated at Vapi, Taluka Pardi (at present Vapi) from Smt. Samimben Samsuddinbhai Himani by executing a registered sale deed and the said sale deed was duly registered in the office of sub registrar Killa Pardi, vide Sr. No. 395 on 16/01/2012. The said sale effect was duly muted in the village form no. 06 of village Vapi, vide mutation entry No. 12741 on 06/03/2012. But by Technical Default only one survey Number was effected so the said entry was Rejected by Circle Officer, Vapi on 04/05/2012.

Then after Sahenaz Rahemtulla had got further new application for enter his name on the said land being Survey No. 435/Paikee 1 admeasuring H0 – 27ARE- 82 Sq.mtrs & Survey No. 436/3, admeasuring H0 – 13ARE- 66 Sq.mtrs Situated at Vapi, Taluka Pardi (at present Vapi) on the basis of the sale deed and the said sale effect was duly muted in village form No. 06 of Village Vapi, vide mutation entry No. 12806, on 06/06/2012 and the said entry was duly certified by the competent authority on 29/11/2012.

Then after owner of the above said land Sahenaz Rahemtulla had applied for convert the said land being Survey No. 435/Paikee 1 admeasuring H0 – 27ARE- 82 Sq.mtrs agricultural into non agricultural residential purpose to Collector, Valsad, and Collector, Valsad had granted the said application on 22/05/2014 vide their order No. Ja su sha/Ganot/premium/Vapi/Regi/105/13/vashi-1123 to 1127/2014 and to set free from "Binkhetina hetu mate premium patra". The effect was duly muted in the village form No. 06 of village Vapi vide Mutation entry No. 13198 on 07/07/2014 and the said entry was duly certified by the competent authority on 11/09/2014.





MR. HITESH A. MALANKER

B.Com., LL.B.

ADVOCATE

Mobile : 98241 21478

Enrolment No. G/1873/2009

e-mail : hiteshmalanker24@gmail.com

Ref. No.

(4)

Then after Collector Valsad had Convert the said land being Survey No. Survey No. 435/Paikee 1 admeasuring H0 – 27ARE- 82 Sq.mtrs running on the name of Sahenaz Rahemtulla, non agricultural residential purpose vide order No. CB/N.A./Regi.39/2014-15/vashi3530-38/15 on 17/07/2015 As per Sec. 65 of Land Revenue Code. The effect was duly muted in the village form No. 06 of village Vapi vide Mutation entry No. 13399 on 06/08/2015 and the said entry was duly certified by the competent authority on 26/10/2015. Now the said land being Survey No. 435/Paikee 1 admeasuring H0 – 27ARE- 82 Sq. mtrs is an Non Agricultural Land.

Then after owner of the above said land Sahenaz Rahemtulla had applied to Vapi Nagarpalika, for construct residential building on the said N.A. Land bearing Survey No. 435/Paikee 1, admeasuring 2782.00 square meters for total construction 64 Units, admeasuring about 3335.48 square meters and producted lay out plan and the said application was granted by Chief Officer Vapi Nagar Palika, in their Town Planning Committee Meeting hold on 17/12/2015 vide resolution No. 3(19) dtd. 17/12/2015 vide outward No. BANDHKAM/Regi. 2/Vashi.27/2015/16 dtd. 05/04/2016.

Then after owner of the said land Sahenaz Rahemtulla, had sold her said N.A. land being Survey No. 435/Paikee 1 admeasuring H0 – 27ARE- 82 Sq.mtrs & Survey No. 436/3, admeasuring H0 – 13ARE- 66 Sq.mtrs to M/S. Noor India Buildcon Private Ltd by executing a registered sale deed. And the said sale deed was duly registered in the office of sub registrar Vapi, vide Sr. No. 2810 dtd. 31/03/2017. The said sale was effected in the village form No. 06 of Village Vapi vide mutation entry No. 13698 on 15/05/2017 and the said mutation entry was duly certified by the competent authority on 05/08/2017.

Then after on the basis of the construction Permission dtd. 05/04/2016 owner of the said land M/S. Noor India Buildcon Private Limited had start to construction of A-Type Building and B-Type Building totally 64 units on N.A. Land bearing Survey No. 435/Paikee 1 admeasuring 2782.00 square meters land and the said buildings kOnows as "AMAN PARK"





MR. HITESH A. MALANKER

B.Com., LL.B.

ADVOCATE

Mobile : 98241 21478

Enrolment No. G/1873/2009

e-mail : hiteshmalanker24@gmail.com

Ref. No.

(5)

Then M/s. Noor India Buildcon Pvt. Ltd had applied to Vapi Nagarpalika, for revise construction Permission, and for construct residential building on the said N.A. Land bearing Survey No. 435/Paikee 1, admeasuring 2782.00 square meters for total construction 72 Units, admeasuring about 4800.09 square meter and Produced revised lay out plan the said application was granted by Chief Officer Vapi Nagar Palika, in their Town Planning Committee Meeting hold on 24/10/2018 vide resolution No. 5(9) dtd. 24/10/2018 vide outward No. TP/Regi. 2/Vashi.1511/2018-19 dtd. 14/02/2019/544.

Then After as per re-survey procedure at vapi after promulgation Getting New Survey Numbers 0 to 9036. The Said promulgation effect was duly muted in the village form No. 06 of Village Vapi, vide mutation entry No. 13917 on 04/04/2018 and the said entry was duly certified. And After Promulgation new survey no. of the said land bearing survey No. Survey No. 435/Paikee 1 is 3674.

Then after owner of the said land M/S. Noor India Buildcon Private Limited through it's director Sokatali Amin Saiyed had sold his N.A. Land bearing Revenue Survey No. 435/Paikke 1 (After Pramolgaiton New Survey No. 3674) Admeasuring about 0-Hector, 27 Area, 82 Square Meters, Aakar Rs. 418.00 Paisa, i.e. 2782.00 square meters land and incomplete constructed Area thereon A-Type and B-Type Buildings which is known as "AMAN PARK" which is situated within the municipal limits of Vapi Nagarpalika, Vapi, Taluka Vapi, District Valsad, State Gujarat land with incomplete construction of the above said land to M/S. STAR REALITIES through it's proprietor Sahenaz Sahil Shaikh by executing a registered sale deed. And the said sale deed was duly registered in the office of sub registrar Vapi, vide Sr. No. 4393 dtd. 17/07/2020. The said sale was effected in the village form No. 06 of Village Vapi vide mutation entry No. 14579 on 20/07/2020 and the said mutation entry was duly certified by the competent authority on 24/08/2020.





MR. HITESH A. MALANKER

B.Com., LL.B.

ADVOCATE

Mobile : 98241 21478

Enrolment No. G/1873/2009

e-mail : hiteshmalanker24@gmail.com

Ref. No.

(6)

Under the circumstances, I'm of the opinion that the as per documents produced before me property under investigation has been found to be clear and marketable free from any charge or encumbrance.

I have carried out the search in the offices of the Revenue Authorities and Sub Register Office, Killa Pardi from 1990 to 2014 vide Receipt No. **2020106008619 (7026)** Dated **08/09/2020** and sub-registrar office, Vapi from 2014 to 2020, vide Receipt No. **2020400013244 (5996)** Dated **08/09/2020** and I had also obtain Nil Encumbrance Certificate from the year 2014-2020 and have been satisfied that there have no encumbrance on property.

Thus going through the above sequences and the papers and the documents produced before me, I am of the Opinion that the Title of the said property is clear and marketable and free from any reasonable doubts whatsoever.

Hope all general requisition of title are covered as per your request.

"SCHEDULE OF THE PROPERTY"

All that peace and parcel of Non-Agricultural Land bearing Revenue Survey No. 435/Paikke 1 (After Pramolgaiton New Survey No. 3674) Admeasuring about 0-Hector, 27 Area, 82 Square Meters, Aakar Rs. 418.00 Paisa, i.e. 2782.00 square meters land and incomplete constructed Area thereon A-Type and B-Type Buildings which is known as "AMAN PARK" which is situated within the municipal limits of Vapi Nagarpalika, Vapi, Taluka Vapi, District Valsad, State Gujarat.

Yours Faithfully

Mr. Hitesh A. Malanker
Advocate





MR. HITESH A. MALANKER

B.Com., LL.B.

ADVOCATE

Mobile : 98241 21478

Enrolment No. G/1873/2009

e-mail : hiteshmalanker24@gmail.com

Ref. No.

TO WHOMSOEVER IT MAY CONCERN

I hereby solemnly declare that I have experience of more than Ten Years in land matters relating to title of land with its search report and issuance of "No Encumbrance" certificate of land in which the owner of the land has right/title /interest in the property and I also have 10 years experience in land matters in accordance to Gujarat RARA rules.

The contents above are true and correct and I have concealed nothing there from

Property Ref.:

All that peace and parcel of Non-Agricultural Land bearing Revenue Survey No. 435/Paikke 1 (After Pramolgaiton New Survey No. 3674) Admeasuring about 0-Hector, 27 Area, 82 Square Meters, Aakar Rs. 418.00 Paisa, i.e. 2782.00 square meters land and incomplete constructed Area thereon A-Type and B-Type Buildings which is known as "AMAN PARK" which is situated within the municipal limits of Vapi Nagarpalika, Vapi, Taluka Vapi, District Valsad, State Gujarat.

Date : 10/09/2020

Place Vapi



Advocate Name: Hitesh A. Malanker

Enrolment No. G/1873/2009.

HITESH A. MALANKER

(B. Com. LL.B.)

(ADVOCATE)

21, Sahara Market, Nr. Reliance Petrol Pump.

Imran Nagar, VAPI-396 191.

Dist. Valsad. Mob. No. : 98241 21478.



MR. HITESH A. MALANKER

B.Com., LL.B.

ADVOCATE

Mobile : 98241 21478

Enrolment No. G/1873/2009

e-mail : hiteshmalanker24@gmail.com

Ref. No.

:: LAND TITLE CLEARANCE/ENCUMBRANCE CERTIFICATE ::

This is to certified that I have investigated the ownership of Non-Agricultural Land bearing Revenue Survey No. 435/Paikke 1 (After Pramolgaiton New Survey No. 3674) Admeasuring about 0-Hector, 27 Area, 82 Square Meters, Aakar Rs. 418.00 Paisa, i.e. 2782.00 square meters land and incomplete constructed Area thereon A-Type and B-Type Buildings which is known as "AMAN PARK" which is situated within the municipal limits of Vapi Nagarpalika, Vapi, Taluka Vapi, District Valsad, State Gujarat is owned by M/S. STAR REALITIES through it's proprietor Sahenaz Sahil Shaikh and possession of the above said property in the name of said owner M/S. STAR REALITIES through it's proprietor Sahenaz Sahil Shaikh are recorded in the village revenue records and the title is free, marketable and free from any encumbrance.

It is further certified that the non agricultural use for residential purpose is permitted by Valsad Collector vide their Order No. CB/N.A./Regi.39/2014-15/vashi3530-38/15 on 17/07/2015 who is competent to grant permission.

Date : 10/09/2020

Place : Vapi.



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Advocate Name: Hitesh A. Malanker
Enrolment No. G/1873/2009.

HITESH A. MALANKER

(B. Com. LL.B.)

(ADVOCATE)

21, Sahara Market, Nr. Reliance Petrol Pump,

Imran Nagar, VAPI-396 191.

Dist. Valsad. Mob. No. : 98241 21478.