

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં 969/પૈકી 2 , ટીપી.સ્કીમ નં 2 , ફાઇનલ પ્લોટ નં 144

Search in : SAMALPATI../SAMALPATI..

પહોંચ નંબર 2016092002962 અરજી નંબર 1496 અરજી વર્ષ 2016
તારીખ 9 માહે માર્ચ સને 2016

રજુ કરનારનું નામ શ્રી જી.કે.ગાંધી

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ 54 થી 59).....

શોધ અગર તપાસણી.....Year: 1990 2019

દંડ કલમ-24.....

કલમ-34 (કલમ-49).....

નકલ ફી ફોલીયો.....

ઇન્ડેક્સ-2 ફી



રૂ. 250.00

કુલ એકંદરે રૂ.

રૂ. 250.00

અંકે રૂપિયા બે સો સાઈઠ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

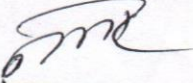
તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.


N.M.Solanki
સબ રજીસ્ટ્રાર
પાટણ

Ambe Developers


Partner

મિલકત પરના બોજા અંગેનું પત્રક

Search in : શ્રી જે.કે.ગાંધી અરજી નંબર : 1578 ગામ નું નામ : SAMALPATI..

મિલકતનું વર્ણન : રે.સ.નં 969/પૈકી 2, ટી.પી.સ્કીમ નં 2, ફાઇનલ પ્લોટ નં 144

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) PATAN મા -29 વર્ષના ઇડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા_____ સસુંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધકારી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુક્સાની માટેના કોઇપણ હકદારા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
વિદ્યાર્થ કચાર		રે.સ.નં - 969/ પૈકી 2 પ્લોટ નં - 1 થી 33 કુલ - 4462.00 ચો.મી. ટી પી. સ્કીમ નં - 1 ફાઇનલ પ્લોટ નં - 144		પટેલ રોહીતભાઈ સોમાભાઈ પટેલ પ્રવિણભાઈ કાનજીભાઈ	અંબે કેવલોપર્સ મુ પાટણ એ નામની ભાગીદારી પેઢીના ભાગીદારો - પટેલ દિલીપકુમાર અમથાભાઈ પટેલ મહેન્દ્રભાઈ જયંતિભાઈ	28-01-2019	364	
રૂ.0.00						28-01-2019		

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) PATAN

Y. Ambe Developers

Partner

Mob. : 98255-61661

Phone : 223591

Email : adjigar15607@gmail.com

Mob. : 98255-15607

Jayeshkumar K. Gandhi

ADVOCATE

B.Com., LL.B.

Enrolment No. G/527/1983

Welfare Membership No. MEH/PTN/5727

Jigar K. Gandhi

ADVOCATE

B.C.A., LL.B.

Enrolment No. G/1849/2006

Welfare Membership No. PTN/D/27714

Office :- Chachariya Big Street, PATAN. (N.G.) Pin : 384265

Ref. No.

Date : - - 201

Date : 7th March, 2019.**TITLE CLEARANCE CERTIFICATE-CUM-OPINION**

To Whom So It May Concern ;

Sub : Title clearance certificate in respect of an open N.A. land for the purpose of residential and retail shop bearing Revenue S.No.969/ paiki 2 and Final Plot No.144 of T.P.Scheme No.2 total admeasuring 4944.00 Sq. Metres, situated in Samalpati sim of Patan, taluka Patan, District Patan, within Municipal limits of Patan Municipality, owned by [1] *Patel Rohitbhai Somabhai* [2] *Patel Pravinbhai Kanjibhai* both of Patan.

Sir,

I am a practicing advocate since more than ten years. I am called upon to investigate and to report in respect of title of the property as details mentioned in the schedule here under. I have arrange to take search of following property as mentioned in the schedule.

"The schedule of the property as referred to above ":-

All that piece and parcel of an open N.A. land for the purpose of residential and retail shop bearing Revenue S.No.969/ paiki 2 and Final Plot No.144 of T.P.Scheme No.2 total admeasuring 4944.00 Sq. Metres, situated in Samalpati sim of Patan, taluka Patan, District Patan, within Municipal limits of Patan Municipality, bounded as follows :-

On or towards North : 12.00 Metre wide T.P. Road.

On or towards South : Adjoining land bearing Final plot No.143.

On or towards East : Adjoining land bearing Final plot No.141/2 & 142.

On or towards West : 18.00 Metre wide T.P. Road.

History of the property :-

An agricultural lands bearing R. S. No.969,970,975/1, 975/2, situated in Samalpati sim of Patan, taluka Patan, District Patan, within Municipal limit of Patan nagar palika was purchased by Rami Bapulal Ramchand from Bhil Chunilal Ujam. Entry to this effect is there at serial No.38 in record of rights.

Thereafter, Rami Bapulal Ramchand was expired and therefore, this agricultural land bearing R. S. No. 974,969,970,975/1, 975/2 were mutated to the names of his legal heirs namely [1] Rami Kalppaben Bapulal [2] Rami

Jayeshkumar K. Gandhi
(J.K. GANDHI)
 Advocate - PATAN

Ambe Developer
 Partner
Ambe Developer

Mob. : 98255-61661

Phone : 223591

Email : adjigar15607@gmail.com

Mob. : 98255-15607

Jayeshkumar K. Gandhi

ADVOCATE

B.Com., LL.B.

Enrolment No. G/527/1983

Welfare Membership No. MEH/PTN/5727

Jigar K. Gandhi

ADVOCATE

B.C.A., LL.B.

Enrolment No. G/1849/2006

Welfare Membership No. PTN/D/27714

Office :- Chachariya Big Street, PATAN. (N.G.) Pin : 384265

Ref. No.

Date : - - 201

-2-

Bharatkumar Bapulal [3] Rami Raj Bapulal by heirship. Entry to this effect is there at serial No.2138 in record of rights.

Thereafter, [1] Rami Bharatkumar Bapulal and [2] Rami Raj Bapulal have relinquished their rights from the said agricultural land in favour of Rami Kalpanaben Bapulal. Entry to this effect is there at serial No.2140 in record of rights.

Thereafter, agricultural land bearing R.S.No. 969,970,975/1, 975/2 were amalgamated by the order of the Mamlatdar, Patan vide order No.Land/ Vashi/ 622/ 97 Dated 17/03/1997 and it was given new amalgamated R.S.No.969 admeasuring H. 0.85.62 Assessed at Rs.3-7 Paisa. Entry to this effect is there at serial No.2919 in record of rights.

Thereafter, names of [1] Rami Bharatkumar Bapulal and [2] Rami Raj Bapulal were entered as co-owner in the revenue record alongwith the name of Rami Kalpanaben Bapulal on the consent and application of Rami Kalpanaben Bapulal. Entry to this effect is there at serial No.4007 Dated 16/11/2002 in record of rights.

Thereafter, Rami Bharatkumar Bapulal was expired on 10/09/2011 and therefore, this amalgamated R.S.No.969 admeasuring H. 0.85.62 Assessed at Rs.3-7 Paisa was mutated to the names of his legal heirs namely [1] Patel Kapilaben Bharatbhai [2] Patel Jitaben Bharatbhai [3] Patel Jigneshbhai Bharatbhai [4] Patel Jagirben Bharatbhai by heirship. Entry to this effect is there at serial No.4007 Dated 24/04/2014 in record of rights.

Then out of this amalgamated R.S.No.969 admeasuring H. 0.85.62 Assessed at Rs.3-7 Paisa, agricultural land admeasuring H.0.61.83 situated in Samalpati sim of Patan, taluka Patan, District Patan, within Municipal limit of Patan nagar palika is sold by [1] Patel Kapilaben Bharatbhai [2] Patel Jitaben Bharatbhai [3] Patel Jigneshbhai Bharatbhai [4] Patel Jagirben Bharatbhai [5] Rami Rajkumar Bapulal [6] Rami Kalpanaben Bharatbhai to [1] Patel Rohitbhai Somabhai [2] Patel Pravinbhai Kanjibhai both of Patan by a sale deed registered in the office of sub-Registrar, Patan at serial No.2582/2017

Ambe Developers

Partner

J. K. Gandhi
(J. K. GANDHI)
Advocate - PATAN

Mob. : 98255-61661

Phone : 223591

Email : adjigar15607@gmail.com

Mob. : 98255-15607

Jayeshkumar K. Gandhi

ADVOCATE

B.Com., LL.B.

Enrolment No. G/527/1983

Welfare Membership No. MEH/PTN/5727

Jigar K. Gandhi

ADVOCATE

B.C.A., LL.B.

Enrolment No. G/1849/2006

Welfare Membership No. PTN/D/27714

Office :- Chachariya Big Street, PATAN. (N.G.) Pin : 384265

Ref. No.

Date : - - 201

-3-

Dated 29/05/2017 for a consideration of Rs.29,40,000/-. Entry to this effect is there at serial No.6881 Dated 29/05/2017 in record of rights. I have verified the same from the revenue record and found it to be in order.

Then town planning scheme No.2 was introduced by the Municipality, Patan and the said agricultural land of R.S.No.969 paiki 2 admeasuring H.0.61.83 was given Final Plot No.144 and measurement become 4944.00 Sq. Metres.

Then an application to obtain N.A. permission was filed by [1] **Patel Rohitbhai Somabhai** [2] **Patel Pravinbhai Kanjibhai** both of Patan for land admeasuring 4944.00 Sq.metres of final plot No.144 of T.P.Scheme No.2 and the Collector, Patan was pleased to grant N.A.order vide order No.LND/NAP/SR No.45/17-18/Vashi/3555 to 3564/ 2018 Dated 14-09-2018 for residential purpose admeasuring 4462 Sq. Metres and for retail shop purpose admeasuring 482.00 Sq. Metres. Copy of N. A. order alongwith approved lay-out plan are produced before me. I have verified the same and found them to be in order.

Then this land of R. S. No.969/ paiki 2 and Final Plot No.144 of T.P. Scheme No.2 admeasuring 4944.00 Sq. Metres paiki admeasuring 4462.00 Sq. Metres is divided into residential plots, Common plot and internal roads as per approved lay-out plan and it is named as "**Ambe Glory**".

Thus [1] **Patel Rohitbhai Somabhai** [2] **Patel Pravinbhai Kanjibhai** both of Patan became the joint owners and occupiers of this N.A. land for residential and retail shop purpose as mentioned in the above schedule and they has acquired legal valid title in the said N.A. land and they owns and possess it as owner.

Thereafter, development agreement is executed between [1] **Patel Rohitbhai Somabhai** [2] **Patel Pravinbhai Kanjibhai** both of Patan (Land Owner) & [1] **Patel Dilipkumar Amathabhai** [2] **Patel Mahendrabhai Jayantibhai** partners of a partnership firm namely "**Ambe Developers**" Patan (Land Developer) for the construction of residential homes on this N.A. land of Final

Ambe Developers

Partner

J. K. Gandhi
(J. K. GANDHI)
Advocate - PATAN

Mob. : 98255-61661

Phone : 223591

Email : adjigar15607@gmail.com

Mob. : 98255-15607

Jayeshkumar K. Gandhi

ADVOCATE

B.Com., LL.B.

Enrolment No. G/527/1983

Welfare Membership No. MEH/PTN/5727

Jigar K. Gandhi

ADVOCATE

B.C.A., LL.B.

Enrolment No. G/1849/2006

Welfare Membership No. PTN/D/27714

Office :- Chachariya Big Street, PATAN. (N.G.) Pin : 384265

Ref. No.

Date : - - 201

-4-

plot No.144 of T.P. Scheme No.2 paiki residential part admeasuring 4462.00 Sq. Metres and the said development agreement is registered before the sub-Registrar, Patan vide serial No.364 Dated 28/01/2019. Original development agreement is produced before me. I have verified the same and found it to be in order.

Following documents are produced before me and I have verified it :-

- (1) Certified copy of village form No.7/12 , 8A and 6 for the names of [1] *Patel Rohitbhai Somabhai* [2] *Patel Pravinbhai Kanjibhai* both of Patan.
- (2) Approved lay-out plan and N. A. order of the land bearing R. S.No. 969/ paiki 2 (Final plot No.144 of T.P. Scheme No.2).
- (3) Original registered deed of development vide serial No.364 Dated 28/01/2019.
- (4) Copy of registered sale deed vide serial No. 2582/2017 Dated 29/05/2017

I have taken search of index registers maintained by Sub-Registrar's office Patan for the last 30 years i.e. years 1990 to 2019 by search receipt No. 2019078002792 Dated 07/03/2019 and I have not found any charge or encumbrance subsisting as on date with respect to the said property, from the available record of the sub-Registrar's office, Patan.

This opinion and report on Title is based on the searches taken from the revenue records and available records of the sub-Registrar's office, Patan only.

I, therefore hereby certify that rights, titles and interests of [1] *Patel Rohitbhai Somabhai* [2] *Patel Pravinbhai Kanjibhai* both of Patan and that of their pre-decessors in title of the property as mentioned in the above schedule are clear, unencumbered and marketable.

Ambe Developers Partner

J. K. Gandhi
(J. K. GANDHI)
Advocate - PATAN

Mob. : 98255-61661

Phone : 223591

Email : adjigar15607@gmail.com

Mob. : 98255-15607

Jayeshkumar K. Gandhi

ADVOCATE

B.Com., LL.B.

Enrolment No. G/527/1983

Welfare Membership No. MEH/PTN/5727

Jigar K. Gandhi

ADVOCATE

B.C.A., LL.B.

Enrolment No. G/1849/2006

Welfare Membership No. PTN/D/27714

Office :- Chachariya Big Street, PATAN. (N.G.) Pin : 384265

Ref. No.

Date : - - 201

-5-

The Purchaer will get better title, if this whole N.A. land of R.S.No.969/ paiki 2 (Final plot No.144 of T.P.Scheme No.2) of Samalpati sim of Patan, Taluka Patan or any residential home will purchase from **[1] Patel Rohitbhai Somabhai [2] Patel Pravinbhai Kanjibhai** both of Patan alongwith the consent of [1] Patel Dilipkumar Amathabhai [2] Patel Mahendrabhai Jayantibhai partners of a partnership firm namely "**Ambe Developers**" Patan.

Thanking you,

Yours faithfully,

J. Gandhi
7/3/2019.
Jigar K. Gandhi
Advocate - Patan
Bar Council of Gujarat
Enrolment No. G/1849/2006

[Signature]
Ambe Developers
Partner