

# KAMAL V. VERMA & ASSOCIATES

## ADVOCATES

Patent, Trademarks, Copyright & Geographical Indications Attorney.

(Registered by Govt. of India)

Silk Mark, Agmark, FSSAI, Barcode.

THX - 48, ADIPUR - 370 205 (KACHCHH) GUJARAT - INDIA

TeleFax : +91-2836-262010 Mobile : +91-94269 77365

E-mail : advocatekvverma@gmail.com

Date : 2<sup>nd</sup> July, 2019.

### TO WHOMSOEVER IT MAY CONCERN

**LEGAL OPINION / TITLE CLEARANCE CERTIFICATE IN RESPECT OF NON-AGRICULTURAL LAND (RESIDENTIAL PURPOSE) BEARING REVENUE SURVEY No. 320/3, (LAND ACRES 02-20 GUNTAS) SITUATED AT SIM OF VILLAGE - SHINAY, TALUKA : GANDHIDHAM, DISTRICT : KACHCHH.**

**1. FULL NAME & ADDRESS OF THE TITLE HOLDER :**

**SHRI HARIBHAI RANMALBHAI JARU.**

Residing at : Village : Padana, Taluka : Gandhidham-Kachchh.

**2. DESCRIPTION OF THE PROPERTY :**

The Non-Agricultural land (Residential purpose) bearing Revenue Survey No. 320/3, (Land Acres 02-20 Gunthas) situated at sim of Village - Shinay, Taluka : Gandhidham, Sub-Registration District : Gandhidham, Registration District : Kachchh, Gujarat and bounded as follows :-

SURROUNDED ON NORTH BY : Talavadi.

SURROUNDED ON SOUTH BY : Adipur To Mundra Highway Road.

SURROUNDED ON EAST BY : Survey No. 309.

SURROUNDED ON WEST BY : Revenue Survey No. 320/1.

**3. LIST OF DOCUMENTS STUDIED :**

| Sr.No. | Date of Documents | Documents No. | Nature of Documents | Parties to documents.<br>From To. |
|--------|-------------------|---------------|---------------------|-----------------------------------|
|--------|-------------------|---------------|---------------------|-----------------------------------|

- [1] **Photostat copy :** Non-Agricultural Order (Residential Purpose) dated 07.11.2015 – issued by Office of Collector, Revenue Branch, Bhuj-Kachchh in the name of **Shri Haribhai Ranmalbhai Jaru** in respect of Survey No. 320/3 land Area Admeasuring 10117 Sq. Meters, situated at Village : Shinay, Taluka : Gandhidham-Kachchh bearing Ref. No. Land/5/NAA/Case/Reg. No. 09/2015-16.

[2] **Photostat copy :** Order (Measurement) dated 08.10.2015 – issued by Office of Collector, Revenue Branch, Bhuj-Kachchh in the name of **Shri Hari Ranmalbhai**



**Jaru** in respect of Survey No. 320/3 & 323, situated at Village : Shinay, Taluka : Gandhidham-Kachchh.

- [3] **Photostat copy:** Permission No. 45680 / LP dated 29.06.2017 – issued by Gandhidham Development Authority, Adipur (Kachchh) to Shri Hari Ramanlalbhai Jaru in respect of Survey No. 320/3, Village : Shinai.
- [4] **Photostat copy :** Permission No. 43699 / LP dated 14.10.2015 – issued by Gandhidham Development Authority, Adipur (Kachchh) to Shri Hari Ramanlalbhai Jaru in respect of Survey No. 320/3, Village : Shinai.
- [5] **Photostat copy:** Khetarwar Patrak – in respect of Survey No. 320/3, Village : Shinay, Taluka : Anjar-Kachchh.
- [6] **Photostat copy:** Village Form No. 7, 7-A & 12 – issued by City Talati, Adipur in respect of Survey No. 190, Village : Shinay, Taluka : Anjar. (1962-63 to 1970-71).
- [7] **Photostat copy:** Village Form No. 7, 7-A & 12 – issued by City Talati, Adipur in respect of Survey No. 187, Village : Shinay, Taluka : Anjar. (1961-62 to 1970-71).
- [8] **Photostat copy:** Village Form No. 7, 7-A & 12 – issued by City Talati, Adipur in respect of Survey No. 188, Village : Shinay, Taluka : Anjar. (1961-62 to 1970-71).
- [9] **Photostat copy :** Village Form No. 7, 7-A & 12 – issued by City Talati, Adipur in respect of Survey No. 189, Village : Shinay, Taluka : Anjar. (1961-62 to 1970-71).
- [10] **Photostat copy :** Village Form No. 7 & 12 dated 04.12.1995 – in respect of Survey No. 320/3, Village : Shinay, Taluka : Anjar. (1995-96).
- [11] **Photostat copy:** Village Form No. 7 & 12 – in respect of Survey No. 320/3, Village : Shinay, Taluka : Anjar. (1994-95 to 2004-05).
- [12] **Photostat copy:** Village Form No. 7 & 12 – in respect of Survey No. 320/3, Village : Shinay, Taluka : Anjar. (1996-97).
- [13] **Photostat copy :** Village Measurement Book – in respect of Survey No. 320/3, Village : Shinay, Taluka : Anjar-Kachchh.
- [14] **Photostat copy :** Village Form No. 7 dated 12.09.2017 – in respect of Survey No. 320/3, Village : Shinay, Taluka : Gandhidham-Kachchh.
- [15] **Photostat copy :** Village Form No. 12 dated 12.09.2017 – in respect of Survey No. 320/3, Village : Shinay, Taluka : Gandhidham-Kachchh.



# KAMAL V. VERMA & ASSOCIATES

## ADVOCATES

Patent, Trademarks, Copyright & Geographical Indications Attorney.

(Registered by Govt. of India)

Silk Mark, Agmark, FSSAI, Barcode.

THX - 48, ADIPUR - 370 205 (KACHCHH) GUJARAT - INDIA

TeleFax : +91-2836-262010 Mobile : +91-94269 77365

E-mail : advocatekvverma@gmail.com

- [16] **Photostat copy:** Village Form No. 8-A dated 12.09.2017 – in the name of Hari Ranmalbhai Jaru in respect of Survey No. 320/3, Village : Shinay, Taluka : Gandhidham-Kachchh.
- [17] **Photostat copy :** Village Form No. 6 (Record of Right) – Entry No. 102.
- [18] **Photostat copy:** Village Form No. 6 (Record of Right) – Entry No. 119.
- [19] **Photostat copy :** Village Form No. 6 (Record of Right) – Entry No. 993.
- [20] **Photostat copy :** Village Form No. 6 (Record of Right) – Entry No. 1076.
- [21] **Photostat copy :** Village Form No. 6 (Record of Right) dated 12.09.2017 – Confirmed Mutation Entry No. 3555.
- [22] **Photostat copy :** Village Form No. 6 (Record of Right) dated 12.09.2017 – Confirmed Mutation Entry No. 3621.
- [23] **Photostat copy :** Village Form No. 6 (Record of Right) dated 12.09.2017 – Confirmed Mutation Entry No. 3965.
- [24] **Photostat copy:** Village Form No. 6 (Record of Right) dated 12.09.2017 – Confirmed Mutation Entry No. 8275.
- [25] **Photostat copy :** Village Form No. 6 (Record of Right) dated 12.09.2017 – Confirmed Mutation Entry No. 8668.
- [26] **Photostat copy:** Village Form No. 6 (Record of Right) dated 12.09.2017 – Confirmed Mutation Entry No. 8712.
- [27] **Photostat copy :** Village Form No. 6 (Record of Right) dated 12.09.2017 – Confirmed Mutation Entry No. 8945.
- [28] **Photostat copy :** Form No. 4 dated 12.07.2017 – issued by D.I.L.R., Bhuj-Kachchh in the name of Hari Ranmalbhai Jaru in respect of Survey No. 320/3, Village : Shinay, Taluka : Gandhidham-Kachchh.
- [29] **Photostat copy :** SALE DEED dated 09.01.1997 – executed by Shri Ramji Lakhu Ahir alias Bava in favour of Shri Pravinbhai Keshavlal Tank in respect of Revenue Survey No. 320/3 land Acres 2-20 Gunthas, situated at Southern sim of Village : Shinay, Taluka : Gandhidham-Kachchh, registered before the Office of Sub-Registrar, Gandhidham vide Registered No. 238 at pages 90 to 97, Vol. 582 of Book No. Add 1 dated 09.01.1997.
- [30] **Photostat copy :** SALE DEED dated 02.03.1996 – executed by Deva Arjan Baldaniya in favour of Shri Ramji Lakhu Ahir alias Bava in respect of Revenue

# KAMAL V. VERMA & ASSOCIATES

## ADVOCATES

Patent, Trademarks, Copyright & Geographical Indications Attorney.

(Registered by Govt. of India)

Silk Mark, Agmark, FSSAI, Barcode.

THX - 48, ADIPUR - 370 205 (KACHCHH) GUJARAT - INDIA

TeleFax : +91-2836-262010 Mobile : +91-94269 77365

E-mail : advocatekvverma@gmail.com

Survey No. 320/3 land Acres 2-20 Gunthas, situated at Southern sim of Village : Shinay, Taluka : Gandhidham-Kachchh, registered before the Office of Sub-Registrar, Gandhidham vide Registered No. 783 at pages 182 to 187, Vol. 520 of Book No. Add 1 dated 02.03.1996.

- [31] **Photostat copy :** SALE DEED dated 31.05.2006 – executed by **Shri Pravin Keshavji Tank** in favour of **Smt. Devshriben Ranmalbhai Jaru** in respect of Revenue Survey No. 320/3 land Acres 2-20 Gunthas, situated at sim of Village : Shinay, Taluka : Gandhidham-Kachchh, registered before the Office of Sub-Registrar, Gandhidham vide Registered No. 3421 of Book No. 1 dated 31.05.2006.

#### 4. TRACING OF TITLE :

- [a] That the agricultural land bearing (Old Revenue Survey No. 189 land Acres 10-35 Gunthas) New Revenue Survey No. 320/3 land Acres 2-20 Gunthas, situated at sim of Village : Shinay, Taluka : Gandhidham-Kachchh (hereinafter to be referred to as "the said property" for the sake of its brevity) was owned by **BALDANIYA DEVA & VALA ARJAN**. Necessary mutation to that effect was carried out in the revenue records vide Village Form No. 6 Record of Right Entry No. 102 certified by the competent authority.
- [b] That thereafter, there was distribution of said property in favour of his brothers – **BALDANIYA DEVA ARJAN**. Necessary mutation to that effect was carried out in the revenue records vide Village Form No. 6 Record of Right Entry No. 119 certified by the competent authority.
- [c] That thereafter, **DEVA ARJAN BALDANIYA** sold, transferred & conveyed all his rights, interests & title in the said property to **SHRI RAMJI LAKHU AHIR ALIAS BAVA** registered before the Office of Sub-Registrar, Gandhidham vide Registered No. 783 at pages 182 to 187, Vol. 520 of Book No. Add 1 dated 02.03.1996. Necessary mutation to that effect was carried out in the revenue records vide Village Form No. 6 Record of Right Entry No. 993 certified by the competent authority.
- [d] That thereafter, **SHRI RAMJI LAKHU AHIR ALIAS BAVA** sold, transferred & conveyed all his rights, interests & title in the said property to **SHRI PRAVINBHAI KESHAVLAL TANK** registered before the Office of Sub-Registrar, Gandhidham vide Registered No. 238 at pages 90 to 97, Vol. 582 of Book No. Add 1 dated 09.01.1997. Necessary mutation to that effect was carried out in the revenue records vide Village Form No. 6 Record of Right Entry No. 1076 certified by the competent authority.
- [e] That thereafter, Deputy Collector, Anjar vide Order No. Jaman/Vashi/4206/2005 dated 28.12.2005 as per computer Entry No. 1076 vide Village Form No. 8-A & 7/12 was owned by **SHRI PRAVIN KESHAVJI TANK & SHRI KESHAVJI MEGHJI TANK** by mistake actual name was **SHRI PRAVIN KESHAVJI TANK**. Necessary

# KAMAL V. VERMA & ASSOCIATES

## ADVOCATES

Patent, Trademarks, Copyright & Geographical Indications Attorney.

(Registered by Govt. of India)

Silk Mark, Agmark, FSSAI, Barcode.

THX - 48, ADIPUR - 370 205 (KACHCHH) GUJARAT - INDIA

TeleFax : +91-2836-262010 Mobile : +91-94269 77365

E-mail : advocatekvverma@gmail.com

mutation to that effect was carried out in the revenue records vide Village Form No. 6 Record of Right Entry No. 3555 certified by the competent authority.

- [f] That thereafter, SHRI PRAVIN KESHAVJI TANK sold, transferred & conveyed all his rights, interests & title in the said Revenue Survey No. 320/3 land Acres 2-20 Gunthas, situated at sim of Village : Shinay, Taluka : Gandhidham-Kachchh to SMT. DEVSHRIBEN RANMALBHAI JARU registered before the Office of Sub-Registrar, Gandhidham vide Registered No. 3421 of Book No. 1 dated 31.05.2006. Necessary mutation to that effect was carried out in the revenue records vide Village Form No. 6 Record of Right Entry No. 3621 certified by the competent authority.
- [g] That thereafter, on new measurement of said property, it was found that Survey No. 320/3 & 323 the area admeasuring Acres 0-07 Gunthas was in surplus which was regularized vide Order of Office of Mamlatdar, Gandhidham bearing Ref. No. Jaman/Vashi/1431/2007 dated 03.08.2007. Necessary mutation to that effect was carried out in the revenue records vide Village Form No. 6 Record of Right Entry No. 3965 certified by the competent authority.
- [h] That thereafter, SMT. DEVSHRIBEN RANMALBHAI JARU during her survival surrendered all her rights in favour of her son – SHRI HARI RANMAL JARU by Affidavit duly notarized by M.J. Shah bearing Serial No. 136/2015 dated 01.01.2015 & Second Son – SURESH RANMALBHAI JARU during his survival surrendered all his rights in favour of SHRI HARIBHAI RANMALBHAI JARU. Necessary mutation to that effect was carried out in the revenue records vide Village Form No. 6 Record of Right Entry No. 8275 certified by the competent authority.
- [i] That thereafter, on new measurement of said property, it was found that Survey No. 320/3 & 323 the area admeasuring Acres 0-07 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. 203/2015 dated 08.10.2015. Necessary mutation to that effect was carried out in the revenue records vide Village Form No. 6 Record of Right Entry No. 8668 certified by the competent authority.
- [j] That thereafter, SHRI HARI RANMALBHAI ZARU 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 Permission No. 43699 / LP bearing Ref. No. 16 GDA (546)/2015 dated 14.10.2015 granted their NOC for conversion of said agricultural land for non-agricultural- residential purpose.
- [k] That thereafter, SHRI HARIBHAI RANMALBHAI JARU 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. 09/2015-16 dated 07.11.2015 in favour of Shri Haribhai Ranmalbhai Jaru and also got plan approved by Secretary, Gandhidham Development Authority, Adipur



# **KAMAL V. VERMA & ASSOCIATES**

## **ADVOCATES**

**Patent, Trademarks, Copyright & Geographical Indications Attorney.**

(Registered by Govt. of India)

**Silk Mark, Agmark, FSSAI, Barcode.**

---

**THX - 48, ADIPUR - 370 205 (KACHCHH) GUJARAT - INDIA**

**TeleFax : +91-2836-262010 Mobile : +91-94269 77365**

**E-mail : advocatekvverma@gmail.com**

---

(Kutch) vide Permission No. 45680 / LP dated 29.06.2017 and accordingly the said property was divided into several small total 1 To 73 plots. Necessary mutation to that effect was carried out in the revenue records vide Village Form No. 6 Record of Right Entry No. 8712 certified by the competent authority & K.J.P. vide Entry No. 8945 certified by the competent authority.

**5. TAX / LAND REVENUE RECEIPTS :**

That the house tax, local cess & education cess are payable to the Talati-cum-Secretary, Shinay Gram Panchayat, Taluka : Gandhidham, District - Kachchh.

**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. FINAL LEGAL OPINION :**

I, Shri Kamal V. Verma, Practicing Advocate, based on the perusal of documents produced before me, is of the legal opinion that the title of **SHRI HARIBHAI RANMALBHAI JARU** in respect of above said residential survey number is clear and marketable and free from any encumbrances and/or charges and free from all reasonable doubts whatsoever.

Yours sincerely,

  
**ADVOCATE KAMAL V. VERMA**  
**: REGD. AGENT :**  
**PATENTS, TRADEMARKS &**  
**GEOGRAPHICAL INDICATIONS**

19889

સુપરિટેન્ડેન્ટ ઓફ રહેણાંચ અને ઇન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (પરિશિષ્ટ વિભાગ - ગુજરાત રાજ્ય)

2019

નિકલ પરના બોજ સંબંધેનું પત્રક

Search in Kamal V. Verma ADV

બદલું નંબર : 3177

ગ્રામ નું નામ : SUNAY

નિકલનું વર્ણન Survey No 320/3

દસ્તાવેજની આ શીખ Sub-Registrar Office(SRO) Kutich-Bhuj Gandhidham

કરવામા આવી છે. આ શીખનો ઉપયોગ નિકલ પરના બોજ સંબંધેનું પુરતોજ મલાદીત આ શીખમા તા

થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ખરાપણા વિશે બાંધપાટી આપતા નથી અને એમાંની કોઇપણ માહિતી સંબંધમાં ગુફશાની માટેના કોઇપણ હકદારા માટે તે જવાબદાર રહેશે નહિ.

મા - 30 વર્ણન 2019 ની ઉપલબ્ધ માહિતી અને રકોડ ઉપર થી તેચાર  
= 2 JUL 2019 સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ

| દસ્તાવેજનો પકાર અને અવેજ (જ્યાં પડતાનું કિસ્સામાં આકાર પડે આપનાર અથવા પડે રાખનાર આપે છે તે જણાવવું) | સર્વે નંબર પેટા વિભાગ નંબર અને પર નંબર (જો કંઈ પણ હોય તો) | કિતકલ | આકાર અથવા જુડી આપવામાં આવે ત્યારે તે | દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પત્રિવાદીનું નામ | દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ | સહીની તારીખ નોંધણીની તારીખ | દસ્તાવેજ નંબર | શેરી |
|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-------|--------------------------------------|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------------------|---------------|------|
| NO DATA AVAILABLE                                                                                   |                                                           |       |                                      |                                                                                                      |                                                                                                 |                            |               |      |
| 31-                                                                                                 |                                                           |       |                                      |                                                                                                      |                                                                                                 |                            |               |      |

સંદ-૨૭૨૨૧૨

Sub-Registrar Office(SRO) Kutich-Bhuj  
Gandhidham

## અરજી પહોંચ

મિલકત નું વર્ણન : Survey No 320/3

Search in : Sinay/SINAY

પહોંચ નંબર ૨૦૧૮૦૪૧૦૦૬૮૧૨ અરજી નંબર ૩૧૭૭ અરજી વર્ષ ૨૦૧૮  
તારીખ ૨ માટે જુલાઈ સને ૨૦૧૮

રજુ કરનારનું નામ Kamal V, Verma 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: 1989 2019  
દંડ કલમ-૨૫.....  
કલમ-૩૪ (કલમ-૫૭).....  
નકલ ફી ફોલીયો.....  
ઈન્ડેક્સ-૨ ફી .....



કુલ એકદરે રૂ. ૨૬૫૦૦

અંકે રૂપિયા બે સો પાસાંક પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

કચેરીમાં આપવામાં

SOLANKI KARANKUMAR ARJUNBHAI  
સબ રજીસ્ટ્રાર  
ગાંધીધામ