

HAMIMMIYA ISUBMIYA MALEK

Advocate (B.A., LL.B)(Gujarat High Court)

En. No. G/1789/2010

Residing :- Ghanti Chok, At. Bakrol, Ta. & Dist. Anand

Mobile No. 98240 79536

To,

(1) **Hasmukhbhai Jashbhai Patel**

Resi . Undi Khadki , At . Tarapur,

Ta. Tarapur, Dist. Anand

(2) **Nimeshbhai Ashokbhai Patel**

Resi. Tulsi Shyam, B/h. Purohit Dining Hall,

At. Vallabh Vidyanagar, Ta.& Dist. Anand

Hamim I. Malek
B.A., LL.B. (Advocate)
Near Flor Mill
At. Bakrol,
Ta. & Dist. Anand.
Mob.No. 98240 79536

TITLE CLEARANCE REPORT

Title Opinion Report for the N.A. land bearing R.S. No. 2571 ,
Total Admeasuring 4800.00 sq.mtr , non agriculture land situated
at Village : Bakrol, Ta. & Dist. Anand.

TITLE HOLDER :-

(1) **Hasmukhbhai Jashbhai Patel**

Resi . Undi Khadki , At . Tarapur,

Ta. Tarapur, Dist. Anand

(2) **Nimeshbhai Ashokbhai Patel**

Resi. Tulsi Shyam, B/h. Purohit Dining Hall,

At. Vallabh Vidyanagar, Ta.& Dist. Anand

THAT PRESENT APPLICANT REQUESTED TO ME TO
INVESTIGATE AND ISSUE ATITLE CUM OPINION REPORT
REGARDING CLARITY AND MARKETIBILITY for the N.A.
land bearing R.S. No. 2571 , Total Admeasuring 4800.00 sq.mtrs
. non agriculture land in Situated at Village : Bakrol, Ta. & Dist.
Anand.

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IN SUPPORT OF SAID REQUEST THE PRESENT APPLICANT HAS SUBMITTED DOCUMENTS AS TO MY SATISFACTION TO MEET WITH REQUIREMENT PERTAINING TO THE CLARITY AND MARKETIBILITY OF THE TITLE ATTACHED TO THE SAID PROPERTY INCLUDING RELEVANT DEEDS AND PAPERS OF SAID PROPERTY . HISTORICAL BACK GROUND OF PROPERTY :

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- (1) The land bearing and lying of R.S. No. 2571 , Total Adm . 1 Acre & 12 guntha situated at village Bakrol was original owner of Parshottam Hathibhai name was entered in revenue record as per Vardhi noted his right to ancestral land by replying in page number 334 and is noted in R / R through M.E.No. 367 on dated 24/04/1952.
- (2) The area of standard area for the piece of Bakrol village mentioned in Part 4 - B of the declaration dated 21/07/1955 has been fixed at 2.0 acres for Jarayat and 0.20 gunthas for Kyari and is noted in R / R through M.E.No. 1015, date not readable.
- (3) State Government Revenue Department Notification No. C.O.N. 1054 L According to the Mumbai Government Gazette Part - 4 A dated 29/10/1956 which has been published in the Gazette from 08/11/1956, the lands falling within the survey numbers within 2 miles of Umreth Municipal Area have been exempted from fragmentation and is noted in R / R through M.E.No. 4856, date 1-68 (not readable).

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- (4) The land is in the name of Parsotambhai Hathibhai. He has given it to his sons under different names in his lifetime due to his disability . On that basis Ramanbhai Parshottambhai got 0-26 guntas and Chhotabhai Parshottambhai got 0-26 gunthas of land and is noted in R / R through M.E.No. 5561 , on dated 07/06/1971.
 - (5) Chhotabhai Parshottambhai took a loan of Rs. 3000/- i.e. Rupees Three Thousand from Bakrol Seva Sahakari Mandali on the basis of an agreement and is noted in R / R through M.E.No. 8396, dated is not readable.
 - (6) Mamlatdar Office Anand No. L.A.Q. with the order of Vashi 1802 dated 28/09/1978 to 30/09/1978 for Vadtal - Bakrol Road 0-04-08 Land Acquisition has been done and is noted in R / R through M.E.No. 8829, on dated 03/10/1978.
 - (7) Ramanbhai Parshottambhai took a loan of Rs. 8000/- i.e. Rupees Eight Thousand from Bakrol Seva Sahakari Mandali on the basis of an agreement and is noted in R / R through M.E.No. 10647/39, on dated 31/07/1984.
 - (8) The name of Chhotabhai Parshottambhai Patel had to be entered in the change form note number 5561 to acre 0-26 guntha on the basis of allotment agreement. The change of distribution agreement in the record of the occupier of 7/12 was effected by Talati shri of Note No. 5561 and the name was entered in the record of 1997-98.
 - (9) Ramanbhai Parshottambhai took a loan of Rs.10000/- i.e., Rupees Ten Thousand form Bakrol Seva Sahakari Mandali on the basis of an agreement and is noted in R / R through M.E.No. 22634/24, on dated 14/07/2001.
 - (10) That Chhotabhai Parshottambhai was died on 02/12/2004 and thereafter his legal heirs (1) Bhanuben Chhotabhai Patel (2) Parvinbhai Chhotabhai Patel (3) Hansaben

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Chhotabhai Patel (4) Kamleshbhai Chhotabhai Patel , names were entered in revenue record of 7/12 wide M.E.No. 26874 , dated 12/06/2006.

(11)Ramanbhai Parshottambhai took a loan from Bakrol Seva Sahakari Mandali on the basis of an agreement and is noted in R / R through M.E.No. 29884, on dated 05/07/2008.

(12)Note of Mamlatdar Shri Anand Rural's order to verify the change in the error correction work by confirming the record error correction work with the handwritten stamp record of the computerized record in the land with this survey number and is noted in R / R through M.E.No.30728, on dated 21/01/2009.

(13)Chhotabhai Parshottambhai relieved the burden by presenting the certificate of debt relief of the loan taken from Bakrol Various Co - operative Societies Limited with the signature of the Manager and is noted in R / R through M.E.No. 32182 , on dated 23/01/2010.

(14)That Kamleshbhai Chhotabhai Patel was died on 09/05/2010 and thereafter his only one legal heir of his wife Manishaben Kamleshbhai Patel name were entered in revenue record of 7/12 wide M.E.No.38685, dated 15/04/2013.

(15)Ramanbhai Parshottambhai,Bhanuben Chhotabhai Parshottambhai, Pravinbhai Chhotabhai Parshottambhai, Hansaben Chhotabhai Parshottambhai, Manishaben widow wife of Kamleshbhai Patel took a loan from Bakrol Seva Sahakari Mandali on the basis of an agreement and is noted in R / R through M.E.No.39405 on dated 05/09/2013.

(16)Thereafter Ramanbhai Parshottambhai, Bhanuben Chhotabhai Parshottambhai, Hansaben Chhotabhai

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Parshottambhai waived their rights of share on dated 03/10/2013 and is noted in R / R through M.E.No.39460, dated 18/10/2013.

(17)Pravinbhai Chhotabhai Parshottambhai, Manishaben widow of Kamleshbhai Patel relieved the burden by presenting the certificate of debt relief of the loan taken from Bakrol Various Co - Operative Societies Limited with the signature of the Manager on dated 27/04/2015 and is noted in R / R through M.E.No.42441 on dated 19/05/2015.

(18)Thereafter (1)Pravinbhai Chhotabhai Parshottambhai Patel & (2) Manishaben widow wife of Kamleshbhai Patel has sold out agriculture land bearing R.S.No.2571, Total admeasuring 4800.00 sq. mtrs. situated at village Bakrol, Ta. & Dist. Anand to my client (1) Hasmukhbhai Jashbhai Patel & (2) Nimeshbhai Ashokbhai Patel wide registered sale deed no.7604 dated 28/06/2019 and is noted in R / R through M.E.No. 49191 on dated 28/06/2019.

(19)The Hon'ble Collector, Anand by his online order No. 482/15/04/ 015/2019 dated 10/10/2019 gave the permission to residential purpose for non agriculture and is noted in R / R through M.E.No. 49596 on dated 10/10/2019.

(20)An order has been issued by the Collector, Anand to issue an interim injunction to maintain the status quo on the site and on the record till the final disposal of Sumoto Revision 4/2020/Vashi/178 dated 08/01/2020. Change not regarding sale no.49191 dated 23/08/2019 certified by Circle Officer - 1 Anand is taken in Sumoto revision and is noted in R / R through M.E. No. 50005 on dated 17/01/2020.

(21)Concerning the sale of this land to the Collector, Anand on 08/01/2020, Sumoto Revision 4/2020/Vashi/2831 to 2836

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on 31/07/2020, change note No. 491914 dated 23/08/2019 Circle officer - 1. The order certifying Anand is upheld forever. The note that was taken in Sumoto revision has been taken up in the revision office as well as the temporary restraining order issued by the office here on 08/01/2020 has been lifted and is noted in R / R through M.E.No. 50653 on dated 05/08/2020.

(22)That thereafter Mr. Sadik S. Vahora , Advocate Anand have given the public notice on dated 18/04/2021 in daily news paper " Naya Padkar " but till today no body's objection has turned up : hence no public objection at all for that No objection certificate of the matter has been issued by the lawyer Sadik S. Vahora on dated 26/04/2021.

(23)That I have also made search at sub registrar Anand for the last 30 years of which receipt no. is 2021037009259 dtd. 15/04/2021.

(24)Thereafter the land owerns (1) Nimeshkumar Ashokbhai Patel (2) Hasmukhbhai Jashbhai Patel both are doing devlopment deed with Vrundavan Developers Partner's (1) Nimeshkumar Ashokbhai Patel (2)Hasmukhbhai Jashbhai Patel by regi. deed no. 6934 on dt. 02/05/2022 at. Anand Sub - registrar Office.

: Documents Referred for Report :

1. Copy of 7/12, 8/A and record of rights no.6
2. Copy of Rvenue records
3. Copy of sale deed no. 7604 dt. 28/06/2019 with Index - 2 & Copy of Regd. Receipt.
4. N.A. order
5. Serach report.

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6. No objection certificate of Mr. Sadik S. Vahora Advocate, Anand
7. Copy of Development deed no. 6934 on dt. 02/05/2022

: FINAL OPINION :

To whom so ever it may concern title clearance certificate as per the instruction given by above applicant. I have after investing and searching necessary papers and other document provide to me therefore I am the opinion that the title of the N.A. land property bearing R.S.No. 2571, Total admeasuring 4800.00 sq.mtrs. Non Agriculture land situated at village : Bakrol, Ta. & Dist. Anand is clear and marketable and free from all encumbrances and it had not any default over this property and there is no any suit or case running or pending on this property or there is no any dispute.

Place : ANAND

Date : 27-09-2022.

H I. Malek

HAMIMMIYA I. MALEK

Advocate

Hamim I. Malek

B.A., LL.B. (Advocate)

Near Flor Mill

At. Bakrol,

Ta. & Dist. Anand.

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