

અરજી પહોંચ

મિલકત નું વર્ણન : S.No 486P

Search in : CHALA /CHALA

પહોંચ નંબર ૨૦૨૦૪૦૦૦૦૦૨૯૩

અરજી નંબર

૧૨૦

અરજી વર્ષ

૨૦૨૦

તારીખ ૪

માહે

જાન્યુઆરી

સને

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રજુ કરનારનું નામ D V Sharma

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 2014 2020

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઇન્ડેક્સ-૨ ફી



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કુલ એકદરે રૂ.

૧૮૦.૦૦

અંકે રૂપીયા એક સો એશી પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

V.H. J. SWAL
સબ રજીસ્ટ્રાર
વાપી

અરજી પહોંચ

મિલકત નું વર્ણન : S.No.486

Search in : ચલા /Chala

પહોંચ નંબર ૨૦૨૦૧૦૬૦૦૦૧૧૨

અરજી નંબર

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અરજી વર્ષ

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તારીખ ૩

માહે

જાન્યુઆરી

સને

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રજુ કરનારનું નામ D.V.Sharma (Adv)

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાલીઓ (કલમ ૬૪ થી ૬૭).....

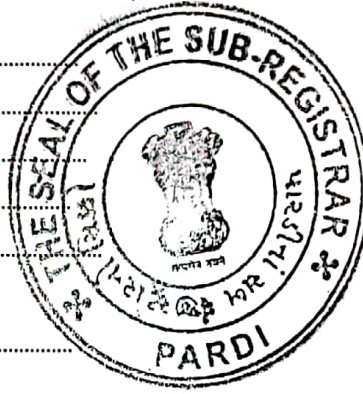
શોધ અગર તપાસણી.....Year: 1990 2014

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૨૬૦.૦૦

કુલ એકંદરે રૂ.

૨૬૦.૦૦

અંકે રૂપીયા બે સો સાઈઠ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

Sunilbhai A Gavit
સબ રજીસ્ટ્રાર
પારડી



DILIP V. SHARMA

B.Com., LL.B., D.L.P.

ADVOCATE



Office : 119/120/121, C.B. Desai Chambers, Gunjan, G.I.D.C., VAPI-396 195. Dist. Valsad. (Guj.)

Resl. : 902, F-1 Building, Pramukh Greens, Daman Road, Chala Vapi - 396 191. Dist. VALSAD. (GUJ.) E-mail : dilipsharma624@yahoo.in

Date: 04/01/2020

TITLE CLEARANCE REPORT

THIS IS TO CERTIFY THAT the property being N.A. land bearing Survey No. 486 Paikie Plot No. 7 admeasuring about 354.56 Sq. Mtrs., Plot No. 23 admeasuring about 333.59 Sq. Mtrs. totally admeasuring about 688.15 Sq. Mtrs. bearing Promulgated New Survey No. 3422 (Amalgamated Survey No. 486/Plo./7) admeasuring about 688.00 Sq. Mtrs. and Plot No. 6 admeasuring about 359.14 Sq. Mtrs., Plot No. 24 admeasuring about 333.98 Sq. Mtrs. totally admeasuring about 693.12 Sq. Mtrs. bearing Promulgated New Survey No. 3421 (Amalgamated Survey No. 486/Plo./6) admeasuring about 392.00 Sq. Mtrs. situated at village Chala, Taluka Vapi, District Valsad has been presented to me for my report on the title of the said property.

On the basis of the document produced before me I, the undersigned Advocate *Dilip V. Sharma*, hereby give the Title Clearance Report of above mention property as under :-

Originally agricultural land bearing Survey No. 486 admeasuring about 20216.58 Sq. Mtrs. situated at village Chala, Taluka Vapi, District Valsad was in the name of Umarmiya Mahmad Manga.

Thenafter Umarmiya Mahmad Manga had applied to the Taluka Development Officer Pardi for N.A. Permission of the above said land to use the same for Non-agricultural Purpose and Taluka Development Officer Pardi had granted the N.A. Permission for the said land to its owner vide its Order No. DP/N.A/Regi/43/83-84 dated 15/02/1984 and

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DILIP V. SHARMA

B.Com., LL.B., D.L.P.

ADVOCATE



Office : 119/120/121, C.B. Desai Chambers, Gunjari, G.I.D.C., VAPI-396 195. Dist. Valsad. (Guj.)

Resl. : 902, F-1 Building, Pramukh Greens, Daman Road, Chala Vapi - 396 191. Dist. VALSAD. (GUJ.) E-mail : dillipsharma624@yahoo.in

the said entry was mutated in Village Form No. 6 vide mutation entry no. 3669 and the said entry was certified by the competent authority.

PLOT NO. 6 & 24

Thereafter Umarmiya Mahmad Manga sold N.A. land bearing Survey No. 486 Paikee Plot No. 6 admeasuring about 359.14 Sq. Mtrs. to Hasina Banu Abdul Rasid Suleman and Sale Deed thereof was executed between the parties and Registered in the office of Sub Registrar Pardi vide Serial No. 370 dated 12/03/1985 and Hasina Banu Abdul Rasid Suleman became the owner and occupier of the above said land and the said entry was mutated in Village Form No. 6 vide mutation entry no. 3812 dated 12/03/1985 and the said entry was certified by the competent authority.

Thereafter Umarmiya Mahmad Manga sold N.A. land bearing Survey No. 486 Paikee Plot No. 24 admeasuring about 333.98 Sq. Mtrs. to Hasina Banu Abdul Rasid Suleman and Sale Deed thereof was executed between the parties and Registered in the office of Sub Registrar Pardi vide Serial No. 1438 dated 29/10/1985 and Hasina Banu Abdul Rasid Suleman became the owner and occupier of the above said land and the said entry was mutated in Village Form No. 6 vide Mutation Entry No. 3913 dated 29/10/1985 and the said entry was certified by the competent authority.

Thenafter Hasina Banu Abdul Rasid Suleman expired on dated 28/05/2016 and the name of his legal heirs namely 1) Farzana Abdul





DILIP V. SHARMA

B.Com., LL.B., D.L.P.

ADVOCATE



Office : 119/120/121, C.B. Desai Chambers, Gunjan, G.I.D.C., VAPI-396 195. Dist. Valsad. (Guj.)

Resl. : 902, F-1 Building, Pramukh Greens, Daman Road, Chala Vapi - 396 191. Dist. VALSAD. (GUJ.) E-mail : dilipsharma624@yahoo.in

Rasid Suleman, 2) Kuviziya Abdul Rasid Suleman, 3) Ashish Abdul Rasid Suleman, 4) Shahir Abdul Rasid Suleman, 5) Abdul Rasid Suleman was entered in the revenue records as the owner and occupier of the said land. And the said entry was mutated in Village Form No. 6 vide mutation Entry No. 11854 dated 29/09/2014 and the said entry was certified by the competent authority.

Thereafter 1) Abdul Rasid Suleman self and P.O.A. Holder 2) Farzana Abdul Rasid Suleman, 3) Kuviziya Abdul Rasid Suleman, 4) Ashish Abdul Rasid Suleman, 5) Shahir Abdul Rasid Suleman sold the N.A land bearing Survey No. 486 admeasuring about 20216.58 Sq. Mtrs. Paikee Plot No.....

Plot No.	Area Sq. Mtrs.	Computerized Survey No.
06	359.14	486/Plo No.6
24	333.98	486/Plo No. 24
Total 693.12		

Situated at: Chala, Tal. Vapi, Dist. Valsad to M/s. Siddhi Enterprise A Partnership Firm Partner's Shri Bhaskar Nimba Choudhary, Shri Jagjit Rambaksh Singh, Smt. Anita Dilipkumar Sharma and Sale Deed thereof was executed between the parties and registered in the office of Sub Registrar Vapi vide Serial No. 2248 dated 04/03/2016 and M/s. Siddhi Enterprise A Partnership Firm became the owner and occupier of the above said land and the said entry was mutated in village from No. 6 vide Mutation Entry No. 12266 dated 14/03/2016 and the said entry was duly certified by the competent authority.



DILIP V. SHARMA**B.Com., LL.B., D.L.P.****ADVOCATE**

Office : 119/120/121, C.B. Desai Chambers, Gunjan, G.I.D.C., VAPI-396 195. Dist. Valsad. (Guj.)

Resl. : 902, F-1 Building, Pramukh Greens, Daman Road, Chala Vapi - 396 191. Dist. VALSAD. (GUJ.) E-mail : dilipsharma624@yahoo.in

Thenafter the said owners had applied to Mamlatdar Pardi for amalgamation of above said land bearing N.A. land bearing Survey No. 486 Paikee Plot No. 6 admeasuring about 359.14 Sq. Mtrs. bearing Computerized Survey No. 486/Plo/6 and Plot No. 24 admeasuring about 333.98 Sq. Mtrs. bearing Computerized Survey No. 486/Plo/24 totally admeasuring about 693.12 Sq. Mtrs. into one part and Mamlatdar Pardi had granted the permission for amalgamation of said land vide its Order No. LND/AMALGAMATION/REGI.NO.24/VASHI/1043/16 Dated 29/09/2016 and new Survey No. 486/Plo/6 was given and the said entry was mutated in Village Form No. 6 vide mutation entry no. 12419 dated 16/10/2016 and the said entry was certified by the competent authority.

PLOT NO. 7 & 23

Thereafter Umarmiya Mahmad Manga sold N.A. land bearing Survey No. 486 Paikee Plot No. 7 admeasuring about 354.56 Sq. Mtrs. Situated at: Chala, Tal. Vapi, Dist. Valsad to Saberabanu Umarbhai Mohamad d/o Suleman and Sale Deed thereof was executed between the parties and Registered in the office of Sub Registrar Pardi and Saberabanu Umarbhai Mohamad d/o Suleman became the owner and occupier of the above said land and the said entry was mutated in Village Form No. 6 vide mutation entry no. 3798 dated 14/02/1985 and the said entry was certified by the competent authority.

Thereafter Saberabanu Umarbhai Mohamad d/o Suleman sold N.A. land bearing Survey No. 486 Paikee Plot No. 7 admeasuring about





DILIP V. SHARMA

B.Com., LL.B., D.L.P.

ADVOCATE



Office : 119/120/121, C.B. Desai Chambers, Gunjan, G.I.D.C., VAPI-396 195. Dist. Valsad. (Guj.)

Resl. : 902, F-1 Building, Pramukh Greens, Daman Road, Chala Vapi - 396 191. Dist. VALSAD. (GUJ.) E-mail : dilips Sharma624@yahoo.in

354.56 Sq. Mtrs. Computerized Survey No. 486/Plo/7 Situated at: Chala, Tal. Vapi, Dist. Valsad to M/s. Shree Siddhivinayak Developers, A Partnership Firm and Sale Deed thereof was executed between the parties and Registered in the office of Sub Registrar Pardi vide Serial No. 1668/2015 dated 27/02/2015 and M/s. Shree Siddhivinayak Developers, A Partnership Firm became the owner and occupier of the above said land and the said entry was mutated in Village Form No. 6 vide mutation entry no. 12064 dated 16/06/2015 and the said entry was certified by the competent authority

Thereafter Umarmiya Mahmad Manga sold N.A. land bearing Survey No. 486 Paikie Plot No. 23 admeasuring about 333.59 Sq. Mtrs. Situated at: Chala, Tal. Vapi, Dist. Valsad to Saberabanu Umarbhai Mohamad d/o Suleman and Sale Deed thereof was executed between the parties and Registered in the office of Sub Registrar Pardi and Saberabanu Umarbhai Mohamad d/o Suleman became the owner and occupier of the above said land and the said entry was mutated in Village Form No. 6 vide mutation entry no. 3936 dated 03/01/1986 and the said entry was certified by the competent authority.

Thereafter Saberabanu Umarbhai Mohamad d/o Suleman sold N.A. land bearing Survey No. 486 Paikie Plot No. 23 admeasuring about 333.59 Sq. Mtrs. Situated at: Chala, Tal. Vapi, Dist. Valsad to Jamilabanu Mohammad Yusuf Mulla and Sale Deed thereof was executed between the parties and Registered in the office of Sub Registrar Pardi on dated

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DILIP V. SHARMA

B.Com., LL.B., D.L.P.

ADVOCATE



Office : 119/120/121, C.B. Desai Chambers, Gunjan, G.I.D.C., VAPI-396 195. Dist. Valsad. (Guj.)

Resl. : 902, F-1 Building, Pramukh Greens, Daman Road, Chala Vapi - 396 191. Dist. VALSAD. (GUJ.) E-mail : dilipsharma624@yahoo.in

04/02/1992 and Jamilabanu Mohammad Yusuf Mulla became the owner and occupier of the above said land and the said entry was mutated in Village Form No. 6 vide mutation entry no. 5957 dated 28/08/1992 and the said entry was certified by the competent authority.

Thereafter Jamilabanu Mohammad Yusuf Mulla sold N.A. land bearing Survey No. 486 Paikie Plot No. 23 admeasuring about 333.59 Sq. Mtrs. bearing Computerized Survey No. 486/Plo/23 Situated at: Chala, Tal. Vapi, Dist. Valsad to Shri Abdulrazak Abdulkarim Mansuri and Sale Deed thereof was executed between the parties and Registered in the office of Sub Registrar Pardi vide Serial No. 172/2006 dated 06/01/2006 and Shri Abdulrazak Abdulkarim Mansuri became the owner and occupier of the above said land and the said entry was mutated in Village Form No. 6 vide mutation entry no. 8906 dated 13/09/2006 and the said entry was certified by the competent authority.

Thereafter Shri Abdulrazak Abdulkarim Mansuri sold N.A. land bearing Survey No. 486 Paikie Plot No. 23 admeasuring about 333.59 Sq. Mtrs. bearing Computerized Survey No. 486/Plo/23 Situated at: Chala, Tal. Vapi, Dist. Valsad to 1) Mohmmad Muslim Abdulmajid Shaikh, 2) Mohammad Aalam Abdulmajid Shaikh and Sale Deed thereof was executed between the parties and Registered in the office of Sub Registrar Pardi vide Serial No. 2226/2009 dated 25/03/2009 and 1) Mohmmad Muslim Abdulmajid Shaikh, 2) Mohammad Aalam Abdulmajid Shaikh became the owner and occupier of the above said land and the





DILIP V. SHARMA

B.Com., LL.B., D.L.P.

ADVOCATE



Office : 119/120/121, C.B. Desai Chambers, Gunjan, G.I.D.C., VAPI-396 195. Dist. Valsad. (Guj.)

Resl. : 902, F-1 Building, Pramukh Greens, Daman Road, Chala Vapi - 396 191. Dist. VALSAD. (GUJ.) E-mail : dilipsharma624@yahoo.in

said entry was mutated in Village Form No. 6 vide mutation entry no. 9974 dated 06/04/2009 and the said entry was certified by the competent authority.

Thereafter 1) Mohmmad Muslim Abdulmajid Shaikh, 2) Mohammad Aalam Abdulmajid Shaikh sold N.A. land bearing Survey No. 486 Paikee Plot No. 23 admeasuring about 333.59 Sq. Mtrs. bearing Computerized Survey No. 486/Plo/23 Situated at: Chala, Tal. Vapi, Dist. Valsad to Girishbhai Chhibubhai Patel and Sale Deed thereof was executed between the parties and Registered in the office of Sub Registrar Pardi vide Serial No. 710/2011 dated 28/02/2011 and Girishbhai Chhibubhai Patel became the owner and occupier of the above said land and the said entry was mutated in Village Form No. 6 vide mutation entry no. 10690 dated 07/05/2011 and the said entry was certified by the competent authority.

Thereafter Girishbhai Chhibubhai Patel sold N.A. land bearing Survey No. 486 Paikee Plot No. 23 admeasuring about 333.59 Sq. Mtrs. bearing Computerized Survey No. 486/Plo/23 Situated at: Chala, Tal. Vapi, Dist. Valsad to M/s. Shree Siddhivinayak Developers, A Partnership Firm and Sale Deed thereof was executed between the parties and Registered in the office of Sub Registrar Pardi vide Serial No. 4048/2015 dated 21/05/2015 and M/s. Shree Siddhivinayak Developers, A Partnership Firm became the owner and occupier of the above said land and the said entry was mutated in Village Form No. 6 vide mutation





DILIP V. SHARMA

B.Com., LL.B., D.L.P.

ADVOCATE



Office : 119/120/121, C.B. Desai Chambers, Gunjan, G.I.D.C., VAPI-396 195. Dist. Valsad. (Guj.)

Resl. : 902, F-1 Building, Pramukh Greens, Daman Road, Chala Vapi - 396 191. Dist. VALSAD. (GUJ.) E-mail : dilipsharma624@yahoo.in

entry no. 12062 dated 13/06/2015 and the said entry was certified by the competent authority.

Whereas M/s. Shree Siddhivinayak Developers, A Partnership Firm became the absolute owner and occupier of the property being N.A. land bearing Survey No. 486 Paikee Plot No. 23 admeasuring about 333.59 Sq. Mtrs. bearing Computerized Survey No. 486/Plo/23 and Plot No. 7 admeasuring about 354.56 Sq. Mtrs. bearing Computerized Survey No. 486/Plo/7 Situated at: Chala, Tal. Vapi, Dist. Valsad.

Thenafter the said owners had applied to Mamlatdar Pardi for amalgamation of above said land bearing N.A. land bearing Survey No. 486 Paikee Plot No. 23 admeasuring about 333.59 Sq. Mtrs. bearing Computerized Survey No. 486/Plo/23 and Plot No. 7 admeasuring about 354.56 Sq. Mtrs. bearing Computerized Survey No. 486/Plo/7 into one part and Mamlatdar Pardi had granted the permission for amalgamation of said land vide its Order No. LND/AMALGAMATION/REGI.NO.23/VASHI/1042/16 Dated 29/09/2016 and new Survey No. 486/Plo/7 was given and the said entry was mutated in Village Form No. 6 vide mutation entry no. 12418 dated 16/10/2016 and the said entry was certified by the competent authority.

Thenafter Promulgated scheme was implemented by the Government and the land bearing Survey No. 486/Plo/6 was given New Survey No. 3421 admeasuring about 692.00 Sq. Mtrs. and Survey No. 486/Plo/7 was given New Survey No. 3422 admeasuring about 688.00 Sq.





DILIP V. SHARMA

B.Com., LL.B., D.L.P.

ADVOCATE



Office : 119/120/121, C.B. Desai Chambers, Gunjan, G.I.D.C., VAPI-396 195. Dist. Valsad. (Guj.)

Resl. : 902, F-1 Building, Pramukh Greens, Daman Road, Chala Vapi - 396 191. Dist. VALSAD. (GUJ.) E-mail : dillipsharma624@yahoo.in

Mtrs. the said entry was mutated in village form No. 6 vide Mutation Entry No. 12820 dated 27/06/2018 and the said entry was certified by the competent authority.

Thereafter M/s. Shree Siddhivinayak Developers, A Partnership Firm sold N.A. land bearing Survey No. 486 Paikee Plot No. 23 admeasuring about 333.59 Sq. Mtrs. bearing Computerized Survey No. 486/Plo/23 and Plot No. 07 admeasuring about 354.56 Sq. Mtrs. totally admeasuring about 688.15 Sq. Mtrs. bearing Computerized Survey No. 486/Plo/7 bearing amalgamated Survey No. 486/Plo.7 & bearing Promulgamated Survey No. 3422 admeasuring about 688.00 Sq. Mtrs. Situated at: Chala, Tal. Vapi, Dist. Valsad to M/s. Siddhi Enterprise, A Partnership Firm and Sale Deed thereof was executed between the parties and Registered in the office of Sub Registrar Pardi vide Serial No. 11240/2018 dated 29/12/2018 and M/s. Siddhi Enterprise, A Partnership Firm became the owner and occupier of the above said land and the said entry was mutated in Village Form No. 6 vide mutation entry no. 12913 dated 15/01/2019 and the said entry was not certified by the competent authority and as per Mutation entry No. 13111 dated 23/08/2019 mutation entry No. 12913 dated 15/01/2019 was certified by the competent authority.

Whereas M/s. Siddhi Enterprise, A Partnership Firm became the absolute owner and occupier of the property being N.A. land bearing Survey No. 486 Paikee Plot No. 7 admeasuring about 354.56 Sq. Mtrs., Plot



DILIP V. SHARMA**B.Com., LL.B., D.L.P.****ADVOCATE**

Office : 119/120/121, C.B. Desai Chambers, Gunjan, G.I.D.C., VAPI-396 195. Dist. Valsad. (Guj.)

Resl. : 902, F-1 Building, Pramukh Greens, Daman Road, Chala Vapi - 396 191. Dist. VALSAD. (GUJ.) E-mail : dillipsharma624@yahoo.in

No. 23 admeasuring about 333.59 Sq. Mtrs. totally admeasuring about 688.15 Sq. Mtrs. bearing Promulgamated New Survey No. 3422 (Amalgamated Survey No. 486/Plo./7) admeasuring about 688.00 Sq. Mtrs. and Plot No. 6 admeasuring about 359.14 Sq. Mtrs., Plot No. 24 admeasuring about 333.98 Sq. Mtrs. totally admeasuring about 693.12 Sq. Mtrs. bearing Promulgamated New Survey No. 3421 (Amalgamated Survey No. 486/Plo./6) admeasuring about 392.00 Sq. Mtrs. situated at village Chala, Taluka Vapi, District Valsad.

Thenafter M/s. Siddhi Enterprise, A Partnership Firm had applied for construction Permission to Vapi Area Development Authority on the above said land and Construction Permission was Granted by Vapi Area Development Authority vide its Rajachitthi No. VAADA/25-12-2018/1094032/01/000095/ODPS/110/19-20 dated 25/12/2018.

I have also undertaken the search of records in the office of Sub-Registrar Pardi/Vapi and found no defect either anywhere in the title of the said Property. The search receipt is attached herewith.

In these circumstance herein before and in the light of records whatsoever available and supplied to me, I am of the opinion that the title of the said property is clear and marketable and said property mentioned hereunder by Schedule "A" is exclusively owned and possessed by namely M/s. Siddhi Enterprise, A Partnership Firm.





DILIP V. SHARMA

B.Com., LL.B., D.L.P.

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SCHEDULE "A"
DESCRIPTION OF THE SAID PROPERTY
(as above referred to)

All that piece and parcel of N.A. land bearing Survey No. 486 Paikie Plot No. 7 admeasuring about 354.56 Sq. Mtrs., Plot No. 23 admeasuring about 333.59 Sq. Mtrs. totally admeasuring about 688.15 Sq. Mtrs. bearing Promulgated New Survey No. 3422 (Amalgamated Survey No. 486/Plo./7) admeasuring about 688.00 Sq. Mtrs. and Plot No. 6 admeasuring about 359.14 Sq. Mtrs., Plot No. 24 admeasuring about 333.98 Sq. Mtrs. totally admeasuring about 693.12 Sq. Mtrs. bearing Promulgated New Survey No. 3421 (Amalgamated Survey No. 486/Plo./6) admeasuring about 392.00 Sq. Mtrs. situated at village Chala, Taluka Vapi, District Valsad.

This Title Clearance Report is issued under my seal and signature on this 04th Day of January 2020, Vapi.

Place: Vapi

Dated: 04/01/2019





DILIP V. SHARMA

B.Com., LL.B., D.L.P.

ADVOCATE



Office : 119/120/121, C.B. Desai Chambers, Gunjan, G.I.D.C., VAPI-396 195. Dist. Valsad. (Guj.)

Resl. : 902, F-1 Building, Pramukh Greens, Daman Road, Chala Vapi - 396 191. Dist. VALSAD. (GUJ.) E-mail : dillipsharma624@yahoo.in

DATE:- 04/01/2020

Annexure-9

CERTIFICATE OF ENCUMBRANCE ON PROPERTY TO
WHOMSOEVER CONCERN

M/s. Siddhi Enterprise, A Partnership Firm is owner of the property being N.A. land bearing Survey No. 486 Paikie Plot No. 7 admeasuring about 354.56 Sq. Mtrs., Plot No. 23 admeasuring about 333.59 Sq. Mtrs. totally admeasuring about 688.15 Sq. Mtrs. bearing Promulgated New Survey No. 3422 (Amalgamated Survey No. 486/Plo./7) admeasuring about 688.00 Sq. Mtrs. and Plot No. 6 admeasuring about 359.14 Sq. Mtrs., Plot No. 24 admeasuring about 333.98 Sq. Mtrs. totally admeasuring about 693.12 Sq. Mtrs. bearing Promulgated New Survey No. 3421 (Amalgamated Survey No. 486/Plo./6) admeasuring about 392.00 Sq. Mtrs. situated at village Chala, Taluka Vapi, District Valsad, On request of M/s. Siddhi Enterprise, A Partnership Firm, I have carried out the search for the 30 Years The receipt of Search bearing No. 2020106000112 dated 03/01/2019 taken by me from Sub-Registrar Pardi and Search bearing No. 2020400000293 dated 04/01/2020 taken by me from Sub-Registrar Vapi and found that there is no encumbrance on the said immovable property.

Date:- 04/01/2020

Place:-Vapi



CERTIFICATE OF ENCUMBRANCE ON PROPERTY
TO WHOM SO EVER IT MAY CONCERN

SIDDHI ENTERPRISE, A Partnership Firm is the Owner of the following
immovable property situated at Village : Chala, Taluka Pardi, District: Valsad
the Registration of Sub-District : Vapi Bearing Survey No. 3421 and 3422
admeasuring about 1380.15 Sq. Meters with the Construction Building namely
" MINDTREE GEHANA B "

As per Our Knowledge and Search in the Office by the DILIP V. SHARMA in the
Office of the Sub Registrar Pardi and Vapi for last 30 years and found that
There is No Encumbrance on the Said Immovable Properties.

Date: 08/01/2020

Place: Vapi.