



RAJESHKUMAR K. CHAUDHARI

(B.A, LL.B, LL.M, D.I.N)

ADVOCATE

Head Office : F/14, Sharddha Complex, Mehsana-1.

Branch Office : G/12, Narayan Complex, At-Dhinoj, Ta- Chansma, Dist- Patan.

Mo - 94270 08417

Date:- 10.06.2019

TO WHOME EVER IT MAY BE CONCERNED

Ref :- Title Investigation of **Manidhar Infrastructure Partnership Firm** – through its Working Partners – (1) **Chaudhari Vishal Nanjibhai** (2) **Chaudhari Dashrathbhai Dahyabhai** their property which is described in the schedule

Respected Sir,

1. The above named applicant has approached me and requested for Title Clearance Certificate in respect of the property which is described in the schedule. To ascertain acts and encumbrances on the property, I have taken search from the **Sub-Registrar Office, Mehsana** on dated 10.06.2019.
2. **Manidhar Infrastructure Partnership Firm** – through its Working Partners – (1) **Chaudhari Vishal Nanjibhai** (2) **Chaudhari Dashrathbhai Dahyabhai** their are Owners of property bearing Revenue Khata No. 406 Block/Survey No. 915, 916, 914, 913 (Old Block/Survey No. 126, 127, 128/2, 129) are consolidated as new Survey/Block No. 913 admeasuring 1-17-27 H.A.Sq.Mtrs., Non Agriculture Land which is situated in Nagalpur sim Ta & Dist: Mehsana
3. I have verified following documents before issuing this Title Clearance Certificate.
 - (1) Copy of Registered Partnership-deed No. 5063, dated 15.05.2019 executed in favour of – Manidhar Infrastructure Partnership Firm – through its Working Partners – (1) **Chaudhari Vishal Nanjibhai** (2) **Chaudhari Dashrathbhai Dahyabhai**.
 - (2) Copy of Registered sale-deed No. 10401, dated 01.10.2018 executed in favour of – **Chaudhari Dashrathbhai Dahyabhai** (50%), **Chaudhari Vishal Nanjibhai Ganeshbhai**.
 - (3) Copy of Index-II of Registered sale-deed No. 10401, dated 01.10.2018.



- (4) Copy of Registration Receipt of Registered sale-deed No. 10401, dated 01.10.2018.
- (5) Copy of Village Form No. 8-A For the said land.
- (6) Copy of Village Form No. 7 & 12 For the said land.
- (7) Copy of Village Form No. 6 (Hakk Patrak) For the said land.
- (8) Original Search Receipts issued by Sub- Registrar, Mehsana.

4. Chain of the Title :

- (i) The Agriculture land bearing **Block/Survey No. 915, 916, 914, 913** (Old Block/Survey No. 126, 127, 128/2, 129) were originally belongs to Tha Vaktaji Navaji and it is evident from the revenue entry No. 1803,1804& 1805 dated 30.10.1976.
- (ii) Thereafter, Block/Survey No. 915 the owner had taken the Property Rs. 9,00,000/- vide Registered Mortgage-Deed No. 11619, dated 08.12.2016 From Chaudhari Dashrathbhai Dahyabhai the said land was charged Chaudhari Dashrathbhai Dahyabhai as mortgaged security and it is evident from the revenue entry No. 32472, dated 20.12.2016.
- (iii) Thereafter, Block/Survey No. 915 the owner had Release the Property & Paid Rs. 9,00,000/- vide Registered Release-Deed No. 3968, dated 11.04.2018 and it is evident from the revenue entry No. 34266, dated 05.05.2018.
- (iv) Thereafter, the Re-Survey of the land record by the Order No. **RTS/RE – SURVEY/PROMULGATION/NAGALPUR/2017 – dated 11.02.2018** of Prant Officer – Mehsana, the Block/Survey Numbers of the land Village: Nagalpur are changed and Revenue Khata No. 406 bearing Old Survey/Block No. **126, 127, 128/2, 129** of Village: Nagalpur Ta & Dist: **Mehsana** are altered as respectively **New Block/Survey No. 915, 916, 914, 913** and it is evident from the revenue entry No. 34206, dated 11.02.2018.
- (v) Thereafter, as per the Order of the Executive Magistrate, Mehsana, vide its Order No. Land/Vasi/3483/2018, dated 26.11.2018, land admeasuring Hec.Are.Sq.Mtrs. : 0-26-84 of Survey/Block No. 913, land admeasuring Hec.Are.Sq.Mtrs. : 0-21-06 of Survey/Block No. 914, admeasuring Hec.Are.Sq.Mtrs. : 0-37-65 of Survey/Block No. 915 and admeasuring Hec.Are.Sq.Mtrs. : 0-31-72 of Survey/Block No. 916 are consolidated as new **Survey/Block No. 913** admeasuring Hec.Are.Sq.Mtrs. : **1-17-27** and it is evident from the revenue entry No.34947, dated 28.08.2018.



- (vi) Thereafter, said land was purchased by – (1) Chaudhari Dashrathbhai Dahyabhai (2) Chaudhari Vishal Nanjibhai Ganeshbhai vide Registered sale-deed No. 10401, dated 01.10.2018 for the consideration amount of Rs. 1,40,000,00/- From – Thakor Vaktaji Navaji.
- (vii) Thereafter, N. A. Permission for the said land is granted by the District Collector Mehsana, vide their order No. CB/NA/MEHSANA/NAGALPUR/913/61508/2019 dated 08.02.2019 and therefore, said land admeasuring 117227.00 Sq. Mtrs., is converted for residential purpose, as per approved Lay Out Plan.
- (viii) Thereafter, above Property was purchased by – Manidhar Infrastructure Partnership Firm – through its Working Partners – (1) Chaudhari Vishal Nanjibhai (2) Chaudhari Dashrathbhai Dahyabhai vide Registered sale-deed No. 5063, dated 15.05.2019 From – (1) Chaudhari Vishal Nanjibhai (2) Chaudhari Dashrathbhai Dahyabhai.
5. I have taken Search from Sub- Registrar Office, Mehsana on dated 10.06.2019.
6. The Property is not subject to any attachment process of the Hone bale Court, No Land Acquisition or Requisition proceedings are pending with respect to the property.
7. The Transfer of the Property and the construction on the same is not prohibited on his Bombay Town Planning Act – 1954, Urban Vacant Land Ceiling and Regulation Act – 1976, Ribbon Development Rules or any other rules or regulation pertaining to acquisition of the construction on the property. The property has been entered in the owners name as occupant.
8. There is no bar to the creation of mortgage under any Act, Ordinance, Government Notification, Resolution, Circular or Order applicable to the property.

<<< CERTIFICATE >>>

From the study of relevant revenue records and search from Sub-Registrar office, Mehsana, I am of the opinion and certified that the owners have not created any charge over the property which is situated in Schedule of **Nagarpur Sim** and the Titles of the owners over their property mentioned in the schedule are **CLEAR MARKETABLE AND FREE FROM ENCUMBRANCES** or reasonable doubt whatsoever.



SCHEDULE OF THE PROPERTY

All the piece and parcels of property bearing land admeasuring Hec.Are.Sq.Mtrs. : 0-26-84 of Survey/Block No. 913, land admeasuring Hec.Are.Sq.Mtrs. : 0-21-06 of Survey/Block No. 914, admeasuring Hec.Are.Sq.Mtrs. : 0-37-65 of Survey/Block No. 915 and admeasuring Hec.Are.Sq.Mtrs. : 0-31-72 of Survey/Block No. 916 are consolidated as new Survey/Block No. 913 admeasuring Hec.Are.Sq.Mtrs. : 1-17-27 Non Agricultural Land which is situated in Nagalpur sim, Ta & Dist: Mehsana Boundaries of the Property :

On East : Adjoining Survey No. 912.

On West : Adjoining Survey No. 905 (Old Survey No. 98 Paiki).

On North : Adjoining Survey No. 914.

On South : Adjoining Survey No. 911.

Date: 10.06.2019

Place: Mehsana



A handwritten signature in blue ink, appearing to read "P.K. Chaudhary", written diagonally across the page.

Signature of the Advocate

અરજી પહોંચ

મેલકતનું વર્ણન સ.નં ૯૧૩ ખાતા નં ૪૦૬

Search in : નાગલપુર/NAGALPUR

પહોંચ નંબર: ૨૦૧૯૦૯૯૦૧૪૩૪૯ અરજી નંબર: ૮૨૮૦ અરજી વર્ષ: ૨૦૧૯

તા: ૧૦ માહે: જુન સને: ૨૦૧૯

રજુ કરનારનું નામ આર કે ચૌધરી

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

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શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

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શોધ અગર તપાસણી..... Year : ૧૯૯૦ ૨૦૧૯ ૧૬૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

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ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૧૬૦

અંકે રૂપીયા એકસો સાઠ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(M.S.DAMOR)
સબ રજીસ્ટ્રાર
મહેસાણા

IGR-NIC

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૩:૫૪:૪૮ pm