

અરજી પહોંચ

મિલકત નું વર્ણન : N A Land C/S No-NA 191/2 (old B/S No-240 Plot No-2) 1305 sq Mtrs. "Pramukh Green-2"

Search in : MOGAR WADI./MOGAR WADI..

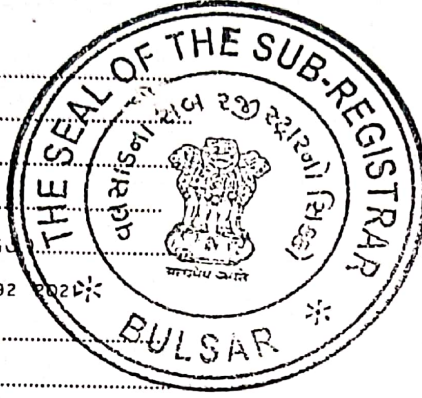
પહોંચ નંબર ૨૦૨૧૧૦૫૦૦૩૧૨૩ અરજી નંબર ૧૪૭૭ અરજી વર્ષ ૨૦૨૧
તારીખ ૧ માહે માર્ચ સને ૨૦૨૧,

રજુ કરનારનું નામ N V Masarani (ADV)

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીઓ.....
શેરોની નકલ કરવા માટે ફી..... ૧૦૦.૦૦
ટપાલ ખર્ચ.....
નકલો અથવા ચાલીઓ (કલમ ૬૪ થી ૬૫).....
શોધ અગર તપાસણી.....Year: 1992 ૨૦૨૧* ૩૧૦.૦૦
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીઓ.....
ઈન્ડેક્સ-૨ ફી



કુલ એકદરે 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.


K. C. Patel
સબ રજીસ્ટ્રાર
વલસાડ

અંકે રૂ. : 410.00

20210301269270666

સબ રજીસ્ટ્રાર, વલસાડ

2007

2021

સુપરિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બોજા અંગેનું પત્રક

Search in : N V Masarani (ADV) અરજી નંબર : 1477 ગામ નું નામ : MOGAR WADI..

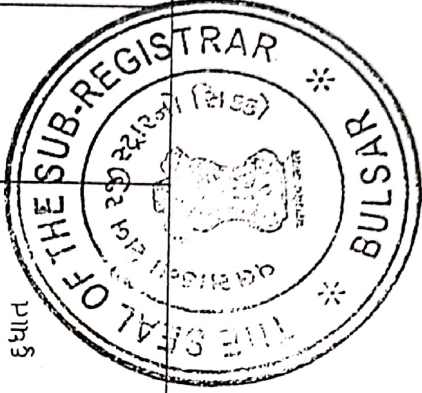
મિલકતનું વર્ણન : N A Land C/S No-NA 191/2 (old B/S No-240 Plot No-2) 1305 sq Mtrs. "Pramukh Green-2"

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Valsad Valsad મા -30 વર્ષના છંદસ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમાં તા. સંસુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે. નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કાઇ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાંની કોઇપણ માહિતી સંબંધમાં 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 હુકમનામાં અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામાં અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માહિતી ફરિયાદ/અરજી રૂ. 4411000.00	" પ્રમુખ ગ્રીન-2 " બ્લોક/સર્વે નં. 191, નવો બ્લોક/સર્વે નં. 240, પ્લોટ નં. 2 જેનું કુલ ક્ષેત્રફળ 1305 ચો.મી. પ્લોટ નંબર 2 વાળી મિલકતનો નવો સીટી સર્વે નં. NA 191/2 વાળી રહેણાંક હેતુ માટેની ખુસી જમીન,			પ્રકાશભાઈ બાબુભાઈ નાકરાણી જાતે પોતે તથા કબુલાત ના કુ.મુ. તરીકે (૧) શ્રીમાન હરજીભાઈ ડાયાભાઈ નાકરાણી (૨) શ્રીમતી જમનાબેન બાબુભાઈ નાકરાણી (૩) શ્રીમાન જયેશભાઈ ગોવિંદભાઈ લાહીયા.....શ્રીમાન પ્રકાશભાઈ બાબુભાઈ નાકરાણી	" શિવાય ડેવલપર્સ " એ નામની ભાગીદારી પેઢી વતી તેના અધિકૃત ભાગીદારો તરીકે (1) શ્રીમાન મિનેશ લાલાભાઈ પટેલ (2) શ્રીમાન હરેશ વસંતભાઈ દુધાત	15-02-2021	1108	

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Valsad
Valsad



Nishidh V. Masrani

B.Com, LL.B.
Advocate

35

Valsad Off : 212 Trade Centre, Station Road, Valsad - 396 001.

Enrolment No. : G/1105/1994

Welfare No. : VLS/VV/36930

M o b i l e : 09824104179

E m a i l : nishidhmasrani@gmail.com

Date: 1st March 2021

TO WHOM SO EVER IT MAY CONCERN

Subject : Title clearance report certifying non encumbrance of the property mentioned under schedule

Name of the property owner:

Shivay Developers a partnership firm registered office at 204, Rushiraj Complex, Near GEB Balitha, Taluka Vapi District Valsad through its partner 1. Shri Minesh Lalabhai Patel aged 41 years, doing business residing at F-704, Pramukh Hills, Chharwada, Vapi, Taluka Vapi district Valsad. 2. Shri Hareesh Vasantbhai Dudhat aged 39 years, doing business residing at 301, Taksashila Co.Op. Ho. So. near Patel Samaj Wadi, Vapi Taluka Vapi District Valsad

Schedule of the Property

Regards to the Non Agriculture Land, Bearing C/S. no. NA 191/2, (Old B/S. no. 240 PLOT NO. 2) admeasuring about 1305 Sq. Mtrs, the said plot known as " PRAMUKH GREEN -2" situated at Mograwadi, Tal. & Dist. Valsad.

Boundaries: (As per Sale Deed)

North: Survey No. 190

East: Society Road

West: Survey no. 194 paiki

South: Plot no. 1

Flow of the property in detail:-

HISTORY OF LAND BEARING B/S. NO. 194

On scrutiny of the papers produce before me I find that agriculture land bearing B/S. No. 194 and other land stood in the name Kishorchandra Ambelal and Lalita widow of Ambelal Vasanji in the year 1958.

Now the land bearing B/S. no. 194 purchased by Kasanji Khandubhai worth Rs. 1801.00 by oral agreement the said facts is recorded into the records of right vide mutation entry no. 2195 dated 25.07.1958 the said is certified on 20.12.1958.

Kasanji expired on 09.07.1970 and the legal heirs namely 1. Ishwerlal Kasanji 2. Ramanlal Kasanji 3. Thakorbbhai Kasanji 4. Ranjitrai Kasanji 5. Balwant Kasanji 6. Anilchandra Kasanji 7. Smt. Kamuben alias Lilavati Kasanji 8. Smt. Shantaben Kasanji 9. Smt. Savitaben Kasanji 10. Smt. Kantaben Kasanji 11. Gajaraben widow of Kasanji Khandubhai are there and out of the said legal heirs 1. Smt. Kamuben alias Lilavati Kasanji 2. Smt. Shantaben Kasanji 3. Smt. Savitaben Kasanji 4. Smt. Kantaben Kasanji 5. Gajaraben widow of Kasanji Khandubhai has released their right title and interest from the said land, the said fact is recorded into the records of rights vide mutation entry no. 2682 dated 17.08.1971.

Than after, partition took place regarding B/S. no. 194 and other lands between 1. Ishwerlal Kasanji 2. Ramanlal Kasanji 3. Thakorbbhai Kasanji 4. Ranjitrai Kasanji 5. Balwant Kasanji 6. Anilchandra Kasanji and B/S. no. 194 fallen in the name of Ishwerlal Kasanji the said fact is recorded into the records of rights vide mutation entry no. 3136 dated 30.07.1979.



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Now, it seems that the land bearing B/s. no. 194 admeasuring about 11,129.00 Sq.Mtrs. out of the total area 3136.00 Sq. Mtrs. land was transferred as per the possession holder Shri Jadayji Laljibhai Shethia and the rest land i.e. 7993.00 Sq. Mtrs remain in the name of Ishwerlal Kasanji Desai, the said facts is recorded into the records of rights vide mutation entry no. 5171 dated 02.09.1994 which is duly certified.

As per the above said facts Jadhavji Laljibhai Sethiya became the sole owner and the occupier of B/S. no. 194/paiki 2.

Then afterwards B/S no. 194/paiki 2 purchased by (1) Nakrani Harjibhai Dahyabhai (12 %) (2) Smt. Nakrani Jannaben Babubhai (12%), (3) Bipinchandra Bavabhai Patel (1%), (4) Ketanbhai Naranbhai Patel (17%), (5) Yogeshvari Naranbhai Patel (17%), (6) Shri Nileshbhai Rameshbhai Patel (17%), (7) Lathiya Jayeshbhai Govindbhai (12%), (8) Prakashbhai Babubhai Nakrani (12%) from Jadhavjibhai Laljibhai Sethiya by registered sale deed 2769/2015 on dated 12.05.2015. The said facts is recorded into the records of rights vide mutation entry no. 7359 dated 18.05.2015 which is duly certified on dated 03.08.2015.

Now in the said entry no. 7359 name of Jamanaben Babubhai Nakrani name was not entered, hence new mutation was effected vide mutation entry no. 7387 dated 10.08.2015 which is duly certified on dated 03.10.2015.

It seems that, B/S no. 194/paiki 2 admeasuring 3136.00 Sq. Mtrs paiki 1599.36 Sq. Mtrs undivided share purchased by (1) Nakrani Harjibhai Dahyabhai (2) Lathiya Jayeshbhai Govindbhai, (3) Prakashbhai Babubhai Nakrani from (1) Ketanbhai Naranbhai Patel (17%), (2) Yogeshvari Naranbhai Patel (17%), (3) Shri Nileshbhai Rameshbhai Patel (17%), by registered sale deed 5232/2017 dated 07.12.2017 registered on 16.10.2017. The said facts is recorded into the records of rights vide mutation entry no. 7652 dated 20.12.2017 the said entry was not certified on 19.03.2018 as the said land was consolidated.

HISTORY OF LAND BEARING B/S. NO. 192

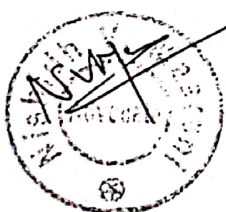
Originally, land bearing B/S. no. 192 stood in the name of Gulabbhai Vasanj and after his demise on dated 28.06.1934 his legal heirs Balvantrai Gulabbhai name entered into the record of rights vide mutation entry no. 429 dated 20.07.1934 the said is duly certified.

Than after, partition took place regarding B/S. no. 192 and other lands between 1. Balwantrai Gulabbhai 2. Ratilal Gulabbhai 3. Bhupendra Gulabbhai and 4. Minor Dilipram Gulabbhai and B/S. no. 192 and other land fallen in the name of Balvantrai Gulubhai the said fact is recorded into the records of rights vide mutation entry no. 785 dated 23.10.1943.

Than after, partition took place regarding B/S. no. 192 and other lands between 1. Balwantrai Gulabbhai and his family and B/S. no. 192 admeasuring 03-Acre & 33- Guntha share fallen in the name of Balvantrai Gulubhai the said fact is recorded into the records of rights vide mutation entry no. 3009 dated 01.09.1977.

Balvantrai Gulabbhai Expired on dated 11.06.1981 and the legal heirs namely 1. Bharatkumar B Desai 2. Kiritkumar B Desai names were entered in the B/S. no. 192 and other land the said fact is recorded into the records of rights vide mutation entry no. 3733 dated 01.08.1984.

Then afterwards B/S no. 192 purchased by Jadhavjibhai Laljibhai Sethiya from 1. Bharatkumar B Desai 2. Kiritkumar B Desai by registered sale deed and the said sale deed is duly registered in



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Valsad Sub Registry vide registration no. 1257/1996 on dated 13.06.1996. The said fact is recorded into the records of rights vide mutation entry no. 5469 dated 13.06.1994.

During life time of Jadavji Lalji Shethiya his legal heirs namely 1. Smt. Jayaben Jadavbhai Shethiya 2. Anish Jadavbhai Shethiya 3. Ankit Jadavbhai Shethiya were entered in the said land, The said fact is recorded into the records of rights vide mutation entry no. 5471 dated 13.06.1996.

Then afterwards B/S no. 192 purchased by (1) Nakrani Harjibhai Dahyabhai (12 %) (2) Smt. Nakrani Jamnaben Babubhai (12%), (3) Bipinchandra Bavabhai Patel (1%), (4) Ketanbhai Naranbhai Patel (17%), (5) Yogeshvari Naranbhai Patel (17%), (6) Shri Nileshbhai Rameshbhai Patel (17%), (7) Lathiya Jayeshbhai Govindbhai (12%), (8) Prakashbhai Babubhai Nakrani (12%) from Jadhavjibhai Laljibhai Sethiya & others by registered sale deed 2765/2015 on dated 12.05.2015. The said fact is recorded into the records of rights vide mutation entry no. 7358 dated 18.05.2015 the said is duly certified by the competent revenue authority on 03.08.2015.

It seems that, B/S no. 192 admeasuring 9612 Sq. Mtrs undivided share purchased by (1) Nakrani Harjibhai Dahyabhai (2) Lathiya Jayeshbhai Govindbhai, (3) Prakashbhai Babubhai Nakrani from (1) Ketanbhai Naranbhai Patel (17%), (2) Yogeshvari Naranbhai Patel (17%), (3) Shri Nileshbhai Rameshbhai Patel (17%), by registered sale deed 5231/2017 on dated 16.10.2017. The said facts is recorded into the records of rights vide mutation entry no. 7651 dated 20.12.2017 the said entry was not certified on 19.03.2018 as the said land was consolidated.

HISTORY OF LAND BEARING B/S. NO. 191

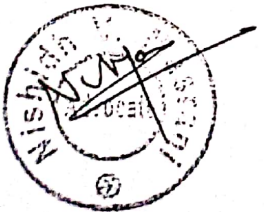
Originally, land bearing B/S. no. 191 stood in the name of Gulabbhai Vasanj and after his demise on dated 28.06.1934 his legal heirs Balvantrai Gulabbhai name entered into the record of rights vide mutation entry no. 429 dated 20.07.1934 the said is duly certified.

Than after, partition took place regarding B/S. no. 191 and other lands between 1. Balwantrai Gulabbhai 2. Ratilal Gulabbhai 3. Bhupendra Gulabbhai and 4. Minor Dilipram Gulabbhai and B/S. no. 191 and other land fallen in the name of Balvantrai Gulubhai the said fact is recorded into the records of rights vide mutation entry no. 785 dated 23.10.1943.

Than after, partition took place regarding B/S. no. 191 and other lands between 1. Balwantrai Gulabbhai and his family and B/S. no. 191 admeasuring 03-Acre & 33- Guntha share fallen in the name of Sumtiben Balvantrai the said fact is recorded into the records of rights vide mutation entry no. 3009 dated 01.09.1977.

Sumtiben Balvantrai Expired on dated 25.12.1980 and the legal heirs namely 1. Bharatkumar B Desai 2. Kiritkumar B Desai names were entered in the B/S. no. 191 and other land the said fact is recorded into the records of rights vide mutation entry no. 3729 dated 01.08.1984.

Then afterwards B/S no. 191 purchased by Jadhavjibhai Laljibhai Sethiya from 1. Bharatkumar B Desai 2. Kiritkumar B Desai by registered sale deed and the said sale deed is duly registered in Valsad Sub Registry vide registration no. 1257/1996 on dated 13.06.1996. The said fact is recorded into the records of rights vide mutation entry no. 5469 dated 13.06.1994.



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During life time of Jadavji Lalji Shethiya his legal heirs namely 1. Smt. Jayaben Jadavbhai Shethiya 2. Anish Jadavbhai Shethiya 3. Ankit Jadavbhai Shethiya were entered in the said land, The said fact is recorded into the records of rights vide mutation entry no. 5471 dated 13.06.1996.

Then afterwards B/S no. 191 purchased by (1) Nakrani Harjibhai Dahyabhai (12 %) (2) Smt. Nakrani Jannaben Babubhai (12%), (3) Bipinchandra Bavabhai Patel (1%), (4) Ketanbhai Naranbhai Patel (17%), (5) Yogeshvari Naranbhai Patel (17%), (6) Shri Nileshbhai Rameshbhai Patel (17%), (7) Lathiya Jayeshbhai Govindbhai (12%), (8) Prakashbhai Babubhai Nakrani (12%) from Jadhavjibhai Laljibhai Sethiya & others by registered sale deed 2770/2015 on dated 12.05.2015. The said fact is recorded into the records of rights vide mutation entry no. 7360 dated 18.05.2015 the said is duly certified by the competent revenue authority on 03.08.2015.

It seems that, B/S no. 191 admeasuring 15681.00 Sq. Mtrs undivided share purchased by (1) Nakrani Harjibhai Dahyabhai (2) Lathiya Jayeshbhai Govindbhai, (3) Prakashbhai Babubhai Nakrani from (1) Ketanbhai Naranbhai Patel (17%), (2) Yogeshvari Naranbhai Patel (17%), (3) Shri Nileshbhai Rameshbhai Patel (17%), by registered sale deed 5230/2017 on dated 07.12.2017. The said facts is recorded into the records of rights vide mutation entry no. 7650 dated 20.12.2017 the said entry was certified on 07.02.2018.

Then afterwards Shri Bipinchandra Bavabhai Patel etc applied to Consolidation of the B/S no. 191, B/s no. 194/paiki 2 and B/s no. 192 to Mamlatdar Shri Valsad and the said land were **Consolidated** by Order no. JAMAN/VASHI/2943/EKTRA/REGI NO.16/17 on dated 18.11.2017 passed by Mamlatdar Shri Valsad and the new no. was given i.e. B/S no. 191 the said fact is recorded into the records of rights vide Mutation entry No. 7645 and the said Mutation Entry was duly certified by the competent revenue authority.

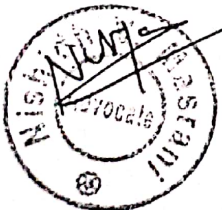
Sale deed no. 5232/2017 and Sale deed no. 5231/2017 and Sale deed no. 5230/2017 facts were recorded into the records of rights vide mutation entry no. 7650 dated 20.12.2017 and the said is duly certified by the competent revenue authority on dated 07.02.2018.

Then afterwards the above said agricultural land holder Shri Bipinchandra Bavabhai Patel etc convert the said Agricultural land into non Agricultural Purpose by given an application Collector Shri Valsad and the said agricultural land Convert into Non agriculture Purpose vides order no. CB/N.A.RAGI.10/2017-18/VASHI-689-698/2018 on dated 20.03.2018 and the afterwards the said agricultural land convert into non agricultural purpose. The said fact is recorded into the records of rights vide Mutation entry No. 7695 dated 21.03.2018 and the said Mutation Entry duly certified by the competent revenue authority on dated 13.06.2018.

Then afterwards the above said Non agriculture land holder Shri Bipinchandra Bavabhai Patel etc develops plots i.e. 1 to 155 on the said land known as "PRAMUKH GREEN"

Then after, promulgation scheme applied in Mograwadi Village, Taluka and district Valsad and new number given i.e. B/S. 240. The said fact is recorded into the records of rights vide Mutation entry No. 7731 dated 24.05.2018 and the said Mutation Entry was duly certified by the competent revenue authority.

During promulgation there was difference in the area so necessary application was given before District Inspector Of Land records and the rectification was done in the area vide order no. KJP SR-329/2018-2019 DATED 19.02.2019 Vide KJP Durasti Patrak no. 04/2019. The said fact is recorded



Nishidh V. Masrani

B.Com, LL.B.
Advocate

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Valsad Off : 212 Trade Centre, Station Road, Valsad - 396 001.

Enrolment No. : G/1105/1994

Welfare No. : VLS/VV/36930

M o b i l e : 09824104179

E m a i l : nishidhmasrani@gmail.com

into the records of rights vide Mutation entry No. 7788 dated 02.03.2019 and the said Mutation Entry was duly certified by the competent revenue authority on 06.05.2019.

Then after city survey scheme applied in Village Mograwadi, Taluka and District Valsad. At the same time Jamnaben Babubhai Nakrani name was not entered in the property card, and her name was entered into the property card on dated 23.12.2018 vide serial no. 4332 the said is certified by the competent authority on 30.01.2019.

Shri Bipinchandra Bavabhai patel and others obtained construction permission from Town Planning and Assessment Department Valsad on dated 01.11.2017 vide letter no. BP/MOGRAWADI/VALSAD/1570 TO 1571.

Shri Prakashbhai Babubhai Nakrani and others obtained construction permission from Town Planning and City Improvement Committee Valsad Nagar Palika, Valsad on dated 08.01.2019 vide Tharav No. 33.

Then after Jamanaben Babubhai Nakrani purchased the 1% share of land bearing C/s No. 191, plot no. NA 191/2 to NA 191/4 and plot no. NA 191/9 to NA 191/1 and plot no. NA 191/28 to NA 191/51 and plot no. NA 191/64 to NA 191/90 and plot no. NA 191/94 to NA 191/138 plot no. NA 191/141 to NA 191/190 from Shri Bipinchandra Bavabhai Patel by registered sale deed duly registered in the Valsad Sub registry vide serial no. 2599/2019 dated 02.05.2019 and the said fact is recorded into Record of Property card vide serial no. 4887 dated 22.06.2019, which is duly certified on date 06.09.2019.

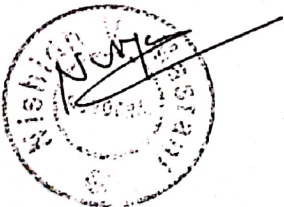
Now, Shivay Developers a partnership firm through its partner 1. Shri Minesh Lalabhai Patel 2. Shri Haresh Vasantbhai Dudhat purchase Non Agriculture Land, Bearing C/S. no. NA 191/2, (Old B/S. no. 240 PLOT NO. 2) admeasuring about 1305 Sq. Mtrs, the said plot known as "PRAMUKH GREEN -2" situated at Mograwadi, Tal. & Dist. Valsad from Nakrani Harjibhai Dahyabhai and others by registered sale deed and the said sale deed is duly registered in the Valsad Sub registry on 15.02.2021 vide registration no. 1108/2021.

Certificate

I hereby certify that title of the above mentioned property Non Agriculture Land, Bearing C/S. no. NA 191/2, (Old B/S. no. 240 PLOT NO. 2) admeasuring about 1305 Sq. Mtrs, the said plot known as "PRAMUKH GREEN -2" situated at Mograwadi, Tal. & Dist. Valsad is free from encumbrances, charges, liabilities, lines, lispendens and attachment of any kind whatsoever and the title of 30 years over the said property is absolutely clear, valid, free and marketable.

Documents Referred:-

1. True copy of the property Card vide city no. NA 191/2
2. True copy of the 7/12 abstract of B/S. no. 240 (old B/S. no. 191) Village Mograwadi.
3. Original Sale deed no. 1108/2021 along with RR.
4. Copy of the Mutation Entry No. 2195
5. Copy of the Mutation Entry No. 2682
6. Copy of the Mutation Entry No. 3136
7. Copy of the Mutation Entry No. 5171
8. Copy of the Mutation Entry No. 7359
9. Copy of the Mutation Entry No. 7387
10. Copy of the Mutation Entry No. 7652
11. Copy of the Mutation Entry No. 429
12. Copy of the Mutation Entry No. 785



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Nishidh V. Masrani

B.Com, LL.B.
Advocate

Valsad Off : 212 Trade Centre, Station Road, Valsad - 396 001.

Enrolment No. : G/1105/1994

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13. Copy of the Mutation Entry No. 3009
14. Copy of the Mutation Entry No. 3733
15. Copy of the Mutation Entry No. 5469
16. Copy of the Mutation Entry No. 5471
17. Copy of the Mutation Entry No. 7358
18. Copy of the Mutation Entry No. 7651
19. Copy of the Mutation Entry No. 3729
20. Copy of the Mutation Entry No. 7360
21. Copy of the Mutation Entry No. 7650
22. Copy of the Mutation Entry No. 7645
23. Copy of the Mutation Entry No. 7695
24. Copy of the Mutation Entry No. 7731
25. Copy of the Mutation Entry No. 7788
26. True copy of the Consolidation order
27. True copy of the NA order
28. True copy of the construction permission from Town Planning.
29. True copy of the construction permission from Valsad Nagar Palika.


NISHIDH V MASRANI
ADVOCATE



Nishidh V. Masrani

B.Com, LL.B.
Advocate

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Valsad Off : 212 Trade Centre, Station Road, Valsad - 396 001.

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Date: 1st March 2021

TO WHOM SO EVER IT MAY CONCERN

Name of the property owner:

Shivay Developers a partnership firm registered office at 204, Rushiraj Complex, Near GEB Balitha, Taluka Vapi District Valsad through its partner 1. Shri Minesh Lalabhai Patel aged 41 years, doing business residing at F-704, Pramukh Hills, Chharwada, Vapi, Taluka Vapi district Valsad. 2. Shri Haresh Vasantbhai Dudhat aged 39 years, doing business residing at 301, Taksashila Co.Op. Ho. So. near Patel Samaj Wadi, Vapi Taluka Vapi District Valsad

Certificate

I hereby certify that title of the Schedule mentioned property Non Agriculture Land, Bearing C/S. no. NA 191/2, (Old B/S. no. 240 PLOT NO. 2) admeasuring about 1305 Sq. Mtrs, the said plot known as "PRAMUKH GREEN -2" situated at Mograwadi, Tal. & Dist. Valsad is free from encumbrances, charges, liabilities, lines, lispendens and attachment of any kind whatsoever and the title of 30 years over the said property is absolutely clear, valid, free and marketable.

Schedule of the Property

Regards to the Non Agriculture Land, Bearing C/S. no. NA 191/2, (Old B/S. no. 240 PLOT NO. 2) admeasuring about 1305 Sq. Mtrs, the said plot known as "PRAMUKH GREEN -2" situated at Mograwadi, Tal. & Dist. Valsad.

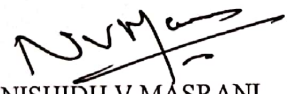
Boundaries: (As per Sale Deed)

North: Survey No. 190

West: Survey no. 194 paiki

East: Society Road

South: Plot no. 1


NISHIDH V MASRANI
ADVOCATE

