

Arvindbhai C. Patel

B.Sc., LL.B. Advocate

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Anand-388001, Ta. & Dist. Anand.
Phone : 02692-262464, Mo. : 98256 06316

અરવિંદભાઈ સી. પટેલ

બી.એસસી., એલએલ.બી. એડ્વોકેટ

ઓફીસ : ૧/સી-નેસ્ટ ક્યુબ, નવા જીલ્લા સેવા સદન પાસે,
ફલોરા ઘરઘંટીની બાજુમાં, આણંદ-સોજિત્રા રોડ,
આણંદ - ૩૮૮ ૦૦૧, ટી.જી. આણંદ.
ફોન નં. ૦૨૬૯૨-૨૬૨૪૬૪, મો. ૯૮૨૫૬ ૦૬૩૧૬

C E R T I F I C A T E

INVESTIGATION OF TITLE to a Vallabh Vidhyanagar Plot
No. 171 being Vallabh Vidhyanagar City Surve No. 998,
admeasuring about 419.07 sq.mtrs. of VALLABH
VIDHYANAGAR, in the Registration District & Sub
District Anand, belongs to :
BAPA SITARAM ASSOCIATES, VALLABH VIDHYANAGAR,
through its partners (1) Lakhmanbhai Hamirbhai Dangar,
(2) Chandrakantbhai Jayantibhai Panchmatiya,
(3) Hareesh Veljibhai Ayar, and (4) Nandkishor Dhirubhai
Limbasiya, all of Vallabh Vidhyanagar, Ta. & Dist. Anand.

* * *

THIS is to certify that I have investigated last 30 years City Survey
Records, Relevant Papers & title to a Vallabh Vidhyanagar Plot No. 171
being Vallabh Vidhyanagar City Survey No. 998 admeasuring about 419.07
sq.mtrs. of VALLABH VIDHYANAGAR, in the Registration District & Sub
District Anand, or thereabout & have found the same marketable, clear &
free from reasonable doubts subject to records and assurance of applicants,
there does not appear any encumbrances registered thereon.

In my opinion title to the aforesaid City Survey No. 998 is clear &
marketable.



Date : 29-06-2017

Arvindbhai C. Patel

Place : ANAND

(Advocate)

Arvindbhai C. Patel

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આણંદ - ૩૮૮ ૦૦૧, તા.જી. આણંદ.
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INVESTIGATION REPORT

MR. LAKHMANBHAI HAMIRBHAI DANGAR of Vallabh Vidhyanagar,

Ta. & Dist. Anand, has placed the following papers in my hands for getting

Title Clearance Certificate for the properties concerned :-

- (1) Certified Copies of Property Card issued by City Survey Office, Vallabh Vidhyanagar.
- (2) Zerox copy of sale deed.
- (3) Zerox copy of Index-II.

SHORT HISTORY

THAT the land for which a title clearance certificate asked for is a Vallabh Vidhyanagar Plot No. 171 being City Survey No. 998 admeasuring about 419.07 sq.mtrs. of VALLABH VIDHYANAGAR, in the Registration District & Sub District Anand.

[1] From the investigation of City Survey Records, it is found that the Plot No. 171 was purchased by Chhotabhai Dhoridas Patel by Regd. Sale Deed from Charutar Vidhya Mandal, Vallabh Vidhyanagar. And the name of purchaser entered in City Survey record in the year 1971 as per the resolution of inquiry officer of City Survey.

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(2)

[2] After the death of Chhotabhai Dhoribhai on 27-1-1970, the name of his heirs Shantaben-Widow, Suryakant Chhotabhai Patel, Sudhaben Chhotabhai Patel, Vilasben Chhotabhai Patel, Kiritkumar Chhotabhai Patel, Vijaykumar Chhotabhai Patel have entered in City Survey record on 27-8-1971. Thereafter, Suryakant Chhotabhai Patel, Sudhaben Chhotabhai Patel, and Vilasben Chhotabhai Patel have withdraw their rights by the declaration for release of rights. And hence, the above name was deleted from the City Survey record on 24-12-1971.

[3] Kiritbhai Chhotabhai Patel has sold his 1/3 part of the said plot to his brother Vijaybhai Chhotabhai Patel on 10-5-1993. This facts reveals from entry no. 287, dated 9-7-1993. Shantaben-Widow has withdraw her rights in favour of her son Vijaybhai Chhotabhai Patel. And hence, now Vijaybhai Chhotabhai Patel became the sole owner of City Survey No. 998.

[4] Present M/s. Bapa Sitaram Associates, Vallabh Vidhyanagar a partnership firm has purchased said City Survey No. 998 by Regd. Sale Deed No. 9737 dated 27-9-2016 for Rs. 62,00,000/- through their partners Lakhmanbhai Hamirbhai Dangar, Chandrakantbhai Jayantibhai Panchmatiya, Haresh Veljibhai Ayar, and Nandkishor Dhirubhai Limbasiya. This facts reveals

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(3)

from entry no. 10342, dated 27-10-2016. And thereafter the purchasers have obtained revised N.A. Permission for commercial purpose from Dist. Collector, Anand vide no. J.M.N.-1/N.A./S.R./65 (A)/67/51/2016-17/Washi/4065 to 4074, dated 14-5-2017. This facts reveals from entry no. 10778, dated 28-6-2017. There is no any encumbrance on City Survey record. And as per the assurance of applicants there in no any encumbrances registered on said properties.

Date : 29-06-2017

Place : ANAND

Arvindbhai C. Patel

(Advocate)



અરજી પહોંચ

મેટ્રકલનું વાર્ષિક સીટી સ. નં.: 998, પત્રીટ નં.: 171

Search in : [વિધાનગર/MIDYANAGAR

પહોંચ નંબર: ૨૦૧૮૦૩૭૦૦૧૨૮૨

અરજી નંબર:

૫૮૫

અરજી વર્ષ:

૨૦૧૮

તારી: ૧૮

માહે: જાન્યુઆરી

સંજ્ઞા: ૨૦૧૮

રજ કરનારનું નામ એ સી પટેલ (એડવોકેટ)

નીચે પ્રમાણે ફી પહોંચી

રૂ. વૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈઝ / ફોલીયો.....

ગેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)

શ્રેષ્ઠ અગર તપાસણી.....

Year : ૧૯૯૮ ૨૦૧૮

૨૬૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭)

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી

આ સિવાયની બાબતોની ફી

કુલ એકદરે રૂ.

૨૬૦

અંકે રૂપીયાબસી સાર્લક પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

(K D Rathva)

સબ રજીસ્ટ્રાર

આણંદ

IGR-NIC

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