

RAJESH R. PRAJAPATI

B.COM.LL.M.

ADVOCATE

28, SHRIJI PARK, B/H. MAMARA PAUA FACTORY, GOPI TALKIES ROAD, ANAND

TITLE CLEARANCE CERTIFICATE

Applicant:- NUPUR CHANDRAKANT PANCHMATIYA

Residing at. Vidyanagar Ta.& Dist.Anand

Ref:- Investigation of Title to the Property situated at **Vidyanagar Ta. & Dist. Anand** bearing City Survey. No.1673, which is total adm.1672.84 sq.mtrs.

As per the instruction given by above applicant I have caused the necessary searches to be taken with city survey and sub-registry record for last 13 yrs. and issued the public notice in daily news paper **NAYA PADKAR** on 22/2/2012 for the issue the title clearance certificate of above referred property, therefore any person have an objection of issue the title clearance certificate of above referred property who may sent the objection application with the document to my address but till today no any person sent the any objection application therefore I read and observed all the document produced before me I found the following short history.

SHORT HISTORY

- (1) That the City Survey. No.1673, which is adm. 836.42 sq.mtrs. house property is situated lying and being at. Vidyanagar Ta.& Dist.Anand, I have verified the City survey records, I found that the said land originally owner and occupier was Ravajibhai Shivabhai Patel.

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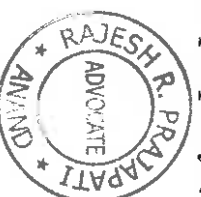
- (2) Thereafter the City Survey. No.1673, which is adm. 836.42 sq.mtrs. house property sold to the Jayantibhai Chunilal from Ravajibhai Shivabhai Patel by regd. sale deed no. 1407 dated 5/10/71.
- (3) Thereafter the name of Shilaben wife of Jaynatibhai Chunibhai Patel entered as a co-partner of said property, on 29/10/81.
- (4) Thereafter the Shilaben wife of Jaynatibhai Chunibhai Patel died on 8/2/2001, therefore their heirs namely (1) Jayantibhai Chunilal Amin (2) Anil Jayntibhai Amin (3) Hemant Jayantibhai Amin were entered in city survey records on 6/6/08.
- (5) Thereafter the City Survey. No.1673, which is adm. 836.42 sq.mtrs. house property sold to the Nupur Chandrakant Panchmatiya from Nimini Anil bhai Amin power of attorney of (1) Jayantibhai Chunilal Amin (2) Anil Jayntibhai Amin (3) Hemant Jayantibhai Amin by regd. sale deed no. 6046 dated 25/7/2011.

Thus the Nupur Chandrakant Panchmatiya has become a owner and occupier of the property of City Survey. No.1673, which is adm. 836.42 sq.mtrs. house property.

- (6) That the Nupur Chandrakant Panchmatiya has also belongs to the property of City Survey No. 1674 adm, 836.42 sq.mtrs. house property.

- (7) Thereafter the Nupur Chandrakant Panchmatiya has applied for the consolidation of the property (1) City Survey.

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No.1673, which is adm. 836.42 sq.mtrs. house property. (2)
City Survey No. 1674 adm, 836.42 sq.mtrs. house property.

That the City Survey Superintendants and Addition
Mamlatdar Vallabh Vidyanagar has passed the order for
consolidation of the said property and issued new City Survey
number 1673 adm. 1672.84 sq.mtrs.

Thus the Nupur Chandrakant Panchmatiya has become
a owner and occupier of the property of the City Survey no.
City Survey number 1673 adm. 1672.84 sq.mtrs.

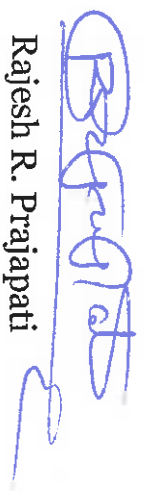
CERTIFICATE

To whom so ever it may concern title clearance certificate as
per the instruction given by above applicant I have
investigated the title of City Survey number 1673 adm.
1672.84 sq.mtrs. house property of Vidyanagar Ta.&
Dist.Anand,

And that property belongs to the Nupur Chandrakant
Panchmatiya R/o.Vidyanagr Ta. & Dist. Anand. and that the
property is free from any encumbrances and attachment and
have a clear, marketable title.

Date : 29/3/2012

Place : Anand.


Rajesh R. Prajapati
(Advocate, Anand)





G. M. BRAHMBHATT

ADVOCATE & NOTARY (Govt. of India)

Office:

Ground Floor, Komal Bungalow,

Nr. Flora Charghanti,

Anand-388 001.

B.Com., L.L.B.

Ph. (02692) 263055

Mo.: 98250 40760,

99092 54555.

TITLE INVESTIGATION REPORT (TIR)

1.	Name of the unit/ concern/ company/ person seeking for Title Clearance Certificate	NUPUR CHANDRAKANTBHAI PANCHMATIYA
2.	Particulars of the documents scrutinized-serially and chronologically.	
3.	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.	Regi. Sale Deed No.426 dated 18/01/2011 along with Regi. Receipt & Index-II.	Original
2.	Regi. Sale Deed No.6046 dated 15/07/2011 along with Regi. Receipt & Index-II.	Original
3.	Regi. Sale Deed No.1707 dated 05/10/1971.	Photo Copy
4.	Regi. Sale Deed No.1158 dated 07/06/1978.	Photo Copy
5.	Development Agreement dated 17/01/2013.	Photo Copy
6.	City Survey Property Card.	Certified Copy
7.	Plan Approval Letter issued by Town Planner, Anand dated 25/01/2012.	Photo Copy
8.	Plan Approval Letter issued by Town Planner, Anand dated 13/03/2012.	Photo Copy
9.	Plan Approval Letter issued by Town Planner, Anand dated 22/08/2012.	Photo Copy
10.	Construction permission issued by Chairman, V.V. Nagar Area Development Authority, V.V. Nagar dated 23/12/2011 along with approved plan.	Photo Copy
11.	Revised N.A. permission issued by Collector, Anand dated 03/07/2012.	Photo Copy
12.	Public Notice issued in "Gujarat Samachar" dated 18/01/2013.	Photo Copy
13.	Search Receipt no.2013037000017 for last 30 years issued by the Sub-Registrar, Anand dated 01/01/2013.	Original



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4.	Survey No.	Residential building named "ANANDITA LUXURIOUS APARTMENT" situated & lying on non-agricultural land, bearing C.S. No.1673 (C.S. Nos.1673 & 1674 before consolidation), total admeasuring 1672.84 sq.mtrs., within limits of village Vallabh Vidyanagar, Ta. & Dist. Anand.
5.	Door No. (In case of house property)	----
6.	Extent/ area including plinth/ built up area in case of house property.	N.A.
7.	Locations like of the place, Village, City, Registration Sub-district, District etc.	Anandita Luxurious Apartment, Vallabh Vidyanagar, Ta. & Dist. Anand.
8.	Boundaries. East : West : North : South :	As the Schedule.
9.	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 deed 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
10.	Nature of title of the intended seller over the property (whether full ownership rights, Leasehold Rights, occupancy/ Possessor Rights or Inam Holder or Govt. Grantee/ Allotee etc.)	Full Ownership Rights.
11.	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.
12.	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.
13.	Details regarding property tax or land revenue or other statutory dues paid / payable as on date and if not paid, what remedy.	N.A.
14.	Details of RTC Extracts/ Mutation extracts/Khara extracts pertaining to the property in question.	N.A.



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Mr. Flora Charghanti,

Mo.: 98250 40760,

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CERTIFICATE OF TITLE

I have examined the original Title Deeds relating to the schedule property and offered the documents of title referred to in the Opinion are valid evidence of Right, title and interest and I further certify that:

1. I have examined the documents in detail, taking into account all the guidelines in the checklist vide Para-3 and the other relevant factors.
2. I confirm having made a search in the land/ Revenue records. I do not find anything adverse.
3. Following scrutiny of land Records/ Revenue Records and relative Title Deeds, I hereby certify the genuineness of the Title Deeds.
4. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from **1984 to 2013** pertaining to the Immovable Property covered by above said Title Deeds. - The property is free from all Encumbrances.
5. Minor/ (s) and his/ their interest in the property to the extent of - N.A.
6. I certify that **NUPUR CHANDRAKANTBHAI PANCHMATIYA** becomes absolute owner & occupant of the said property and have clear & marketable title over the schedule property.

SCHEDULE OF THE PROPERTY

Residential building named "ANANDITA LUXURIOUS APARTMENT" situated & lying on non-agricultural land, bearing C.S. No.1673 (C.S. Nos.1673 & 1674 before consolidation), total admeasuring 1672.84 sq.mtrs., within limits of village Vallabh Vidyanagar, Ta. & Dist. Anand. The said property is bounded as under:

East by: C.S. No.1694.
West by: Road.
North by: C.S. No.1675.
South by: Road.

Date: 29/01/2013.
Place: Anand.



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(COLUMN NO.9 SEPARATE SHEET)

I have investigated the title of the described in the Schedule and I have caused to be taken necessary searches of revenue and registration of record for last 30 years.

SHORT HISTORY

Investigation of the title to Residential building named "ANANDITA LUXURIOUS APARTMENT" situated & lying on non-agricultural land, bearing C.S. No.1673 (C.S. Nos.1673 & 1674 before consolidation), total admeasuring 1672.84 sq.mtrs., within limits of village Vallabh Vidyanagar, Ta. & Dist. Anand, belongings to NUPUR CHANDRAKANTBHAI PANCHMATIYA.

Plot No.K-175, C.S. No.1673 within limits of village V.V. Nagar,

Ta. & Dist. Anand.

Residential House constructed on Plot No.K-175, C.S. No.1673, admeasuring plot area 836.42.00 sq.mtrs. & construction area 250.00 sq.mtrs., within limits of village V.V. Nagar, Ta. & Dist. Anand, originally belonged to RAVJIBHAI SHIVABHAI PATEL. His name was posted in the city survey property card.

Afterwards, the said owner, RAVJIBHAI SHIVABHAI PATEL sold out the Residential House constructed on Plot No.K-175, C.S. No.1673, admeasuring plot area 836.42.00 sq.mtrs. & construction area 250.00 sq.mtrs., within limits of village V.V. Nagar, Ta. & Dist. Anand to JAYANTIBHAI CHUNILAL AMIN by executing the registered sale deed no.1407 dated 05/10/1971, which event mentioned in the city survey property card vide entry dated 26/11/1971. It is duly certified.

Afterwards, the said owner applied to include the name of his wife as joint owner in the city survey records therefore the name of SHEELABEN W/O JAYANTIBHAI CHUNILAL AMIN entered as joint owner of the said property in the city survey records, which event mentioned in the city survey property card vide entry dated 20/04/1981. It is duly certified.

Afterwards, the said owner, SHEELABEN W/O JAYANTIBHAI CHUNILAL AMIN died on 08/02/2001 therefore her name was removed from the city survey records & his legal heirs namely, (1) JAYANTIBHAI CHUNILAL AMIN, (2) ANIL JAYANTIBHAI AMIN & (3) HEMANT JAYANTIBHAI AMIN, entered as co-owners of the said property in the city survey records, which event mentioned in the city survey property card vide entry dated 06/06/2008. It is certified.

Afterwards, the said owners, (1) JAYANTIBHAI ALIAS JAYANTIBHAI CHUNILAL AMIN, (2) NALINI ANILBHAI AMIN as P.O.A. Holder of (i) ANIL JANYATIBHAI ALIAS JAYANTIBHAI AMIN & (ii) HEMANT JAYANTIBHAI ALIAS JAYANTIBHAI AMIN sold out the Residential House constructed on Plot No.K-175, C.S. No.1673, admeasuring plot area 836.42.00 sq.mtrs. & construction area 250.00 sq.mtrs., within limits of village V.V. Nagar, Ta. & Dist. Anand worth Rs.1,50,00,000/- to NUPUR CHANDRAKANTBHAI PANCHMATIYA by executing registered sale deed no.6046 dated 15/07/2011, which event mentioned in the city survey property card vide entry dated 25/07/2011. It is duly certified.



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Plot No.K-476, C.S.No.1674 within limits of village V.V. Nagar,

Ta. & Dist. Anand.

Residential House constructed on Plot No.K-476, C.S. No.1674, admeasuring plot area 836.44.00 sq.mtrs. & construction area 290.00 sq.mtrs., within limits of village V.V. Nagar, Ta. & Dist. Anand, originally belonged to MAHESHBHAI NAGJIBHAI PATEL. His name was posted in the city survey property card.

Afterwards, the said owner, MAHESHBHAI NAGJIBHAI PATEL sold out the Residential House constructed on Plot No.K-476, C.S. No.1674, admeasuring plot area 836.44.00 sq.mtrs. & construction area 290.00 sq.mtrs., within limits of village V.V. Nagar, Ta. & Dist. Anand worth Rs.64,00,000/- to NUPUR CHANDRAKANTBHAI PANCHMATIYA by executing registered sale deed no.426 dated 18/01/2011, which event mentioned in the city survey property card vide entry dated 25/07/2011. It is duly certified.

Afterwards, the said owner, NUPUR CHANDRAKANTBHAI PANCHMATIYA applied for the Approval of the plans to the competent authority. The Town Planner, Town Planning & Valuation Department, Anand Branch approved the plans & issued Plan Approval Letter vide ref. no.B.P./VIDYANAGAR/267 dated 25/01/2012.

Afterwards, the said owner, NUPUR CHANDRAKANTBHAI PANCHMATIYA applied for the Approval of the plans to the competent authority. The Town Planner, Town Planning & Valuation Department, Anand Branch approved the plans & issued Plan Approval Letter vide ref. no.B.P./VIDYANAGAR/268 dated 13/03/2012.

Afterwards, the said owner, NUPUR CHANDRAKANTBHAI PANCHMATIYA applied for the Revised N.A. permission to the competent authority. Honorable Collector, Anand approved the plans & issued the Revised N.A. permission vide order no.JAMAN-1/N.A./S.R./67/129/2011-12/VASHI/7765 TO 7773 dated 03/07/2012.

Afterwards, the said owner, NUPUR CHANDRAKANTBHAI PANCHMATIYA executed the Development Agreement for organizing the residential apartment named "ANANDITA LUXURIOUS APARTMENT" on the said plot with ANANDITA LUXURIOUS APARTMENT, partners, NUPUR CHANDRAKANTBHAI PANCHMATIYA & AASHRITA INFRASTRUCTURE PVT. LTD., Director, HIREN CHANDRAKANTBHAI PANCHMATIYA dated 17/01/2013.

Afterwards, I have issued the Public Notice inviting any objection over the said property in the daily news paper "GUJARAT SAMACHAR" dated 18/01/2013 but none has filed any objection against the same. That please note.

According to that all relevant papers, documents and careful examination of the same, NUPUR CHANDRAKANTBHAI PANCHMATIYA becomes absolute owners & occupants of Residential building named "ANANDITA LUXURIOUS APARTMENT" situated & lying on non-agricultural land, bearing C.S. No.1673 (C.S. Nos.1673 & 1674 before consolidation), total admeasuring 1672.84 sq.mtrs., within limits of village Vallabh vidyanagar, Ta. & Dist. Anand.



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The said property is clear and marketable and free from any reasonable doubts. Moreover it does not indicate any registry of any charge or encumbrance free from any reasonable doubts.

Date: 29/01/2013.

Place: Anand.



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