

KIRAN M THAKORE.
Advocate

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34,35 Panam Plaza, Station Road, BHARUCH – 392 001.
En. No. G/131/1966

email. kiran.thakore99@gmail.com

Date: - 12/01/2022.

TOWHOMSOEVREDITMAYCONCERN.
TITLE CLEARANCE CERTIFICATE.

**Sub :- Title Opinion Report certifying non encumbrance of
the following Properties of M/S AAROHI ENTERPRISE.**

Description Of Property.

**Sub: Title Clearance in respect of Residential and Commercial Non
Agriculture Land Bearing Re.S.No.80, admeasuring 9500.00 Sq. Mts.,
& the land admeasuring 2500.00 Sq. Mts., of Re. S. No. 81 of Village
Tavara Ta. & Dist. Bharuch in Total admeasuring 12000.00 Sq. Mts.,
is the ownership of and in possession of M/S AAROHI ENTERPRISE,**

The boundaries of the said land are as under:-

East :- Land of Re. S. No. 82,83,84 and 85.
West :- Lago Simado.
North :- Land of Re. S. No. 82, and 94
South :- Land of Re. S. No. 79.

Sir,

**Myself Advocate Kiran M Thakore practicing since more than 40
years, entered as an Advocate on the State Roll having Enrl.
No:G/131/1966 maintained by The Bar Council of Gujarat.**

**With reference to the subject noted above, I have to state that, I
have gone through the relevant records of the above mentioned
property and going through the same, I have found that, the
property in question is the ownership of and in possession of M/S
AAROHI ENTERPRISE**

... 2 ...

(a). Re. S. No. 80. Admeasuring He.00-95 Are-00 Sq. Mts.

The land bearing Old Re. S. No. 50/3+4, admeasuring A. 02-34 Gu., of Village Tavera Ta. & Dist. Bharuch originally belonged to Shri. Abesang Gulabsang. dt. 05/02/1948. As the name of her legal heir was on record, her name was deleted from the record vide Mutation Entry No. 1567 dt. 05/02/1948. Thus Shri. Abesang Gulabsang.

Thereafter, the names of Abesang Gulabsang. passed by The Mamlatdar, Bharuch in Case Ristikat tenpot In became the owners of Nagjibhai Chhatabhai the land. Mutation Entry No. 2460 dt. 29/12/1960 also made in that behalf.

At the time of Re survey in Village Tavera, the new survey number of Re. S. No. 50/3+4 was given as Re. S. No. 80. Mutation Entry No. 3688 dt. 15/10/1980 also made in that behalf.

Shri. Nagjibhai Chhatabhai died in or about in the year 1962-1963. So the names of his legal heirs Jitaben Widow of Amarsang Nagjibhai, mutated in the record vide Mutation Entry No. 2958 with the names of other co owners of the land in question.

Thereafter, Amarsang Nagjibhai died on dt. 27/07/1977. As her legal heirs already on record, her name was deleted from the record vide Mutation Entry No. 3554 dt. 27/07/1977. Thus Ratanben Amarsang and Others became the owners of the land in question.

Thereafter, Ratanben Amarsang and Others on Haqq deed dt. 27/07/1977. As her legal heirs already on record, her Others name was deleted from the record vide Mutation Entry No. 3555 dt. 27/07/1977. Thus Ratanben Amarsang owners of the land.

Thereafter at the time of Consolidate scheme, new survey number of Re. S. No. 50/3+4 given as Re. S. No. 80. Mutation Entry No. 3991 dt. 04/02/1987 also made in that behalf.

... 3 ...

Then Ratanben Amarsang owners sold the said land to Ambalal Govindbhai by a registered Sale Deed dt. 18/06/1988. This is registered in the office of Sub Registrar, Bharuch. Mutation Entry No. 5033 dt. 06/08/1988 also made in that behalf. Thus they became the owners of the said land.

After purchasing the said land, they applied to The Collector, Bharuch for converting the said land with their other land into Juni sharat land. The Collector, Bharuch granted permission vide its order No. 283/21/04/070/2020 dt. 14/08/2020, subject to the condition mentioned in the said order. Mutation Entry No. 11551 dt. 14/08/2020 also made in that behalf.

After purchasing the said land they applied to The Collector, Bharuch for converting the said land with their other land into N A land. The Collector, Bharuch granted permission vide its order No. 296/21/04/070/2020 dt. 18/08/2020, subject to the condition mentioned in the said order. Mutation Entry No. 11559 dt. 18/08/2020 also made in that behalf.

(b). Re. S. No. 81. Admeasuring He.00-25 Are-00Sq. Mts.

The land bearing Old Re. S. No. 50/1 paiki of Village Tavera Ta. & Dist. Bharuch originally belonged to Jesangbhai Kejalbhai the said and as Tenent. He died in or about in the year 1976-1977.

At the time of Re survey in Village Tavera, the new survey number of Re. S. No. 50/1 paiki was given as Re. S. No. 81. Mutation Entry No. 3991 dt. 04/02/1987 also made in that behalf.

After the death of Jesangbhai Kejalbhai, names of his legal heirs Thakorbbhai Jesangbhai & Others mutated in revenue record. vide Mutation Entry No. 3993 dt. 04/02/1987. Thus Thakorbbhai Jesangbhai & Others became the owners of the land in question.

Thereafter, Thakorbbhai Jesangbhai & Others on Haqq deed dt. 12/06/1990. As her legal heirs already on record, her Others name was deleted from the record vide Mutation Entry No. 5174 dt. 12/06/1990. Thus Thakorbbhai Jesangbhai & Divaliben Jesangbhai owners of the land.

... 4 ...

... 4 ...

Then Thakorbhai Jesangbhai others sold the land to Ambalal Govindbhai of Re. S. No. 81 with a registered Sale Deed dt. 09/07/1991. This is registered at the office of Sub-Regiatrar, Bharuch. Mutation Entry No. 5285 dt. 22/07/1991 also made in that behalf. Thus she became the owner of the said land.

After purchasing the said land they applied to The Collactor, Bharuch for converting the said land with their other land into N A land. The Collactor, Bharuch granted permission vide its order No. 238/21/04/070/2020 dt. 06/07/2020, subject to the condition mentioned in the said order. Mutation Entry No. 11535 dt. 22/07/2020 also made in that behalf.

After purchasing the land of Re.S.No.80, admeasuring 9500.00 Sq. Mts., & the land admeasuring 2500.00 Sq. Mts., of Re. S. No. 81 of Village Tavera Ta. & Dist. Bharuch in Total admeasuring 12000.00 of Village Tavera Ta. & Dist. Bharuch Shri. Ambalal Govindbhai applied for taking construction permission to Bharuch-Ankleshwar Urban Development Authority, Bharuch. There After construction permission to Bharuch-Ankleshwar Urban Development Authority, Bharuch. The said authority has granted permission and approved plans vide its order No. BAUDA/ Construction Permission/Fa. No. 1378/Vashi/2181 to 2184, Construction Permission No. 1378 dt. 14/09/2021,

There After said Land Re.S.No.80, admeasuring 9500.00 Sq. Mts., & the land admeasuring 2500.00 Sq. Mts., of Re. S. No. 81 of Village Tavera Ta. & Dist. Bharuch in Total admeasuring 12000.00, land owner AMBALAL GOVINDBHAI AND AAROHI ENTERPRISE Bharuch had exicuted Regd. Sale deed recorded in Sub Registrar Bharuch vide Registration No.7800 dtd.13.08.2021.

I have taken necessary search of the office of the Sub Registrar, Bharuch for last 30 years. The search receipt is enclosed herewith.

... 5 ...

... 5 ...

On going through all the relevant documents, I am hereby giving my opinion that, the property in question i.e. land of Re.S.No.80, admeasuring 9500.00 Sq. Mts., & the land admeasuring 2500.00 Sq. Mts., of Re. S. No. 81 of Village Tavera Ta. & Dist. Bharuch in Total admeasuring 12000.00 Sq. Mts, is the ownership of and in possession of M/S AAROHI ENTERPRISE and his title of the said property in question is clear, unambiguous, marketable and free from any encumbrances.

Enclosed:

Title Search Report having Search Receipt no: 2022093000574
Dt: 11.01.2022 Sub-Registrar Office, Bharuch land certified copy of more than 30 years land records.

Place : Bharuch.

Dated : 12/01/2022.


(KIRAM M THAKORE)
Advocate.

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En. No. G/131/1966 **email. kiran.thakore99@gmail.com**

Date :- 12/01/2022.

EXPERIENCE CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN.

Myself Advocate Kiran M Thakore practicing since more than 40 years (5TH MAY 1966), entered as an Advocate on the State Roll having Enrl. No:G/131/1966 maintained by The Bar Council of Gujarat.

Place : Bharuch.
Dated : 12/01/2022.


(KIRAN M THAKORE)
Advocate.

The Bar Council of Gujarat

The 5th Day of May 1966.

This is to Certify that the Name of

*Shri Khandarkumar Manharlal Thakore, B.A(Hon)
L.L.B.*
qualified to be admitted as an Advocate on the State Roll
is entered this day on the Roll of Advocates maintained
by The Bar Council under the provisions of Sections 17 of
the Advocates Act, 1961 (Act No. 25 of 1961).



(Signature)
Chairman,

The Bar Council of Gujarat

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં. ૮૦,૮૧

Search in : તવરા /TAVARA

પહોંચ નંબર ૨૦૨૨૦૮૩૦૦૦૫૭૪

અરજી નંબર

૧૮૪

અરજી વર્ષ

૨૦૨૨

તારીખ ૧૧

માહે

જાન્યુઆરી

સને

૨૦૨૨

રજુ કરનારનું નામ કિરણભાઈ એમ ઠાકોરએડવોકેટ

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: 1993 2022

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....



૪૧૦.૦૦

કુલ એકંદરે રૂ.

૪૧૦.૦૦

અંકે રૂપિયા ચાર સો દસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

H J Khandel
સબ રજીસ્ટ્રાર
ભરુચ

અંકે રૂ. : 410.00

20220111590192605

સબ રજીસ્ટ્રાર, ભરુચ

2022

મિલકત પરના બોજા અંગેનું પત્રક

Search in : કિરણભાઈ એમ ઠાકોરએડવોકેટ અરજી નંબર : 184 ગામ નું નામ : TAVARA

મિલકતનું વર્ણન : રે.સ.નં. ૮૦,૮૧

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Bharuch Bharuch મા -30 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_____ સસુંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

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

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં 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 હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફેરખત/વિચારણા		ખાતાનંબર: ૭૧૬ બ્લોક/સર્વેનં. સે. ચો. મી. ૮૦ ૮૫૦૦.૦૦ ૮૧ ૨૫૦૦.૦૦ કુલ ૧૨૦૦૦.૦૦ આકાર-૩. પૈસા ૮૫૦.૦૦ ૨૫૦.૦૦ બીનખેતી ની રહેણાંક હેતુ ની ખુલ્લી જમીન		અંબાલાલ ગોવિંદભાઈ પટેલ	આરોહી એન્ટરપ્રાઇઝના ભાગીદારો ૧. રશ્મિકાન્ત ઇન્દ્રવદન શાહ ૨. નિરવ સુરેશભાઈ શાહ ૩. નૈલોચ હેમેન્દ્ર શાહ ૪. કુમુદબેન હેમન્દ્રભાઈ શાહ ૫. કોશીકાબેન રશ્મિકાન્ત શાહ ૬. ખુશ્બુ નીરવ શાહ ૭. વિરાગ કીરણભાઈ ઠાકોર ૮. પ્રજાબેન કીરણભાઈ ઠાકોર ૯. નિશીલ રશ્મિકાન્ત શાહ ૧૦. સુરેશ ઇન્દ્રવદન શાહ ૧૧. યશોધરા સુરેશ શાહ...	13-08-2021 13-08-2021	7800	



સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Bharuch
Bharuch