

Shashikant S. Patel.

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Advocate

"Shrijee Kripa " Behind, Bank Of Baroda, Station Road, BHARUCH. 392001.

Date :- 06/05/2015.

TO WHOMSOEVER IT MAY CONCERN.
TITLE CLEARANCE CERTIFICATE.

Sub :- Title Clearance Certificate in Respect of the property bearing land admeasuring 4932.00 Sq. Mts., (with undivided share of land of Road & Common Plot), of residential purpose open land of Building 2 , 3 & 4 of " Shilpi Dream ", made out on the Non-Agriculture land bearing Re. S. No. 88/+93+94/1, situated within the Village limit of Maktampur Ta. & Dist. Bharuch is the ownership of and in the possession of Sunita J. Bhatt.

Sir,

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 on going through the same, I have found that :-

The land bearing Re. S. No. 88, admeasuring A.00-22 Gu., & land of Re. S. No. 93, admeasuring A.00-39 Gu., & land of Re. S. No. 94, admeasuring A.01-37 Gu., of Village Maktampur Ta. & Dist. Bharuch originally belonged to Inamdar Burhanmiya Ahmadmiya, Pirsahabmiya Ahmadmiya, Gulam Mohiyuddin Ahmadmiya and Fatmabegam Ahmadmiya. They were holding the said land since from 1940.

As the name of Saiyed Kalumiya Shirajuddin wrongfully running in record as protected tenant, the said name was removed from the record by the order of revenue authority. Mutation Entry No. 95 dt. 18/04/1949 also made in that behalf.

The above mentioned land was declared as Fragement by the Government in the year 1950. Mutation Entry No. 103 dt. 25/10/1950 also made in that behalf.

 The above mentioned land originally Inami land. Then after the abolition of Inamdari, the said land were recorded in the head of Government. Mutation Entry No. 117 dt. 17/08/1955 also made in that behalf.

After the death of one of the owner Burhanmiya Ahmadmiya, the names of his legal heirs Mustufamiya Burhanmiya, Mehboobmiya Burhanmiya,

Minor Mehmoodmiya Burhanmiya, Minor Hasanmiya Burhanmiya, Minor Roshanbanu Burhanmiya, Minor Bismillahbegam Burhanmiya, Tohrabegam Burhanmiya, Sugrabegam Burhanmiya, Khutejabegam Burhanmiya, Aishabegam Burhanmiya & Husainmiya Burhanmiya entered into record by Mutation Entry No. 138 dt. 20/05/1957.

Thereafter, the owners of the said lands partitioned their land amongst them and Mustufamiya Burhanmiya, Mehboobmiya Burhanmiya, Minor Mehmoodmiya Burhanmiya, Minor Hasanmiya Burhanmiya, Minor Roshanbanu Burhanmiya, Minor Bismillahbegam Burhanmiya, Tohrabegam Burhanmiya, Sugrabegam Burhanmiya, Khutejabegam Burhanmiya, Aishabegam Burhanmiya, Husainmiya Burhanmiya and Mahiyuddin Ahmadmiya and Fatmabegam Ahmadmiya relinquished their rights in favour of Pirsahabmiya Ahmadmiya. Thus Pirsahabmiya Ahmadmiya became the sole owner of the said lands. Mutation Entry No. 139 dt. 24/12/1957 also made in that behalf.

Thereafter, he applied to the revenue authority for consolidate land three numbers in single number. The revenue authority granted permission and consolidate the lands and New No. 88+93+94 given. Mutation Entry No. 160 dt. 07/11/1959 also made in that behalf.

He had taken loan of Rs. 700/- from The Nabipur Group Co Operative Multipurpose Society Ltd., and created a charge on the said land. Mutation Entry No. 174 dt. 24/05/1961 also made in that behalf. He had paid up the said loan and charge of the said Society was removed from the record by Mutation Entry No. 204 dt. 15/10/1963.

Then he sold the said land to Majoor Mahajan Sangh by a registered Sale Deed dt. 16/05/1964. Mutation Entry No. 221 dt. 07/06/1964 also made in that behalf. Thereafter, Name of Secretary of Majoor Mahajan Sangh Shri. Ranchhodbhai Harkhabhai Patel was removed from the record and the name of William Bhanabhai & Valjibhai Jethabhai entered into record by Mutation Entry No. 366 dt. 17/12/1971.

Thereafter, Majoor Mahajan Sangh sold the land admeasuring A.00-49Gu., of Re. S. No. 88+93+94 to Shri. Ranchhodbhai Harkhabhai Patel by a registered Sale Deed dt. 15/10/1970. Mutation Entry No. 368 dt. 25/11/1971 also made in that behalf. Majoor Mahajan Sangh also sold land admeasuring A.00-13 Gu., & A. 01-27 Gu., to the partners of Shree Champa Tiles Corporation by a registered Sale Deed dt. 15/10/1970. Mutation Entry No. 369 dt. 25/12/1971 also made in that behalf.

As per the order of The Collector, Bharuch dt. 23/02/1970 fixed the N A Assessment for the said land. Mutation No. 371 dt. 25/12/1971 also made in that behalf.

As the land was originally used for Industrial Purpose, as per the order of The District Development Officer, Bharuch revised the N A permission vide its order No. JP/MM/Bhumi/NA/Re-plan/Vashi/4401 to 4417 dt. 20/06/1997. Mutation Entry No. 1681 dt. 22/08/1997 also made in that behalf.

Then the partners of Shree Champa Tiles Corporation sold the land admeasuring 1315.00 Sq. Mts., of Re. S. No. 88 paiki and land admeasuring 5262.83 Sq. Mts., of Re. S. No. 94 paiki to the partners of Kunj Developers by a registered Sale Deed dt. 02/09/1996. Which is registered at Sr. No. 4161 in the office of Sub Registrar, Bharuch. Then after the payment of deficit stamp duty, the said deed is re registered at Sr. No. 149 dt. 07/01/1997 in the office of Sub Registrar, Bharuch. Mutation Entry No. 1786 dt. 07/05/1998 also made in that behalf.

Then Shri. Minesh Harihar Patel entered into Agreement For Sale for land admeasuring 4318.00 q. Mts., of Re. S. No. 88 paiki and 94 paiki with the partners of Kunj Developers by executing registered Agreement For Sale dt. 03/06/2001. Mutation Entry No. 3040 dt. 01/08/2004 also made in that behalf. Shri. Minesh Harihar Patel had challenged the said entry and The Mamlatdar, Bharuch in RTS Case No. 04/2005 dt. 31/05/2006 the said entry was cancelled. Shri. Minesh H. Patel had filed RTS Appeal No. 21/2006 before The Deputy Collector, Bharuch. The same was dismissed and the said order mutated in Second Haq column. Mutation Entry No. 3096 dt. 21/02/2008 also made in that behalf.

Thereafter, the partners of Kunj Developers dissolved the said firm and Shri. Sandip Pannalal Shah applied for delete the name of firm and continue the names of Shri. Manoj Indravadan Choksi and Shri. Sandip Pannalal Shah. Mutation Entry No. 3083 dt. 01/02/2005 also made in that behalf. The said entry was challenged and as per the order passed by The Mamlatdar, Bharuch in RTS Case No. 5/2005 dt. 31/05/2006 the said entry was cancelled. The said entry was challenged before The Deputy Collector, Bharuch and as per his order Mutation Entry No. 3083 dt. 01/02/2005 should be treated as it is. Mutation Entry No. 3095 dt. 21/02/2008 also made in that behalf.

As the partners of Kunj Developers had not used the proper stamp on the Sale Deed, as per the order of The Deputy Collector, Stamp Duty

Organization charge was created on the land of Re. S. No. 88+93+94 paiki. Mutation Entry No. 3097 dt. 18/03/2008 also made in that behalf. Thereafter, after the payment of stamp duty charge, the said charge was removed from the record by Mutation Entry No. 3328 dt. 05/11/2014.

Mutation Entry No. 3271 dt. 03/01/2013 made in respect of KJP of record. As per the KJP New Number is given as Re. S. No. 88+93+94/1, admeasuring 4932.00 Sq. Mts.

The partners of Kunj Developers sold the land admeasuring 4932.00 Sq. Mts., (with undivided share of land of Road & Common Plot), of residential purpose open land of Building 2, 3 & 4 of "Shilpi Dream", made out on the Non-Agriculture land bearing Re. S. No. 88/+93+94 paiki to Sunita J. Bhatt by a registered Sale Deed dt. 09/11/2012. Which is registered at Sr. No. 10575 in the office of Sub Registrar, Bharuch. Mutation Entry No. 3272 dt. 09/01/2013 also made in that behalf. Thus she become the owner of the said land.

After purchasing the said land, she applied to The Chief Executive Officer, Bharuch-Ankleshwar Urban Development Authority for the construction of residential flats. The said Authority has granted permission vide Construction Permission No. 498 and Bauda/Construction Permission/Vashi/498/598/A dt. 23/02/2015 and also approved plan.

Then Sunita J. Bhatt put a scheme namely "Shilpi Dream" for the construction of below mentioned flats.

Block No.	Flat No.	Floor.
A.	101 to 104.	Ground Floor.
"	201 to 204.	First Floor.
"	301 to 304.	Second Floor.
"	401 to 404.	Third Floor.
"	501 to 504.	Fourth Floor.
B.	101 to 104.	Ground Floor.
"	201 to 204.	First Floor.
"	301 to 304.	Second Floor.
"	401 to 404.	Third Floor.
"	501 to 504.	Fourth Floor.
C.	101 to 104.	Ground Floor.
"	201 to 204.	First Floor.

6677	301 to 304.	Second Floor.
6678	401 to 404.	Third Floor.
6679	501 to 504.	Fourth Floor.
D.	101 to 106.	Ground Floor.
6679	201 to 206.	First Floor.
6679	301 to 306.	Second Floor.
6679	401 to 406.	Third Floor.
6679	501 to 506.	Fourth Floor.
E.	101 to 104.	Ground Floor.
6679	201 to 204.	First Floor.
6679	301 to 304.	Second Floor.
6679	401 to 404.	Third Floor.
6679	501 to 504.	Fourth Floor.
F.	101 to 104.	Ground Floor.
6679	201 to 204.	First Floor.
6679	301 to 304.	Second Floor.
6679	401 to 404.	Third Floor.
6679	501 to 504.	Fourth Floor.

I have taken necessary search for the period of 30 years of the record of the office of Sub Registrar, Bharuch. The Search Receipt is enclosed herewith.

On going through all the records and relevant papers, I am of the opinion that the property bearing land admeasuring 4932.00 Sq. Mts., (with undivided share of land of Road & Common Plot), of residential purpose open land of Building 2, 3 & 4 of "Shilpi Dream", made out on the Non-Agriculture land bearing Re. S. No. 88/+93+94/1, situated within the Village limit of Maktampur Ta. & Dist. Bharuch is the ownership of and in the possession of Sunita J. Bhatt and her title of the said property is clear, marketable and free from any encumbrance.

Date :- 06/05/2015.
Place :- Bharuch.



(Shashikant S. Patel)
Advocate.

અરજી પહોંચ

મેલકતનું વર્ણન રે.સ.નં-૮૮+૯૩+૯૪

Search in : મકતમપુર/MAKTAMPUR

પહોંચ નંબર: ૨૦૧૫૦૯૩૦૦૪૯૦૫

અરજી નંબર:

૧૬૫૫

અરજી વર્ષ:

૨૦૧૫

તા: ૨૧

માહે: એપ્રિલ

સને: ૨૦૧૫

રજી કરનારનું નામ શંશીકાંત એસ.પટેલ એડવોકેટ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી..... Year : ૧૯૮૬ ૨૦૧૫

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૪૮૦

અંકે રૂપીયા ચારસો એસી પુરા.

દસ્તાવેજ

..... ના દિવસે તૈયાર થશે અને
નકલ

દસ્તાવેજ રજીસ્ટર દપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર દપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

સબ રજીસ્ટ્રાર
ભરુચ

IGR-NIC

-3649006127796916733

૨૧/૪/૨૦૧૫

૧:૫૧:૫૭ pm