

# A.J. THACKER

Advocate & Notary(G/650/1988)

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Dt.26/05/2021

## **NON-ENCUMBRANCE CERTIFICATE**

This is to certify that, I the undersigned has Investigated the title of the immovable property which is more particularly described in herein under in "**Schedule of the Property**" which is owned by **Shri Dinesh Harilal Dhodu** Residing at village Nagalpar Tal. Nakhtrana AND **Shri Chatrbhuj Vishanji Dhamani( Bhatiya)** Resident of Bhuj (hereinafter referred as owner). Pursing the title deeds relating thereto and taking necessary searches. I am of the opinion the title of the owner in respect of the said property are clear, marketable and free from non encumbrances charges and/or claims.

## **SCHEDULE OF THE PROPERTY**

**Non-agricultural residential plots** total admeasuring **65000** sq.mt of **S.No.496/30/paiki 1 S.No.496/30** of Village **Shinay,** Gandhidham- Kutch.

Bhuj-Kutch

Date:26/05/2021



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**Dt.26/05/2021**

### **Report of Investigation in respect of Immovable property.**

**1. NAME, AND ADDRESS OF THE TITLE HOLDER OF THE  
PROPERTY:-**

**Shri Dinesh Harilal Dhodu**

Residing at village Nagalpar Tal. Nakhtrana.

**Shri Chatrbhuj Vishanji Dhamani( Bhatiya)**

Resident of Bhuj.

**2. DESCRIPTION OF THE PROPERTY.**

**Non-agricultural residential plots** total admeasuring **65000**  
sq.mt of **S.No.496/30/paiki 1 S.No.496/30** of Village  
**Shinay, Gandhidham- Kutch.**

**3. DOCUMENTS STUDIED.**

1. Copies of Regd. Sale Deed No.3654 dt.13/07/2010, No.26 dt.03/01/2007. No.2271 dt.26/05/2014, No.1740 dt.15/04/2014. No.2244 dt.25/05/2014.
2. search report.
3. Copy of the Order of Collector for premium Dt.08/09/2014 for S.No.496/30
4. Copy of the Order of Collector for premium Dt.30/08/2014 for S.No.496/30/Paiki-1
5. Copy of the order of Allotment of Dy.Collector Anjar Dt.01/08/1969
6. Order of Mamlatdar Gandhidham Dt.01/04/2003 for converting land into old tenure.
7. Copy of Map of DILR office Dt.30/06/2013
8. Receipt
9. Certificate Issued by the Talati/ Mantri of Shinay Gram Panchayat
10. Order of Dy Collector Anjar in Case No.665/2020 Dt.17/12/2020
11. Copy of the N.A.Order dt.03/01/2015.

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12. Hissa Form No.6
13. Copy of sanction layout Map.
14. Copy of V.F.No.6 bearing entry No. 344, 1048, 3696, 3797, 5081, 7744,7939, 7967, 3330, 3696, 10080, 10152, 9757, 8379, 8292, 8126, 8173.
15. V.F.No. 7+12.
16. V.F.No.8A.
17. Copy of permission given by GDA u/s 8 (2) gandhidham( development & Control on erection of building) Act 1957 dt,27/4/21.
- !8. Copy of the challan
4. **TRACING OF TITLE FOR 25-30 YEARS NEXT BEFORE SCRUTINY.**

It transpires from the record that land bearing **S.No.496 paiki (OLD 391/2) admeasuring Hector.6.50** was an agricultural land Belonged to the government. Said land was granted by the dy.collector vide his order dt. **01/08/1969** to **Shri Bhatti Harilal Mavji** on restricted condition as new tenure land. Thus he was holding this land as new tenure. Entry to that effect is effected in **V.F.No.6 vide entry No.344**, and same is certified by the competent authority.

Thereafter he died hence his heirs namely **Shri Kaushlayaben, Shri Dinesh, Shri Paresh, Shri Hemmant Shri,Hinaben, Shri Amita, Shri Sharika** became joint owner of the said land by survivorship Entry to that effect is effected in **V.F.No.6 vide entry No.1048** and same is certified by the competent authority.

Thereafter the Dy. Collector converted the said land into old tenure by its order **dt.01/07/2004**. Entry to that effect is effected in **V.F.No.6 vide entry No.3330**,and same is certified by the competent authority.

Thereafter the **DILR Bhuj** has given **S.No.496/P.3** to this land. Entry to that effect is effected in **V.F.No.6 vide entry No.3696** and same is certified by the competent authority.

Thereafter they sold **S.No.496/P.3** jointly to **Shri Vashantkumar Manji Thacker and Shri Jayesh Vithaldas Anam** by regd. Sale deed **No.26 Dt.03/01/2007**. The said deed was signed by **Shri Paresh Harilal Bhatti** by himself and as a power of attorney. Thus they became the owner of the said land. Entry to that effect is effected in **V.F.No.6 vide entry No.3797** and same is certified by the competent authority.

Thereafter they sold **S.No.496/P.3** to **Shri Jalpaben Vashantkumar Thacker** by regd. Sale deed **No.3654 dt.13/07/2010**. Thus she became the owner of the said land. Entry to that effect is effected in **V.F.No.6 vide entry No.5081**.

Thereafter as per the Durasti Patatrak and order **Dt.18/10/2006** of D.I.L.R new Survey Number i.e **S.No.496/30** was given to this land. Entry to that effect is effected in **V.F.No.6 vide entry No.7744** and same is certified by the competent authority.

Thereafter she sold part of the said **S.No.496/30** admeasuring Hecter **3.2375(Southern part)** to **Shri Hiren Harishbhai Sachde(Thacker)** by regd. Sale deed **No.1740 dt.15/04/2014** Thus he became the owner of the said land. Entry to that effect is effected in **V.F.No.6 vide entry No.7939**,and same is certified by the competent authority.

Thereafter he sold **S.No.496/P.30** admeasuring Hecter **3.2375** jointly to **Shri Dinesh Harilal Dhodu Shri Chatrbhuj Vishanji Dhamani( Bhatiya)** by regd. Sale deed **No.2271 dt.26/05/14**. Thus they became the owner of the said land. Entry to that effect is effected in **V.F.No.6 vide entry No.7967**, and same is certified by the competent authority.

Thereafter she sold part of the said **S.No.496/P.30/P1** admeasuring Hecter **3.2625 (Northern part)** jointly to **Shri Dinesh Harilal Dhodu Shri Chatrbhuj Vishanji Dhamani( Bhatiya)** Sale deed **No.2244 dt.23/05/2014** Thus they

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became the owner of the said land. Entry to that effect is effected in **V.F.No.6 vide entry No.7939**.

Thus **Shri Dinesh Harilal Dhodu Shri Chatrbhuj Vishanji Dhamani( Bhatiya)** became the owner of the land bearing **S.No.496/30 and S.No.496/30/P1**.

Thereafter the collector kutch by its order dt.30/08/2014 has lifted the condition of new and tenure and approved a permission for residential purpose. Entry to that effect is effected in **V.F.No.6 vide entry No.8126**, and same is certified by the competent authority.

The collector kutch has also determine the premium by its order **dt.30/08/2014** for the land.

Thereafter they applied to convert the said land into Non agriculture \ Residential purpose. The collector Kutch by its order **dt.03/01/2015** converted the said land admeasuring **65000 sq.mt** into Non Agricultural \ Residential purpose.

Thereafter they divided his land in to separate Plots as per the lay out plan. **The Gandhidham Development authority** has approved the layout plan by its order **dt.13/01/2016**. Entry to that effect is effected in **V.F.No.6 vide entry No.10080**, and same is certified by the competent authority.

Thereafter there was mistake in the earlier entry **No.10080** in the measurement of **Plot No.35 to Plot No.37 and in Plot No.38**.The said mistake was rectified by the order **dt.17/10/2019**. Entry to that effect is effected in **V.F.No.6 vide entry No.11152**, and same is certified by the competent authority.

The Talati Sah-Mantri of Village **Shinay Gram Panchyat** had issued a Certificate confirming that no dues are pending.

The Dy.Collector Anjar by its order **Dt.17/12/2020** extended the period for the construction.

The GDA has given permission u/s 8 (2) gandhidham( development & Control on erection of building) Act 1957 dt,27/4/21.

**5. ENCUMBRANCES.**

I have taken the search report from the Sub-Registrar Gandhidham for last 30 years and no encumbrance is found

**6. FINAL CERTIFICATE.**

From all these and as per the documents produced before me and believe to be genuine I am of the opinion that **to Shri Dinesh Harilal Dhodu Shri Chatrbhuj Vishanji Dhamani (Bhatiya)** joint owner of the **Non-agricultural residential plots** total admeasuring **65000** sq.mt of **S.No.496/30/paiki 1 S.No.496/30** of Village **Shinay**, Gandhidham- Kutch and their ownership is clear, marketable and free from all encumbrances.

Bhuj-Kutch

Date:26/05/2021

  
(A.J.Thacker)  
Advocate & Notary