

Shashikant S. Patel.

Phone No: (02642) 241448.

Advocate

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

Date :- 11/08/2015.

TO WHOMSOEVER IT MAY CONCERN.
TITLE CLEARANCE CERTIFICATE.

Sub :- Title Clearance Certificate in Respect of the property bearing land admeasuring 5058.00 Sq. Mts., (with undivided share of land of Road & Common Plot), of Residential & Commercial purpose open land " Sundram ", of the Non-Agriculture land bearing Re. S. No. 25/4 , situated within the Village limit of Bholav Ta. & Dist. Bharuch is the ownership of and in the possession of Shri. Sejalkumar Pannalal Shah.

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. 25/4, admeasuring A.02-35 Gu., of Village Bholav Ta. & Dist. Bharuch originally belonged to Saiyed Divanjimiya Bavasaheb & Saiyed Mahemudmiya Bavasaheb. The names of Bai Magangaurui Wd/O. Chimanlal Amratlal, Krushnalal Chimanlal, Brijmohan Chimanlal, Chimanlal Amratlal were running in the record as the occupant of the said land. Out of them, Chimanlal Amratlal died on dt. 01/09/1946. As the names of his legal heirs already on record, his name was deleted from the record on the same time Krushnalal Chimanlal & Brijmohan Chimanlal had relinquished their rights in favour of their Mother BAI magangauri Chimanlal. Mutation Entry No. 196 dt. 19/10/1946 also made in that behalf. Thus Bai Magangauri Chimanlal became the owner and occupant of the said land.

One Shri. Ashabhai Shankerbhai Patel was cultivating land admeasuring A.00-30Gu, of Re. S. No. 25/4 paiki as Tenant of the said land. Mutation Entry No. 205 dt. also made in that behalf.

Saiyed Divanjimiya Bavasaheb & Saiyed Mahemudmiya Bavasaheb filed Civilt Suit bearing Re. C. S. No. 107/1947 in The Court Of Civil Judge (J.D.), Bharuch against Bai Magangauri Chimanlal for getting that she has no rights, title in the land in question. The Hon'ble Civil Court had

admitted the said suit and as per the order of Hon'ble Civil Court, name of Bai Magangauri Chimanlal was removed from the record as occupier. Mutation Entry No. 251 dt. 01/06/1951 also made in that behalf.

Saiyed Divanjimiya Bavasaheb & Saiyed Mahemudmiya Bavasaheb had taken loan from Bombay Provincial Land Mortgage Bank Ltd., & Bharuch District C Op. Land Mortgage Bank Ltd., and mortgaged the said land with the said Banks. Mutation Entry No. 252 dt. 01/07/1951 & 254 dt. 05/03/1952 respectively also made in that behalf. They had paid up the said loan and released the land from the charge of the said Banks. Mutation Entry No. 663 dt. 07/02/1972 also made in that behalf.

The above mentioned land originally Inami land. Then after the abolition of Inamdari i. e. as per the Devasthan Inam Abolition Act-1952, the said land recorded in the head of Government. Mutation Entry No. 290 dt. 18/08/1955 also made in that behalf.

Thereafter, Shri. Ashabhai Shankerbhai Patel became deemed Tenant of the said land and the Authority had fixed the purchase price and Shri. Ashabhai Shankerbhai Patel had paid up the said price and his name removed from Second Huq Column and put in occupancy column as the owner of the said land. Mutation Entry No. 601 dt. 20/09/1969 also made in that behalf.

Shri. Ashabhai Shankerbhai Patel was also cultivating the land admeasuring A.00-20Gu., of Re. S. No. 25/4. Thereafter, Shri. Ashabhai Shankerbhai Patel became deemed Tenant of the said land and the Authority had fixed the purchase price and Shri. Ashabhai Shankerbhai Patel had paid up the said price and his name removed from Second Huq Column and put in occupancy column as the owner of the said land. Mutation Entry No. 709 dt. 30/04/1973 also made in that behalf. Thus Shri. Ashabhai Shankerbhai Patel became the owner of land admeasuring A.00-30Gu., & A.00-20Gu., of Re. S. No. 25/4 paiki.

Shri. Ashabhai Shankerbhai Patel had taken loan from The Zadeshwar Group Co Op. Multipurpose Society Ltd., and created a charge on the said land. Mutation Entry No. 778 dt. 12/07/1975 also made in that behalf. Then legal heirs of deceased Shri Ashabhai Shankerbhai Patel had paid up the said loan released the land from the charge of the said Society. Mutation Entry No. 955 dt. 27/10/1979 also made in that behalf.

Shri. Ashabhai Shankerbhai Patel died on dt. 11/04/1978. After his death, the names of his legal heirs Shri. Thakorabhai Ashabhai Patel & Hasuben Khusalbhai Patel entered into record by Mutation Entry No. 901 dt.

01/05/1978. Then out of them Hasuben had relinquished her rights in favour of Shri. Thakorbhai Ashabhai Patel. Mutation Entry No. 902 dt. 01/05/1978 also made in that behalf. Thus he became the owner of the said land.

Shri. Thakorbhai Ashabhai Patel died on dt. 07/04/1979. After his death, the names of his legal heirs Smt. Shantaben Wd./O Thakorbhai Patel, Shri. Umeshbhai Thakorbhai Patel, Shri. Dilipbhai Thakorbhai Patel and Bhartiben Thakorbhai Patel entered into record by Mutation Entry No. 932 dt. 28/04/1979. Thus they became the owners of the said land.

Mutation Entry No. 9166 dt. 24/02/2009 also made for the pramolagation in the revenue recotd.

Out of the Four owners , Shri. Dilipbhai Thakorbhai Patel died on dt. 11/06/2009. He had filed Hindu Marriage Petition No 499/2001 in The Court Of Civil Judge, Vadodra for taking Divorce from her Wife Hemlataben. The said Petition was granted by the Hon'ble Court on dt. 09/01/2002. So after his death, the name of his only legal heir Shri. Chintankumar Dilipbhai Patel entered into record by Mutation Entry No. 9482 dt. 15/02/2011.

As the land in question originally New Tenure land, The Deputy Collector, Bharuch has passed an order for removal of the Se. 65 of the Tenancy Act by its order No. Tenancy/Sharatbhang/Vashi/3146 dt. 28/11/2011. Mutation Entry No. 9714 dt. 29/11/2011 also made in that behalf.

Then the owners of the said land sold the said land to Shri. Sejalkumar Pannalal Shah by a registered Sale Deed dt. 22/06/2012. Which is registered at Sr. No. 6576 in the office of Sub Registrar, Bharuch. Mutation Entry No. 9876 dt. 22/06/2012 also made in that behalf. Thus he become the owner of the said land.

After purchasing the said land, as the land in question originally New Tenure land ad he wants to convert the said land into Non Agriculture for residential purpose, he applied to The Collector, Bharuch for fix the premium amount and The Collector, Bharuch by its order No. Tenancy/Vashi/1997 to 2001 dt. 15/05/2012 granted permission to use the said land residential, subject to payment of premium of ₹. 1,33,53,120/-. Mutation Entry No. 9847 dt. 16/05/2012 also made in that behalf. Then he applied to The Collector, Bharuch for extension of time for N A permission up to dt. 14/05/2014. The Collector, Bharuch granted

permission vide its order No. Tenancy/Vashi/1078 dt. 29/06/2013. Mutation Entry No. 10238 dt. 04/09/2013 also made in that behalf.

Then he applied to The Mamlatdar, Bharuch for consolidate the Re. S. No. 25/4 paiki He. 00-20 Are- 23 Sq. Mts., and Re. S. No. 25/4 paiki He. 00-30 Are- 35 Sq. Mts. The Mamlatdar, Bharuch granted permission vide its order No. Bhumi/Con/Vashi/3014 to 3016 dt. 06/09/2014 and consolidate the land of Re. S. No. 25/4 paiki, admeasuring He.00-50Are-58Sq. Mts. Mutation Entry No. 10532 dt. 06/09/2014 also made in that behalf. As per the said order , as per the letter No. K.J.P./S.R. No. 67/2014-15 dt. 20/09/2014 of District Inspector of Land Record, Bharuch K. J. P. done. Mutation Entry No. 10560 dt. 18/10/2014 also made in that behalf.

Then he applied to The Collector, Bharuch for the extension of time of N A permission for six monts and for chage of use of land admeasuring 236.64 Sq. Mts., out of land admeasuring 5058.00 Sq. Mts., for commercial purpose. The said permission granted by The Collector, Bharuch. Mutation Entry No. 10810 dt. 16/05/2015 also made in that behalf. Then The Collector, Bharuch granted N A permission for residential and commercial purpose use vide its order No. Bhumi/NA/Vashi/4021 dt. 03/06/2015. Mutation Entry No. 10829 dt. 09/06/2015 also made in that behalf.

Then he applied to The Chief Executive Officer, Bharuch-Ankleshwar Urban Development Authority for the permission for the construction of Commercial and Residential. The said Authority has granted permission vide Construction Permission No. 588 and Bauda/Construction Pemission/Vashi/1985 dt. 01/07/2015 and also approved plans.

Then Shri. Sejalkumar Pannalal Shah has put a scheme namely "SUNDRAM" for the construction of below mentioned SHOPS AND FLATS.

Block.	Shop/Flat No.	Floor.
A.	Hollow Plinth Parking.	Ground Floor.
"	Shop No. 101-102-103-104.	Higher Ground Floor. (First Floor).
"	Flat No. 101.	Higher Ground Floor. (First Floor).
"	Flat No. 201 to 202.	First Floor.
"	Flat No. 401 to 402.	Third Floor.
"	Flat No. 501 & Open Terrace.	Forth Floor.

B	Hollow Plinth Parking.	Ground Floor.
6677	Shop No. 1-2-3-4.	Solid Plinth (Ground Floor).
6677	Shop No. 101-102-103-104.	Higher Ground Floor. (First Floor).
6677	Flat No. 101.	Higher Ground Floor. (First Floor).
6677	Flat No. 201 to 202.	First Floor.
6677	Flat No. 301 to 302.	Second Floor.
6677	Flat No. 401 to 402.	Third Floor.
6677	Flat No. 501 & Open Terrace.	Forth Floor.
C.	Hollow Plinth Parking.	Ground Floor.
6677	Flat No. 101 to 104.	Higher Ground Floor. (First Floor).
6677	Flat No. 201 to 204.	First Floor.
6677	Flat No. 301 to 304.	Seond Floor.
6677	Flat No. 401 to 404.	Third Floor.
6677	Flat No. 501 to 504.	Forth Floor.
D.	Hollow Plinth Parking.	Ground Floor.
6677	Flat No. 101 to 104.	Higher Ground Floor. (First Floor).
6677	Flat No. 201 to 204.	First Floor.
6677	Flat No. 301 to 304.	Seond Floor.
6677	Flat No. 401 to 404.	Third Floor.
6677	Flat No. 501 to 504.	Forth Floor.
E.	Hollow Plinth Parking.	Ground Floor.
6677	Flat No. 101 to 104.	Higher Ground Floor. (First Floor).
6677	Flat No. 201 to 204.	First Floor.
6677	Flat No. 301 to 304.	Seond Floor.
6677	Flat No. 401 to 404.	Third Floor.
6677	Flat No. 501 to 504.	Forth Floor.
F.	Hollow Plinth Parking.	Ground Floor.
6677	Flat No. 101 to 104.	Higher Ground Floor. (First Floor).
6677	Flat No. 201 to 204.	First Floor.
6677	Flat No. 301 to 304.	Seond Floor.
6677	Flat No. 401 to 404.	Third Floor.

Flat No. 501 to 504.	Forth Floor.
G. Hollow Plinth Parking.	Ground Floor.
Flat No. 101 to 106.	Higher Ground Floor. (First Floor).
Flat No. 201 to 206.	First Floor.
Flat No. 301 to 306.	Seond Floor.
Flat No. 401 to 406.	Third Floor.
Flat No. 501 to 506.	Forth 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 5058.00 Sq. Mts., (with undivided share of land of Road & Common Plot), of Residential & Commercial purpose open land " Sundram ", of the Non-Agriculture land bearing Re. S. No. 25/4 , situated within the Village limit of Bholav Ta. & Dist. Bharuch is the ownership of and in the possession of Shri. Sejalkumar Pannalal Shahand his title of the said property is clear, marketable and free from any encumbrance.

Date :- 11/08/2015.

Place :- Bharuch.




(Shashikant S. Patel)
Advocate.

અરજી પહોંચ

મેલકતનું વર્ણન રે.સ.નં- ૨૫/૪ પેકી ૫૦-૫૮

Search in : ભોલાવ/BHOLAV

પહોંચ નંબર: ૨૦૧૫૦૮૩૦૦૮૨૬૩

અરજી નંબર: ૩૨૭૩

અરજી વર્ષ: ૨૦૧૫

તા: ૧૦

માહે: ઓગસ્ટ

સને: ૨૦૧૫

રજુ કરનારનું નામ શંશીકાંત એસ.પટેલ એડવોકેટ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

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 કોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી



કુલ એકંદરે રૂ.

૧૬૦

અંકે રૂપીયા એકસો સાઠ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવે

સબ રજીસ્ટ્રાર

ભરુચ

IGR-NIC

-5135476043782094278

૧૦/૮/૨૦૧૫

૧૨:૩૦:૩૬ pm