

અરજી પહોંચ

મેલકતનું વર્ણન સ.નં-132-2 ટીપી-65 એફપી-308

Search in : ચેનપુર/CHENPUR

પહોંચ નંબર: ૨૦૧૯૩૦૮૦૦૫૧૮૧

અરજી નંબર:

૨૫૮૭

અરજી વર્ષ:

૨૦૧૯

તા: ૧૨

માહે: કેબુઆરી

સને: ૨૦૧૯

રજ કરનારનું નામ એમ કે પટેલ

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....

Year: ૨૦૧૧ ૨૦૧૯

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી



રૂ. પૈસા

૧૫૫

કુલ એકંદરે રૂ.

૧૫૫

અંકે રૂપીયા એકસો પંચાવન પુરા

દસ્તાવેજ

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

(C Patel)

સબ રજીસ્ટ્રાર

અમદાવાદ-૮ સોલા

IGR-NIC

801134014577284501

૧૨/૨/૨૦૧૯

૧૧:૩૫:૧૨ am

મિલકત પરના બોજ અંગેનું પત્રક

Search in એમ કે પટેલ

અરજી નંબર : ૨૫૮૭

ગામ નું નામ : CHENPUR

મિલકતનું વર્ણન સ.નં-132-2 ટીપી-65 એફપી-308

દસ્તાવેજની આ શોધ એસ.આર.ઓ - 8 Solab મા -8 વર્ષના હડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજ અંગેનું પત્રક પુરતોજ પુરતોજ મર્યાદીત રહેશે આ શોધમા તા સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

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

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાગ પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ ક્ષેત્રફળ આકાર અથવા જુડી નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો) તે	દસ્તાવેજ કરી આપનાર પસકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પસકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફેરખત/વેચાણ શ. ૧૦૦૦૦૦૦૦૦	સર્વેનં-132/2 ની 2428 ચો મી ની જમીન ટીપીનં-65 ફા પ્લોટનં-308 ની 1457 ચો મી ની રહેણાંક ની હેતુની બીનપેતીની જમીન	પ્રવિણભાઈ વિક્રમભાઈ કૌશિકભાઈ વિક્રમભાઈ મધુભેન વિક્રમભાઈ અંબાલાલની વિધવા વાસુદેવભાઈ અંબાલાલ નીમેષભાઈ વાસુદેવભાઈ ભાવેશભાઈ વાસુદેવભાઈ	દેવમ ઇન્ફ્રા એજ(DEVAM INFRA EDGE)	૨૮/૧૦/૨૦૧૬ ૨૮/૧૦/૨૦૧૬	૧૪૧૮૧	



તારીખ : ૧૨/૦૨/૨૦૧૯

સહી રજીસ્ટ્રાર
એસ.આર.ઓ - 8 Solab

GAURANG K. PATEL
Advocate



ADDRESS : 202, Second Floor, Shukan Mall,
Visat char rasta, Motera, Sabarmati, ,
AHMEDABAD- 380005.

To,

Devam Infra Edge,

a Partnership Firm

Add. 6, Vaibhav bungalows, Chenpur,
New Ranip, Ahmedabad.

SUBJECT :- IN THE MATTER OF VERIFICATION OF TITLE
in respect to the project **DEV GANESH** situated
on Non-Agriculture land bearing Block/Survey No.
132/2, admeasuring 2428 sq.mtrs., given T. P.
Scheme No. 65 (Tragad-Jagatpur-Chandkheda-
Chenpur-Ranip), Final Plot No.308, admeasuring
1457 sq.mtrs. situated lying and being at Mouje
village Chenpur, Taluka Ghatlodia, District
Ahmedabad and Sub-District Ahmedabad-8 (Sola).

We refer to your instruction to investigate your title to the
land above referred to and from that and from information and
documents given to us and believing the same to be true, correct
and trustworthy and also believing the documents/copies/ papers
etc. furnished to us is/are true and genuine and I declare as
follows:-

- 1... That said land of Survey no. 132/2 was belonging to Ambalal
Purshottambhai as per revenue record and Entry no. 196, 197
and 264 not available on government record, for which Mamlatdar
Ghatlodia Office issued certificate on dated 12-11-2014.
- 2... That Entry no. 290 on dated 04-09-1951 regarding Taluka
Order no. LND dated 10-12-1951 to declare this land as Tukda.

GAURANG K. PATEL
ADVOCATE
Office No. 202 Shukan Mall,
Visat Char Rasta, Sabarmati,
Motera, Ahmedabad-380005.
Mob: 9825625667

GAURANG K. PATEL
Advocate



ADDRESS : 202, Second Floor, Shukan Mall,
Visat char rasta, Motera, Sabarmati, ,
AHMEDABAD- 380005.

:: 2 ::

- 3... That Entry no. 305 on dated 24-12-1952 regarding name of Ganotiya Shankarbhai Gopalbhai entered in revenue record.
- 4... That Entry no. 356 on dated 24-06-1956 regarding name of Sarnskshit Ganotiya Nathaji Havjiji not cultivate this land for constunt two years so his name removed from revenue record under Taluka Circular no. TNC dated 07-05-1955.
- 5... That Entry no. 357 on dated 24-06-1956 regarding name of Samanya Ganotiya Shankarbhai Gopalbhai not cultivate this land for constunt two years so his name removed from revenue record under Taluka Circular no. TNC dated 07-03-1955.
- 6... That Ambalal Purshottambhai taken loan from Ahmedabad Jilla Sahkari Bank Ltd. Sabarmati Br. and charge of bank entered in revenue record by Entry no. 650 on dated 04-06-1975 and loan fully paid up and bank issued letter on dated 17-01-1991 for charge removal and charge removed from revenue record by Entry no. 794 on dated 20-01-1991.
- 7... That owner Ambalal Purshottambhai expired on dated 14-07-1981 and name of his legal heirs Jashumatiben Ambalal Patel, Vitthalbhai Ambalal Patel, Vasudev Ambalal Patel and Kokilaben Ambalal Patel entered in revenue record by Entry no. 716 on dated 03-08-1981.
- 8... That co owner Jashumatiben Ambalal Patel, and Kokilaben Ambalal Patel waived and released their rights interest in favour of their brothers from the said land so their names removed from revenue record by Entry no. 717 on dated 03-08-1981.
- 9... That Entry no. 1012 on dated 14-11-2003 regarding land have water irrigation facility so effect of Tukda removed.

GAURANG K. PATEL
ADVOCATE
Office No. 202 Shukan Mall,
Visat Char Rasta, Sabarmati,
Motera, Ahmedabad-380005.
Mob: 9825625667

GAURANG K. PATEL
Advocate



ADDRESS : 202, Second Floor, Shukan Mall,
Visat char rasta, Motera, Sabarmati, ,
AHMEDABAD- 380005.

:: 3 ::

10...That under application of Vitthalbhai Ambalal Patel name of his heirs Pravinbhai Vitthalbhai Patel, Kaushikbhai Vitthalbhai Patel, Minaben Vitthalbhai Patel and Sarojben Vitthalbhai Patel entered as co owner and under application of Vasudevbhai Ambalal Patel name of his heirs Nimeshbhai Vasudevbhai Patel, Bhaveshbhai Vasudevbhai Patel and Jignaben Vasudevbhai Patel entered as co owner in revenue record by Entry no. 1017 on dated 16-12-2003.

11...That Vitthalbhai Ambalal Patel expired on dated 25-03-2004 and name of his legal heirs Madhuben widow of Vitthalbhai Ambalal Patel, Pravinbhai Vitthalbhai Patel, Kaushikbhai Vitthalbhai Patel, Minaben Vitthalbhai Patel and Sarojben Vitthalbhai Patel entered in revenue record by Entry no. 1024 on dated 30-03-2004.

12...That co owner Jignaben Vasudevbhai Patel, Minaben Vitthalbhai Patel and Sarojben Vitthalbhai Patel waived and released their rights interest in favour of their brothers and mother from the said land so their names removed from revenue record by Entry no. 1047 on dated 31-07-2004.

13... That Entry no. 1048 on dated 31-07-2004 regarding family partition between family members and as a effect the said land of Survey no. 132/2 came to the share of Madhuben widow of Vitthalbhai Ambalal Patel, Pravinbhai Vitthalbhai Patel, Kaushikbhai Vitthalbhai Patel, Vasudevbhai Ambalal Patel, Nimeshbhai Vasudevbhai Patel and Bhaveshbhai Vasudevbhai Patel.

GAURANG K. PATEL
ADVOCATE

Office No. 202 Shukan Mall,
Visat Char Rasta, Sabarmati,
Motera, Ahmedabad-380005.
Mob: 9825625667

GAURANG K. PATEL
Advocate



**ADDRESS : 202, Second Floor, Shukan Mall,
Visat char rasta, Motera, Sabarmati, ,
AHMEDABAD- 380005.**

:: 4 ::

14...That Entry no. 1603 on dated 03-05-2012 regarding transfer of taluka of village Chenpur.

15... That Entry no. 1681 on dated 01-03-2013 regarding under application of Pravinbhai Vitthalbhai Patel name of his legal heirs Sarojben Pravinbhai patel, Ronakben Pravinbhai Patel and minor Devbhai Pravinbhai Patel entered but due to consent of other owners not obtained, said entry cancelled/not granted.

16...That Block/Survey No. 132/2, admeasuring 2428 sq.mtrs., lieu into T. P. Scheme No. 65 (Tragad-Jagatpur-Chandkheda-Chenpur-Ranip) and given Final Plot No.308, admeasuring 1457 sq.mtrs..

17...That District Collector Ahmedabad given Residencial Non Agriculture Use Permission to Block/Survey No. 132/2, admeasuring 2428 sq.mtrs., given T. P. Scheme No. 65 (Tragad-Jagatpur-Chandkheda-Chenpur-Ranip), Final Plot No.308, admeasuring 1457 sq.mtrs. under Order no. CB/Jamin-2/N.A./ Chandkheda/SR-1243/2014 on dated 16-02-2015 and effect entered in revenue record by Entry no. 1866 on dated 18-06-2015.

18... Thenafter Madhuben widow of Vitthalbhai Ambalal Patel, Pravinbhai Vitthalbhai Patel, Kaushikbhai Vitthalbhai Patel, Vasudevhai Ambalal Patel, Nimeshbhai Vasudevhai Patel and Bhaveshbhai Vasudevhai Patel sold and conveyed said land of Block/Survey No. 132/2, admeasuring 2428 sq.mtrs., given T. P. Scheme No. 65 (Tragad-Jagatpur-Chandkheda-Chenpur-Ranip), Final Plot No.308, admeasuring 1457 sq.mtrs. to Devam

GAURANG K. PATEL
ADVOCATE
Office No. 202 Shukan Mall,
Visat Char Rasta, Sabarmati,
Motera, Ahmedabad-380005.
Mob: 9825625667

GAURANG K. PATEL
Advocate



**ADDRESS : 202, Second Floor, Shukan Mall,
Visat char rasta, Motera, Sabarmati, ,
AHMEDABAD- 380005.**

:: 5 ::

Infra Edge, a Partnership firm by registered Sale Deed sr. np. 14181 dated 29-10-2019 and name of purchaser entered in revenue record by Entry no. 2068.

19... That Devam Infra Edge, a Partnership firm desire to introduce scheme on the said land known as Dev Ganesh.

20... We have furnished with records of rights [Gam Namuna No.7/12, Gam Namuna No.6(A)] showing the above referred land is held by you as owners.

21...The report is not complete report of the entire revenue records and records of the Sub-Registrar. Report refers to records relevant to understand the devolution of title, to ascertain, If any charge or encumbrance is subsisting and/or continuing in the records for details, facts and particulars, relevant documents, papers, writings and records to be referred.

22...This report on title is based on the revenue record given by you and available Sub-Registrar, Ahmedabad record (Index-II) only through our search clerk.

23...This report is merely an opinion of the undersigned and not at all conclusive proof or evidence of title and shall not be used as an evidence or proof, if any proceedings or collateral proceedings in court and/or before Government or Semi-Government officer. Also for the negligency or lackness in the world of searches, the undersigned shall not be a held responsible in any case.

GAURANG K. PATEL
ADVOCATE
Office No. 202 Shukan Mall,
Visat Char Rasta, Sabarmati,
Motera, Ahmedabad-380005.
Mob: 9825625667

GAURANG K. PATEL
Advocate



ADDRESS : 202, Second Floor, Shukan Mall,
Visat char rasta, Motera, Sabarmati, ,
AHMEDABAD- 380005.

:: 6 ::

24...As informed to us, the said land has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said land adversely affecting the titles.

UNDER THE CIRUMSTANCES, we hereby certify that the the project **DEV GANESH** situated on Non-Agriculture land bearing Block/Survey No. 132/2, admeasuring 2428 sq.mtrs., given T. P. Scheme No. 65 (Tragad-Jagatpur-Chandkheda-Chenpur-Ranip), Final Plot No.308, admeasuring 1457 sq.mtrs. situated lying and being at Mouje village Chenpur, Taluka Ghatlodia, District Ahmedabad and Sub-District Ahmedabad-8 (Sola) is belonging to Devam Infra Edge, a Partnership Firm and the title is clear and marketable and free from all encumbrances and attachments or any kind of encumbrances without any reasonable doubts and charges, subject to....

1. All original papers, deeds, records, permissions and latest documents should be verify.
2. Usual Declaration on title should be obtain.
3. Laws Applicable and in force to effect legally and properly regarding sale, transfer, or any other transaction with respect to the said land/property/project/units.

Place :- Ahmedabad.

Date:- 22-02-2019



Gaurang K. Patel, Advocate

GAURANG K. PATEL
ADVOCATE

Office No. 202 Shukan Mall,
Visat Char Rasta, Sabarmati,
Motera, Ahmedabad-380005.
Mob: 9825625667