

અરજી પહોંચ

મિલકત નું વર્ણન : Survey no:14/2

Search in : ANTARJAL../ANTARJAL..

પહોંચ નંબર ૨૦૧૯૦૪૫૦૦૯૩૭૪

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રજુ કરનારનું નામ S.K.Rathod Adv.

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા થાઈઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1990 2019

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



કુલ એકંદરે રૂ.

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અંકે રૂપિયા ત્રણ સો દસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

SOLANKI KARANKUMAR ARJUNBHAI

સબ રજીસ્ટ્રાર

ગાંધીધામ

*S. K. Rathod*B.A., L.L.B.
Advocate & NotaryChamber :
S.A.X.-7, Adipur (Kachchh),
Pin. : 370 205.

MOBILE : 98254 47095

Date :

Date : 3rd September, 2019.To,
REAL ESTATE DEVELOPMENT AUTHORITY,
Gandhinagar (Gujarat).

**LEGAL OPINION / TITLE CLEARANCE CERTIFICATE IN RESPECT OF
NON-AGRICULTURAL LAND BEARING CONSOLIDATED OLD REVENUE
SURVEY No. 14/2, (NEW REVENUE SURVEY No. 5) (AREA ADMEASURING
18,009 SQ. METERS), SITUATED AT SIM OF VILLAGE – ANTARJAL,
TALUKA : GANDHIDHAM, DISTRICT : KACHCHH, GUJARAT.**

1. FULL NAME & ADDRESS OF TITLE HOLDER :**SHRI SHAMBHUBHAI KARSANBHAI MYATRA.**

Residing at : Village : Antarjal, Taluka : Gandhidham-Kachchh

2. DESCRIPTION OF THE PROPERTY :

All that piece and parcel of the land known and described as Non-Agricultural land bearing Old Revenue Survey No. 14/2, NEW Revenue Survey No. 5, (area admeasuring 18,009-00 Sq. meters) situated at sim of Village – Antarjal, Taluka : Gandhidham, Sub-Registration District : Gandhidham, Registration District : Kachchh, Gujarat and bounded as follows :-

SURROUNDED ON NORTH BY : Survey No. 14/5.

SURROUNDED ON SOUTH BY : Survey No. 15/1.

SURROUNDED ON EAST BY : Survey No. 14/1 & land of KPT.

SURROUNDED ON WEST BY : Survey No. 14/3 & Common Road.

3. LIST OF DOCUMENTS STUDIED :

Sr.No.	Date of Documents	Documents No.	Nature of Documents	Parties to documents. From To.	
[1]			Computerized copy :	<u>Village Form No. 6 (Record of Right) – dated 31.01.2019 – issued by Office of Mamlatdar, Gandhidham-Kachchh in the name of Shambhubhai Karsanbhai Myatra regarding Survey No. 14/2, Village : Antarjal, Taluka : Gandhidham-Kachchh. Entry No. 4866.</u>	
[2]			Computerized copy :	<u>Village Form No. 6 – Entry No. 6999.</u>	

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Adipur – Kutch (Guj-India)

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- [3] **ORIGINAL** : Order (Revised Lay-out plan) dated 30.10.2017 – issued by Office of Collector, Revenue Branch, Bhuj-Kachchh in the name of **Shambhubhai Karsanbhai Myatra** regarding Consolidated Survey No. 14/2, Village : Antarjal, Taluka : Gandhidham-Kachchh.
- [4] **ORIGINAL** : Permission No. 45838 / LP dated 07.07.2017 – issued by Gandhidham Development Authority, Adipur (Kachchh) to Shri Shambhubhai Karsan Myatra regarding Survey No. 14/2, Village : Antarjal.
- [5] **ORIGINAL** : Non-Agricultural Order (Residential/Commercial Purpose) dated 20.08.2014 – issued by Office of Collector, Revenue Branch, Bhuj-Kachchh in the name of **Shambhubhai Karsanbhai Myatra** regarding Consolidated Survey No. 14/2 land Area Admeasuring 18009 Sq. Meters, Village : Antarjal, Taluka : Gandhidham-Kachchh.
- [6] **ORIGINAL** : Order (Measurement) dated 24.03.2014 – issued by Office of Collector, Revenue Branch, Bhuj-Kachchh in the name of **Shambhubhai Karsanbhai Myatra** regarding Consolidated Survey No. 14/2, Village : Antarjal, Taluka : Gandhidham-Kachchh.
- [7] **ORIGINAL** : SALE DEED dated 18.07.2012 – executed by **Shri Harish Premji Hirani** in favour of **Shri Shambhubhai Karsanbhai Myatra** regarding Revenue Survey No. 14/2 land Acres 4-18 Gunthas, situated at sim of Village : Antarjal, Taluka : Gandhidham-Kachchh, registered before the Office of Sub-Registrar, Gandhidham vide Registered No. 4931 of Book No. 1 dated 19.07.2012.
- [8] **ORIGINAL** : SALE DEED dated 04.10.1993 – executed by **Shri Rama Ruda Bava** in favour of **Shri Harish Premji Hirani** regarding Revenue Survey No. 14/2 land Acres 2-35 Gunthas, situated at sim of Village : Antarjal, Taluka : Anjar-Kachchh, registered before the Office of Sub-Registrar, Gandhidham vide 2527 at pages 21 to 28, Vol. 395 of Book No. Add 1 dated 04.10.1993.
- [9] **ORIGINAL** : SALE DEED dated 04.10.1993 – executed by **Shri Chandresh Kantilal Thacker** in favour of **Shri Harish Premji Hirani** regarding Revenue Survey No. 14/4 land Acres 1-23 Gunthas, situated 'at sim of Village : Antarjal, Taluka : Anjar-Kachchh, registered before the Office of Sub-Registrar, Gandhidham vide Registered No. 2998 at pages 61 to 66, Vol. 401 of Book No. Add 1 dated 04.12.1993.
- [10] **Photostat copy** : Land Revenue Receipt No. 119 dated 05.08.2014 in the name of Shambubhai Karsan Myatra issued by Talati.
- [11] **Photostat copy** : Land Revenue Receipt No. 120 dated 05.08.2014 in the name of Shambubhai Karsan Myatra issued by Talati.

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- [12] **Photostat copy** : Village Form No. 6 – Entry No. 6818.
- [13] **Photostat copy** : Village Form No. 6 – Entry No. 102.
- [14] **Photostat copy** : Village Form No. 6 – Entry No. 75.
- [15] **Photostat copy** : Village Form No. 9 (Education cess) dated 05.08.2014
in the name of Shambubhai Karsan Myatra issued by Talati. Receipt No. 7.
- [16] **Photostat copy** : Village Form No. 9 (Education cess) dated 05.08.2014
in the name of Shambubhai Karsan Myatra issued by Talati. Receipt No. 8.
- [17] **Photostat copy** : Village Form No. 6 – Entry Nos. 376 & 378.
- [18] **Photostat copy** : Village Form No. 6 – Entry No. 264.
- [19] **Photostat copy** : Village Form No. 6 – Entry No. 298.
- [20] **Photostat copy** : Village Form No. 6 – Entry No. 325.
- [21] **Photostat copy** : Village Form No. 6 – Entry No. 201.
- [22] **Photostat copy** : Village Form No. 6 – Entry No. 448.
- [23] **Photostat copy** : Village Form No. 6 – Entry No. 328.
- [24] **Photostat copy** : Khetarvar Patrak – issued by Talati-cum-Secretary, Shri
Antarjal Gram Panchayat, Taluka : Gandhidham-Kachchh in the name of Sava Kana
regarding Survey No. 14/2, Village : Antarjal, Taluka : Anjar-Kachchh.
- [25] **Photostat copy** : Village Form No. 7 & 12 – regarding Survey No. 29,
Village : Antarjal, Taluka : Anjar-Kachchh (years 1966-67 to 1971-72)
- [26] **Photostat copy** : Village Form No. 7 & 12 – regarding Survey No. 30,
Village : Antarjal, Taluka : Anjar-Kachchh (years 1966-67 to 1971-72)
- [27] **Photostat copy** : Village Form No. 7 & 12 – regarding Survey No. 14/4,
Village : Antarjal, Taluka : Anjar-Kachchh.
- [28] **Photostat copy** : Village Form No. 7 & 12 – regarding Survey No. 14/2,
Village : Antarjal, Taluka : Anjar-Kachchh. (1983-84 to 1994-95).
- [29] **Photostat copy** : Revised Lay-out plan dated 07.07.2017 – issued by
Secretary G.D.A. bearing Permission No. 45838 / LP regarding Amalgamated
Revenue Survey No. 14/2 (Survey Nos. 14/2 & 14/4), at Village : Antarjal, Taluka :
Gandhidham-Kutch.

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4. HISTORY OF TITLE :

That the agricultural land known as "Padedu" bearing Revenue Survey No. 14/2 admeasuring acre 2-20 gunthas, situated at Village - Antarjal, Tal. Gandhidham-Kutch (previously Taluka : Anjar-Kachchh) (hereinafter to be referred as 'said property' for sake of brevity) was held and occupied by RANDHIR CHOTHA LAVDIYA since long time. Necessary mutation to that effect was carried out in the revenue records vide Village Form No. 6 (Record of Right) Entry No. 75 certified by the competent authority.

That thereafter, RANDHIR CHOTHA LAVDIYA sold, transferred & conveyed all his rights, interests & title in the said property to 1) AMRITLAL DALICHAND MEHTA, 2) MANSUKHLAL DEVRAJ SHAH, 3) HARENDRA DEVRAJ SHAH, 4) AMRUTLAL HIRJI PANDYA which was duly registered before the Office of Sub-Registrar, Anjar vide Registered No. 1323 dated 19.09.1981. Necessary mutation to that effect was carried out in the revenue records vide Village Form No. 6 Record of Right Entry No. 201 certified by the competent authority.

That thereafter, 1) AMRITLAL DALICHAND MEHTA, 2) MANSUKHLAL DEVRAJ SHAH, 3) HARENDRA DEVRAJ SHAH, 4) AMRUTLAL HIRJI PANDYA sold, transferred & conveyed all their rights, interests & title in the said property to SHRI CHANDRESH KANTILAL THACKER which was duly registered before the Office of Sub-Registrar, Gandhidham vide Registered No. 1161 at pages 68 to 78, Vol. 318 of Book No. Add 1 dated 31.03.1992. Necessary mutation to that effect was carried out in the revenue records vide Village Form No. 6 Record of Right Entry No. 298 certified by the competent authority.

That due to error in the numbering [crossing] of Survey No. 14/2, the said property was assigned Revenue Survey No. 14/3 land Acres 2-38 Gunthas (which now stands in the name of Shri Chandresh K. Thacker) in lieu of Revenue Survey No. 14/2 (which now stands in the name of Rama Ruda) and requisite application was moved before the competent authority and was accordingly approved by Mamlatdar, Anjar bearing Ref. No. Jaman/Vashi/3312/93 dated 30/09/1993. Necessary entry to that effect was carried out in the revenue records vide Record of Right Entry No. 325 certified by the competent authority.

That thereafter, RAMA RUDA BAVA sold, transferred & conveyed all his rights, interests & title in the said Survey No. 14/2 land Acres 2-35 Gunthas, situated at sim of Village : Antarjal, Taluka : Anjar to SHRI HARISH PREMJI HIRANI registered before the Office of Sub-Registrar, Gandhidham vide Registered No. 2527 at pages 21 to 28, Vol. 395 of Book No. Add 1 dated 04.10.1993. Necessary mutation to that effect was carried out in the revenue records vide Village Form No. 6 Record of Right Entry No. 328 certified by the competent authority.

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That the agricultural land bearing Revenue Survey No. 14/4, situated at sim of Village : Antarjal, Taluka : Gandhidham-Kachchh was owned by KANA DEVRAJ BAVA since long time. Necessary mutation to that effect was carried out in the revenue

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records vide Village Form No. 6 Record of Right Entry No. 3 certified by the competent authority.

That thereafter, KANA DEVRAJ BAVA sold, transferred & conveyed all his rights, interests & title in the said property to CHANDRESH KANTILAL THACKER registered before the Office of Sub-Registrar, Gandhidham. Necessary mutation to that effect was carried out in the revenue records vide Village Form No. 6 Record of Right Entry No. 308 certified by the competent authority.

That thereafter, SHRI CHANDRESH KANTILAL THACKER sold, transferred & conveyed all his rights, interests & title in the said Survey No. 14/4 land Acres 1-23 Gunthas, situated at sim of Village : Antarjal, Taluka : Anjar to SHRI HARISH PREMJI HIRANI registered before the Office of Sub-Registrar, Gandhidham vide Registered No. 2998 at pages 61 to 66, Vol. 401 of Book No. Add 1 dated 04.12.1993. However that transaction between the said parties was disallowed by the revenue authorities vide Record of Right Entry No. 333 certified by the competent authority.

That thereafter, the Record of Right Entry No. 333 passed by Mamlatdar office was challenged before the office of Dy. Collector, Anjar who had ordered to record the transaction afresh. Necessary mutation to that effect was carried out in the revenue records vide Village Form No. 6 Record of Right Entry No. 376 certified by the competent authority.

Thus, SHRI HARISH PREMJI HIRANI became the lawful owner of two properties viz; SURVEY No. 14/2 and SURVEY No. 14/4, situated at Village : Antarjal, Taluka : Gandhidham and thereafter applied to the competent authority for amalgamation of said properties which was granted by Office of Mamlatdar, Anjar vide Consolidated Order No. Jaman/Vashi/6384/97 dated 16.08.1997. Thus, the said properties was assigned NEW REVENUE SURVEY No. 14/2 LAND ACRES 4-18 GUNTHAS, Village : Antarjal, Taluka : Gandhidham, District - Kachchh. Necessary mutation to that effect was carried out in the revenue records vide Village Form No. 6 Record of Right Entry No. 448 certified by the competent authority.

That error in mistake of revenue records in respect of land Acres 4-18 Gunthas, Hectare 2-20-09. Actual land Hectare 1-80-09. Necessary mutation to that effect was carried out in the revenue records vide Village Form No. 6 Record of Right Entry No. 4452 dated 22.11.2011 certified by the competent authority.

That thereafter, SHRI HARISH PREMJI HIRANI sold, transferred & conveyed all his rights, interests & title in the said Revenue Survey No. 14/2, situated at sim of Village : Antarjal, Taluka : Gandhidham-Kachchh (hereinafter to be referred to as "the said property" for the sake of its brevity) to SHRI SHAMBHUBHAI KARSANBHAI MYATRA registered before the Office of Sub-Registrar, Gandhidham vide Registered No. 4931 of Book No. 1 dated 19.07.2012. Necessary mutation to that effect was carried out in the revenue records.

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That thereafter, SHRI SHAMBHUBHAI KARSANBHAI MYATRA applied for conversion of said agricultural land into Non-agricultural for purpose of residential use to the competent authority which was granted by Office of Collector, Revenue Branch, Bhuj-Kachchh vide Non-Agricultural Order No. Land/5/NAA/Case/Reg. No. 15/2013-14 dated 20.08.2014 in favour of Shri Shambhubhai Karsanbhai Myatra and also got plan approved by Secretary, Gandhidham Development Authority, Adipur (Kutch) and accordingly the said property was divided into several small plots. Necessary mutation to that effect was carried out in the revenue records vide Village Form No. 6 Record of Right Entry No. 6818 dated 24.11.2017 certified by the competent authority.

That thereafter, on new measurement of said property, it was found that Consolidated Revenue Survey No. 14/2 the area admeasuring Acres 0-03 Gunthas was in surplus which was regularized vide Order of Office of Collector, Revenue Branch, Bhuj-Kachchh bearing Ref. No. A-2/Land/Mav/Reg. No. 12/2014 dated 24.03.2014. Necessary mutation to that effect was carried out in the revenue records.

That SHRI SHAMBHUBHAI KARSAN MYATRA applied to the competent authority for conversion of said property from 'agriculture purpose into Non-Agricultural Residential Purpose' and accordingly the Gandhidham Development Authority, Adipur, vide its letter no. 16 GDA (867)/2017 dated 07.07.2017 bearing Permission No. 45838 /LP granted their NOC for conversion of said agricultural land for non-agricultural- residential purpose.

That thereafter, resurvey of village property was undertaken by the competent authority and accordingly the new records were promulgated and thus the old survey number was assigned new survey number. Necessary mutation to that effect was carried out in the revenue records vide Record of Right Entry No. 6999 dated 21.06.2018 certified by the competent authority. Accordingly, the said consolidated Revenue Survey No. 14/2 was assigned New Revenue Survey No. 5.

5. TAX / LAND REVENUE RECEIPTS :

That the house tax, local cess & education cess are payable to the Talati-cum-Secretary, Antarjal Gram Panchayat, Taluka : Gandhidham, District - Kachchh. Latest Tax receipts are required to be submitted by the titleholders directly to your bank in originals.

6. APPLICATION OF CEILING / LAND REFORMS ACT :

That I certify that the above said plot of land / property is not subject to the provisions of the Urban Land Ceiling Act or Agricultural Land Ceiling Act or any other law which would affect the rights of mortgagee whatsoever.

7. ENCUMBRANCES :

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Search for the years 1990 to 2019 has been taken from the Office of Sub-Registrar, Gandhidham-Kutch, vide Receipt dated 30th August 2019 [Search Receipt Enclosed]. And found no encumbrances on the same whatsoever.

8. FINAL LEGAL OPINION :

I, S.K. RATHOD, Practicing Advocate, based on the perusal of documents produced before me, is of the legal opinion that the title of SHRI SHAMBHUBHAI KARSANBHAI MYATRA in respect of above said revenue survey number is clear and marketable and free from any encumbrances and/or charges and free from all reasonable doubts whatsoever.

S. K. Rathod
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ADVOCATE & NOTARY
SAX-7, ADIPUR - 370 205
RES. - (02936) 20160

S. K. Rathod
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ADVOCATE & NOTARY
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Enclosed : Original Search Receipt.