

દિપક આર. આચાર્ય

એડવોકેટ



Deepak R. Acharya

ADVOCATE

ઓફીસ : ૧૦૮, પ્રથમ માળ,

મંગલમૂર્તિ કોમ્પ્લેક્સ, જવાહર રોડ, કાળવા ચોક,

જુનાગઢ. ૩૬૨ ૦૦૧

મોબાઈલ : ૯૪૨૯૧૪૨૪૦, ૯૧૭૩૦ ૪૧૩૪૦

108, 1st floor, Mangalmurti Complex,
Jawahar Road Kalva Chowk,
Junagadh. 362001

Mobile :

94291 14240, 91730 41340

Email: dipakacharyagks@gmail.com

Date: 22/04/2019.

To,
Gujrat Real Estate,
Regulatory Authority,
GANDHINAGAR.

SUB:-Title Clear Certificate.

**Property owned by Javedbhai Musabhai of
Keshod**

Dear Sir,

I the undersigned, Dipak R. Acharya Advocate, residing at
above address issue this title clear certificate on request of **Javedbhai
Musabhai**

DESCRIPTION OF THE PROPERTY

An open land admeasuring 4047 – 00 Sq. Mts. of N.A. R.S. No. 748/p2/p2
situated at Keshod under Keshod Taluka Dist. Junagadh.

BOUNDARIES OF THE CAPTIONED PROPERTY

East by	West by	North by	South by
Adj. 18 – 00 Mts. D.P. Road.	Adj. land of S.No. 748/p.	Adj. land of S.No. 748/p.	Adj. 12 – 00 Mts. Road.

**LIST OF DOCUMENTS SUBMITTED BEFORE ME FOR
SCRUTINY AND LEGAL OPINION:**

(Specify the documents are Original or Xerox)

Sr.	Name/Nature of the document.
No.	
1.	Xerox copy of Village Form No. 8 – A, 7/12.
2.	Xerox copy of Village Form No. 6 with Entry No. 241, 386, 529, 1863, 2132, 11021, 113328, 13329, 13764, 15872, 42875, 43038, 45774, 47423, 54145 & 54703.
3.	Xerox copy of Registered Release Deed No.1397 dtd. 19/05/2014 executed in favor of Javedbhai Musabhai and Hawaben Musabhai.
4.	Xerox copy of N.A. Order No. Land/1/C/N.A. Regi. No.20/18-19 dtd. 17/12/2018 passed by the Collector office, Junagadh along with conditions and lay out plan.



5. Xerox copy of Sub-plotting order No. (1) KSADAB/13-02-2019/1134398/01/001043, (2) KSADAB/05-03-2019/1144865/01/001077, (3) KSADAB/16-02-2019/1130720/01/001048, (4) KSADAB/05-03-2019/1143711/01/001079 passed by Keshod Municipality with approved plan.
6. Original Search Receipt No. 2019055002619 dtd. 20/04/2019 of Sub – Registrar Office, Keshod.

Chain of title tracing the title from the oldest title deed to the latest title deeds establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the title.

Brief history of captioned property

The N.A. land originally an Agri. land of S.No. 748/p2/p2 and other lands situated in Keshod belonged to Musabhai Ibrahimhai. Then Musabhai Ibrahimhai died on dtd. 06/03/1980 leaving behind his heirs (1) Hawaben Musabhai, (2) Aishaben Musabhai, (3) Rabiyaaben Musabhai, (4) Fatmaben Musabhai, (5) Sabiraben Musabhai and (6) Mariyamben Musabhai, (7) Javedbhai Musabhai, (8) Yasminbhai Musabhai, (9) Jahidaben Musabhai, (10) Salimbhai Musabhai, (11) Rahidaben Musabhai vide entry No. 11021 dtd.05/06/1998.

Then they amalgamate their land of S.No. 748/1, 748/2, 748/3 & 748/4 new land Ac.4 – 16 gt. of S.No. 748 vide order No.Land /Vashi/8363/99 dtd. 30/10/1999 vide entry No.13764 dtd.21/12/1999.

Then they made partition of their land in this partition Ac. 3 – 00 gt. of S.No. 748/p came to the share of (1) Hawabai Musabhai, (2) Mariyamben Musabhai, (3) Javedvbhai Musabhai, (4) Sabiraben Musabhai, (5) Fatmaben Musabhai, (6) Rabiyaaben Musabhai vide entry No.15872. Then Mahida surname was removed from the above co-owners vide Entry No. 42875 dtd. 27/09/2013. Then Hawabai Musabhai died on dtd. 26/03/2004 so her name was removed from the above land vide entry No.47423 dtd25/02/2015. Then (1) Mariyamben Musabhai, (2) Sabiraben Musabhai, (3) Fatmaben Musabhai and (4) Rabiyaaben Musabhai released their shares from the above land in favor of Javedbhai Musabhai by Registered Released Deed No.1397 dtd. 19/05/2014 vide entry No. 45774 dtd. 24/09/2014.



Then above land H. 0 – 40 – 47 sq. Mts. of S.No. 748/p2/p2 converted into N.A. for residential purpose at the request of Shri Javedbhai Musabhai vide N.A. Order NO. Land/1/C/N.A Regi. No.201/18-19 dtd. 17/12/2018 passed by the Collector, Junagadh along with conditions and lay out plan vide Entry No. 54703 in Village Form No. 6.

Then Javedbhai Musabhai made sub-plotting in the plot No.2, 3, 4, 5, 6 & 7 vide order No. (1) KSADAB/13-02-2019/1134398/01/001043, (2) KSADAB/05-03-2019/1144865/01/001077, (3) KSADAB/16-02-2019/1130720/01/001048, (4) KSADAB/05-03-2019/1143711/01/001079 passed by Keshod Municipality with approved plan on dtd. 02/04/2019.

Thanking you.



Yours faithfully,

D.R. Acharya
(D.R. Acharya)
Advocate.

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Date: 22/04/2019.

CERTIFICATE OF TITLE.

1. I have examined the Documents in detail, taking into account all the Guidelines in the check list and the other relevant factors.
2. I confirm having made a search for last 30 years i.e. from the year – 1990 to 2019 in the offices of the Sub – Registrar, Keshod vide Receipts No. 2019055002619 application No. 1332 on dtd. 20/04/2018. I also confirm having verified and checked the records of the relevant Government Offices/Sub – Registrar Office, Revenue Records, Municipal/Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders.
3. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify that the genuineness of the Title Deeds. Suspicious/Doubt, if any has been clarified by making necessary enquiries.
4. I certify that Javedbhai Musabhai has/have an absolute, clear and marketable title over the Schedule property. I further certify that the above title deeds are genuine and a valid.

Thanking you.



Yours faithfully,

D.R. Acharya
(D.R. Acharya)
Advocate.