

G. M. BRAHMBHATT
 ADVOCATE & NOTARY (Govt. of India)
 B.Com., L.L.B.
 Office:
 Ground Floor, Komal Bungalow,
 Nr. Flora Gharghanti,
 Anand-388 001.

HARDIK G. BRAHMBHATT
 ADVOCATE
 B.A., L.L.B.
 Ph. (02692) 263055
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 99092 54555.



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TITLE INVESTIGATION REPORT (TIR)

1.	Name of the Unit/ Concern/ Company/ Person seeking for title clearance certificate.	(1) SURENDRABHAI DAHYABHAI PATEL H.U.F. KARTA OF SURENDRABHAI DAHYABHAI PATEL & (2) ARUNBHAI MANOHARBHAI PATEL H.U.F. KARTA OF ARUNBHAI MANOHARBHAI PATEL
2.	Particulars of the documents scrutinized-serially and chronologically. Nature of the documents certified and as whether they are originals or certified copies or registration extracts duly certified. Note: Only original or certified extracts from the registering /land/ revenue/ other authorities to be examined.	
	Sr. No.	Details of documents
		Original / Certified Copy/Photo Copy/True Copy
	1.	Latest Village Form No.7/12 together with mutation entries.
	2.	N.A. Permission issued by Collector, Anand dated 16/12/2015.
	3.	Plan Approval Letter issued by Chief Executive Officer, AVKUDA, Anand dated 28/09/2015. Along with Approved Plan.
	4.	Public Notice issued by Daily News Paper "Naya Padkar" & "Divya Bhaskar" dated 11/01/2018.
	5.	Search Receipt No.2018037000819 for the last 30 years issued by Sub-Registrar, Anand dated 11/01/2018.
3.	Description of Property:	N.A. Land bearing R.S.No.1124, total admeasuring H. 0-16-19 ARE, 8-A A/C No.3677, within limits of village Karamsad, Ta & Dist. Anand.
4.	Locations like of the place, village, city, Registration Sub-District, District etc.	AP: Karamsad, Ta. & Dist. Anand.
5.	Boundaries. East by: West by: North by: South by:	As mentioned in the Schedule.

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6.	Flow of titles tracing out of the title of the intended and his/ its predecessors in interest from the Mother Deed to the latest Title deeds and whether Minor's interest or other clog on title is involved, for a further period, depending on the need for clearance of such clog on the Title. (Separate Sheets may be used.)	Attached Separate Sheet
7.	Nature of title of the Existing Owner over the property (Whether full ownership rights, Leasehold Rights, occupancy/ Possessor Rights or Inam Holder or Govt. Grantee/Allottee etc.)	The said owners have absolute ownership rights over the said property.
8.	Encumbrances, Attachments, and/ as per claims. Whether of Government, Central or State or Other Local authorities or Third Party claims, Liens etc. If yes, give the details thereof.	During my search; I have not found any encumbrance over the said property.
9.	The period covered under the Encumbrances Certificate and the name of the person in whose favor the encumbrance is created and if so, satisfaction of charge, if any.	N.A.
10.	Details regarding property tax or land revenue or other statutory dues paid / payable as on date and if not paid, what remedy.	The said owners have fully paid up the taxes relating to the said property.
11.	Details of RTC extracts/ Mutation extracts/Khata extracts pertaining to the property in question.	N.A.
12.	In case of absence of original titles deeds, details of legal and other requirements as also any precaution to be taken by the Existing Owner in this regard.	N.A.