

Ref No. 5

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

Mo.: 98250 40760.

99092 54555.

Email ID: gmbrahmbhatt1962@gmail.com



ANNEXURE -III

MASTER LEGAL SCRUTINY REPORT

To,
The Chief Manager
CENTRAL BANK OF INDIA,
Anand Branch, AP: Anand,
Ta. & Dist. Anand.

Dear Sir,

With reference to your letter dated 01/07/2016; I submit my Legal Scrutiny Report as hereunder:

1. Name and address of the Mortgagors/ title holder:
(1) SURESHCHANDRA CHATURBHAI PATEL, (2) DHIRAJBEN SURESHCHANDRA PATEL, (3) HARISHKUMAR GORDHANBHAI PATEL & (4) SUDHABEN HARISHKUMAR PATEL.
2. Mortgagors - Various Parts 50 units in Tower-A of 10 Units And Tower B of 20 Units & Tower-C of 20 Units of Prospective Buyers.

3. Details / description of the documents scrutinized:

Sr. No.	Date of Document	Name of Documents	Whether Original/Certified/True Copy/Photo Stat
1	26-10-1988	Regl. Sale deed No.3857 along with Index-II & Regl. Receipt.	Certified Copy
2	26-10-1988	Regl. Sale Deed No.3888 along with Index-II & Regl. Receipt	Certified Copy
3	12-02-2016	Village Form No.7 12 & together with mutation Entry.	Certified copy
4	29-02-1988	Photo Copy of N.A. Permission issued by Collector, Kheda.	Photo Copy
5	13-11-1987	Construction Permission issued by Chairman, A.A.D.A., Anand. Along with Approved Plan.	Photo Copy
6	22-04-2016	Photo Copy of Plan Approval Letter issued by Chief Executive Officer, AVKUDA, Anand. Along with Approved Plan.	Photo Copy
7	01-07-2016	Affidavit for the Owner	Photo Copy
8	26-04-2016	Public Notice issued in daily news paper "Naya Padkar"	Original
9	01-07-2016	Search Receipt No.2016037012132 for the last 50 years issued by Sub-Registrar, Anand dated 01-07-2016.	Original.

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4. Details / description of the Property/ ies

Item No.	Survey No./House No./Site No.	Extent/Areas of land/building	Location, District/Village/Municipality etc.	Sub-Boundary
1.	Residential Scheme namely "SHATAKRESIDENCY" F.P.No.258, in T.P.Scheme No.4, R.S.No.1941, Sub Plot No.2 & 3.	Admeasuring plot area 675.00 sq.mtrs. along with undivided shared land area admeasuring 126.84 sq.mtrs., i.e. total admeasuring 801.84 sq.mtrs. & Admeasuring plot area 731.00 sq.mtrs. along with undivided shared land area admeasuring 126.84 sq.mtrs., i.e. total admeasuring 857.84 sq.mtrs.	Tower A,B & C in Shatak Residency, village Anand, Ta. & Dist. Anand.	East by: F.P.No.256. West by: F.P.No.258/2 North by: F.P.No.257. South by: F.P.No.258 Palki and F.P.No.259

5. Brief history of the property /ies and how the owner/mortgagor has derived the title.

Sub Plot No.2, F.P. No.258, in T.P.Scheme No.4, R.S.No.1941, within limits of village Anand, Ta. & Dist. Anand.

The Property bearing F.P.No.258, in T.P.Scheme No.4, R.S.No.1941, within limits of village Anand, Ta & Dist. Anand. Originally belonging to NANABHAI KHODABHAI BHOI AND OTHER. Their names were posted in the record of rights 7/12.

Afterwards, the said owner have obtained necessary N.A. Permission from the Collector, Kheda vide order no.L.N.D./N.A.S.R. 19- 87-88 dated 29/02-1988.

Afterwards, the said owner have obtained Construction Permission Along with Approved Plan from the Chairman, A.A.D.A., Anand vide Permission Letter No.223 dated 13/11/1987.

Afterwards, the said owner NANABHAI KHODABHAI BHOI AND OTHER sold out property bearing Residential Sub Plot No.2 admeasuring plot area 675.00 sq.mtrs., along with undivided Road area admeasuring 126.84 sq mtrs. i.e. total admeasuring 801.84 sq.mtrs., situated on the non-agricultural land bearing bearing F.P.No.258, in T.P.Scheme No.4, R.S.No.1941, within limits of village Anand, Ta & Dist. Anand. worth Rs.1,04,000/- to (1) SURESHCHANDARA CHATURBHAI PATEL & (2) DHIRAJBEN SURESHCHANDRA PATEL, by executing Regd sale deed No.3857 dated 26/10/1988, which event mention in the record of rights 7/12 vide M.E.No.39567 dated 03/11/1988. It is duly certified.

Afterwards, the said owner Revised Plan Approval Letter Along with Approved plan from the Chief Executive Officer, AVKUDA, Anand vide ref no.AVKUDA LAYOUT/ VASHI/1138 dated 22/04 2016.

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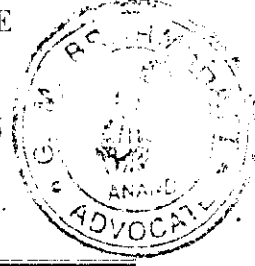
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Sub Plot No.3, F.P. No.258, in T.P.Scheme No.4, R.S.No.1941,
within limits of village Anand, Ta. & Dist. Anand.

The Property bearing F.P.No.258, in T.P.Scheme No.4, R.S.No.1941., within limits of village Anand, Ta & Dist. Anand. Originally belonging to NANABHAI KHODABHAI BHOI AND OTHER. Their names were posted in the record of rights 7/12.

Afterwards, the said owner have obtained necessary N.A. Permission from the Collector, Kheda vide order no.L.N.D./ N.A.S.R. 19/ 87-88 dated 29/02/1988.

Afterwards, the said owner have obtained Construction Permission Along with Approved Plan from the Chairman, A.A.D.A., Anand vide Permission Letter No.223 dated 13/11/1987.

Afterwards, the said owner NANABHAI KHODABHAI BHOI AND OTHER sold out property bearing Residential Sub Plot No.3 admeasuring plot area 731.00 sq.mtrs., along with undivided Road area admeasuring 126.84 sq.mtrs. i.e. total admeasuring 857.84 sq.mtrs., situated on the non-agricultural land bearing bearing F.P.No.258, in T.P.Scheme No.4, R.S.No.1941., within limits of village Anand, Ta & Dist. Anand. worth Rs.1,12,000/- to (1) HARISHKUMAR GORDHANBHAI PATEL & (2) SUDHABEN HARISHKUMAR PATEL, by executing Regi. sale deed No.3858 dated 26/10/1988, which event mention in the record of rights 7/12 vide M.E.No.39568 dated 03/11/1988. It is duly certified.

Afterwards, the said owner Revised Plan Approval Letter Along with Approved plan from the Chief Executive Officer, AVKUDA, Anand vide ref. no.AVKUDA/ LAYOUT/ VASHI/ 1143 dated 22/04/2016.

Further, the existing owner and the previous owners have applied for the Revised N.A. Permission & Revised Construction Permission in respect of the said property and also paid up necessary fees in respect of the said property through chalan and also produced to me the chalan and along with Affidavit dated 01/07/2016 that they will produce the Revised Construction Permission along with approved plan after it will be granted as earliest and the title of the said property is clear, marketable and free from any encumbrance.

Afterwards, the said owner have organized residential scheme named "SHATAK RESIDENCY" in the said land.

Further, the said owner approached to me for the Title Investigation Report and I have published the Public Notice inviting any objection in respect of the said property in the daily news paper "NAYA PADKAR" dated 24/04/2016, but none has filed any objection in respect of the said property during the proposed time period. That please note.

Search and Investigation;

4.1 The persons who is/are the present owner/ s of the property/ies.

(1) SURESHCHANDRA CHATURBHAI PATEL, (2) DHIRAJBEN SURESHCHANDRA PATEL, (3) HARISHKUMAR GORDHANBHAI PATEL & (4) SUDHABEN HARISHKUMAR PATEL are present owners of the said property.

4.2 Whether the party has absolute, clear and marketable title over the property/ies proposed to be mortgaged and can create to valid mortgage on the property /ies.

Yes, the Party has absolute, clear and marketable title over the property proposed to be mortgaged and can create a valid mortgage on the property.

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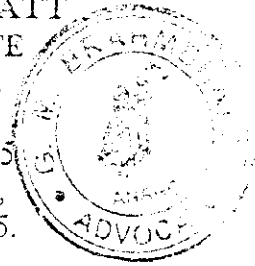
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5.3 (a) What is the nature of the title of the owner i.e. tenancy right, full ownership, occupancy right, possessory right, minor's right or any other type of right? Clarify.

The owners have absolute ownership rights over the said property.

(b) Leasehold immovable property/ies. (where the land/building (s) s/are leasehold, please verify the terms of the lease(s) the name and address(es) of the lessor (s) and whether any permission/NOC from the lessor (s)/company authority is required for transfer (such as mortgage, sale, etc.) of the property/ies).

N.A.

5.4 Whether there is any restriction/prohibition under Personal laws or the owner/mortgagor to hold the property/ies under the title deeds through which he has derived the title.

There is no any restriction over the said property.

5.5 Whether the latest title deeds and the immediately previous title deeds are available in originals.

Yes.

5.6 Whether the building tax/land revenue has paid, up to date.

Yes, the said owners have fully paid up the statutory charges over the said property.

5.7 Whether any dues recoverable as land revenue are outstanding.

No, there is no any dues are outstanding.

5.7 In case the facility is sought for construction purpose:- whether the land has been converted under the Land Revenue laws? If not required to be converted, give reasons.

Yes, the said land has been converted for N.A. Purpose through N.A. Permission from the Collector, Kheda vide order no.L.N.D./ N.A.S.R. 19/ 87-88 dated 29/02/1988.

5.9 Whether the land is affected by any revenue and Tenancy legislation? If so, how and to what extent and the remedy, if any.

No, there is no any litigation in respect of the said property.

5.10 Whether the permission under the Urban Land (ceiling and Regulation) Act, 1976 is necessary or not?

No, the Permission under the said Act is not necessary.

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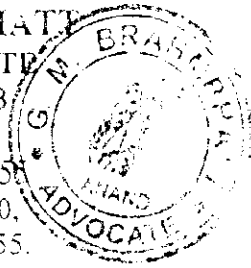
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- 5.11 Is there any other special enactment like Land Acquisition Act and other State Legislation's/Provisions of which are applicable to the property/ies and affecting the title?

No, there is no special enactment affecting to the title of the said owner.

- 5.12 (a) Is /Are the property/ies free from encumbrances.

No, there is no any encumbrance over the said property.

(b) Please give detailed account of creation of charge/ mortgage or redemption's for a minimum period of 13 years and also state the subsisting charge/mortgage if any, mentioned in the encumbrance certificate for the last 13 years in case of Priority sector advances and for the last 30 years in all other cases.

Yes, I have searched the records for the last 30 years and during my search; I have not found any charge over the said property.

- 5.13 Whether the proposed equitable mortgage by Deposit of title deeds is possible? If so, what are the documents to be deposited? If deposit is not Possible, can there be a simple mortgage or by a Registered mortgage or by any other mode of Mortgage?

Yes, the equitable mortgage by deposit of title deeds can be created by depositing following documents:

Documents provided by the Builder/Owner:

Sr. No	Date of Document	Name of Documents	Whether Original/Certified/True Copy/Photo Stat
1.	26/10/1988	Regi. Sale deed No.3857 along with Index-II & Regi. Receipt.	Photo Copy
2.	26/10/1988	Regi. Sale Deed No.3888 along with Index-II & Regi. Receipt.	Photo Copy
3.	12/02/2016	Village Form No.7/12 & together with mutation Entry.	Certified copy
4.	29/02/1988	Photo Copy of N.A. Permission issued by Collector, Kheda.	Photo Copy
5.	13/11/1987	Construction Permission issued by Chairman, A.A.D.A., Anand. Along with Approved Plan.	Photo Copy
6.	22/04/2016	Photo Copy of Plan Approval Letter issued by Chief Executive Officer, AVKUDA, Anand. Along with Approved Plan.	Photo Copy
7.	01/07/2016	Affidavit for the Owner	Photo Copy
8.	26-04/2016	Public Notice issued in daily news paper "Naya Padkar"	Original

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Documents to be obtained from the Intending Borrower:

Sr. No.	Name of Documents	Whether Original/Certified/True Copy/Photo Stat
1.	Regi. Sale Deed in favour of the Borrower along with Regi. Receipt & Index-II.	Original
2.	Original Construction Agreement.	Original
3.	Original Agreement to Sale.	Original

- 5.14 Whether the property /ies is /are freehold or Leasehold or self occupied or tenanted? If tenanted, Whether the property/ies can be taken as mortgage and what precautions to be taken?

The Property has been self acquired by the owner through Regi. Sale Deed No.3857 dated 26/10/1988 & Regi. Sale deed No.3888 dated 26/10/1988.

- 5.15 If owner is a company, Partnership firm, Trust, Temple, Wakf or other legal persons, how the title is affected by its Memorandum and Article of Association, Partnership deed, Trust deed or rules Or bye laws and what are the precautions to be Taken under rules or bye -laws and also how the Right to create mortgage is affected by Hindu Religious and Endowments Laws and /or Wakf Deed or Wakf Act, as the case may be.

N.A.

- 5.16 If property/ies to be mortgage is /are flat/apartment in residential or commercial complex, how far independent titles is ensured and how the enjoyment of common areas and facilities are ensured to the flat -owner (mortgagor); what are the documents of title available for creating mortgage ? Documents/records to be taken from builder /owner and their bankers.

N.A.

- 5.17 Flats owned/controlled by societies:- special Requirements to be taken if society refuse to note Bank lien / interest.

N.A.

- 5.18 Please state the names of the persons who should Join in the creation of mortgage of the property/ies Either by deposit of title deeds or by registered Mortgage, etc.

((1) SURESHCHANDRA CHATURBHAI PATEL, (2) DHIRAJBEN SURESHCHANDRA PATEL, (3) HARISHKUMAR GORDHANBHAI PATEL & (4) SUDHABEN HARISHKUMAR PATEL should join in the creation of mortgage of the property.

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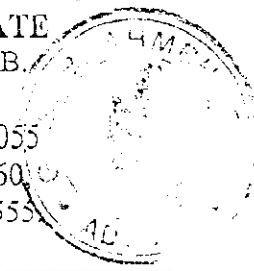
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5.19 Any additional documents/ precautions, required to Be taken.
Investigation under Income tax Act, 1961:

(A) Please investigate whether any action has been Initiated by
the Tax Recovery officer under Section 222.

**No, there is no action has been initiated by the
Tax Recovery Officer U/s 222 of Income Tax Act, 1961.**

(B) Please also investigate as to whether the Provisions of section
230-A are to be complied with and If so whether the same
are complied with.

**Yes, the provision of Section-230-A is complied with in this
matter.**

9
(C) Please also advise whether any prior permission Of the
concerned assessing officer under section 281(1) Is required
for any transfer (by way of sale, mortgage, Gift, exchange or
any other mode of transfer whatsoever) Of the immovable
property/ies.

**No, the Permission U/s 281 (1) of the said Act is not required
to be obtained.**

(D) Please also investigate as to whether the provisions Of
Chapter XX-A and Chapter XX-C have been complied With
and whether any transaction under section 269AB Is
registered and whether any acquisition proceedings Under
Chapter XX-A and Chapter XX-C have been Initiated against
the immovable property. If any acquisition Proceedings etc.
are pending or have been finalised and/Or are pending with
the courts, please give full details thereof along with the
necessary documentary evidence.

**No, there is no any acquisition proceedings initiated against
the said property.**

(E) Finally please also investigate as to whether any other
proceedings under the IT ACT, 1961 are pending.

No, there is no any proceedings are pending Under the IT Act.

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7 Search in respect of companies registered under the companies Act, 1956.

(A) (Please search the Index and the register of charges /file or folder containing forms-13) and provide information on (i) charges subsisting on the property/ies and undertaking of the company, and the brief particulars of the documents creating the charge. ii) the dates of creation, nature (mortgage /hypothecation etc. whether first/second or pari-passu charge) and the extent (i.e. the amount covered) of each charge holder (v) modifications (if any in each charge and the dates thereof (vi) satisfaction of charge, if any, recorded within the previous 6 months (vii) whether any receiver or manager of the company has been appointed under section 137 of the Companies Act 1956 and (viii) whether any debentures have been issued by the company and the nature and value of the charge securing them as well as the details of the property/ies on which such charge has been created . please obtain certified copies of the relevant documents, also please investigate whether, any Form 8/13 along with the relevant documents have been received in the ROC's office which is pending for registration. If so, full particulars thereof should be provided. Further, please verify whether any application is pending with the ROC seeking his Condensation of delay for filing the charges.

N.A.

(B) Please verify whether any proceedings are Pending and or whether any order has been Passed/issued U/S 391 and 394 of the Companies act. 1956.

N.A.

8 Investigation in regard to Agricultural Land:-

a) Whether land is surplus. If so, give specific details. N.A.

b) whether the land is under self-cultivation. N.A.

c) If land is owned in different Khatas or is under joint share, give specific share in each Khata. N.A.

d) if consolidation of holding /acquisition proceedings etc. are in progress in the area, whether the transfer of the land is possible under the state enactment.

N.A.

e) whether any prior/ hidden charges exists against the land Non-encumbrance should be for a period of 13 years preceding the date of this non-encumbrance certificate.

Yes, the said property is free from any encumbrance.

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- f) Whether mutation has been completed in case of existing charges / pending charges.

No, the charge is not mutated in the revenue records yet.

- g) Inspection of land on the spot in regard to the Quality of land (such as irrigated/ unirrigated /water Logged, etc.) in order to enable the bank to Determine its value.

N.A.

- h) Whether any Government loan/taccavis/Co-op. loan etc, have been raised against the land, and if so, details about the charges / encumbrances may be specified.

N.A.

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CERTIFICATE

I have scrutinized the Certified Copies of/ original title deeds intended to be, deposited relating to the property/ies to be offered as security by way of equitable mortgage / registered mortgage etc, and that the documents of title referred to above are perfect evidence of title and that if the said documents are deposited and **registered** mortgage etc. is created in the manner required by law, it will satisfy the requirements of creation of **registered** mortgage etc., and I further certify that:-

1. There is mortgages / charges whatsoever as could be seen from the encumbrance certificate for the period from **1987 to 2016** pertaining to the immovable property/ies covered by the above said title deeds.

The property is free from any encumbrance.

2. There is a prior Mortgage /charge to the extent of which are liable to be cleared or satisfied by complying with the following:-

The property is free from any encumbrance.

3. There are claims from minor/s and his / their interest in the property/ies is Are to the extent of **N.A.** (specify the share of minor/s with name).

4. The Undivided share of the minor/s is **N.A.** (specify the share of the minor/s).

5. The property/ies is /are subject to the payment of Rs. **N.A.** (Specify the liability that is fastened or could be fastened on the property/ies).

6. Provision of Urban Land (Ceiling & Regulation) Act 1976 are not applicable. If applicable permission is obtained.
N.A.

7. Holdings/acquisition is in accordance with the provision of the Land Reform Act.
N.A.

8. The mortgage if created will be perfect and available to the bank for the liability of the intending borrower, (1) SURESHCHANDRA CHATURBHAI PATEL, (2) DHIRAJBEN SURESHCHANDRA PATEL, (3) HARISHKUMAR GORDHANBHAI PATEL & (4) SUDHABEN HARISHKUMAR PATEL.

I certify that (1) SURESHCHANDRA CHATURBHAI PATEL, (2) DHIRAJBEN SURESHCHANDRA PATEL, (3) HARISHKUMAR GORDHANBHAI PATEL & (4) SUDHABEN HARISHKUMAR PATEL have a valid, clear and marketable title to the property /ies shown above.

Place: Anand.

Date: 1/4/2016.



G M BRAHMBHATT
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અરજી પહોંચ

મેલકતનું વર્ણન રે.સ.નં.1941,ટી.પી.નં.4,ફા પ્લોટ નં.258/2+258/3 વાળી
બીન ખેતીલાયક જમીન.
Search in : આણંદ/ANAND

પહોંચ નંબર: ૨૦૧૬૦૩૭૦૧૨૧૩૨

અરજી નંબર: ૪૪૪૫

અરજી વર્ષ: ૨૦૧૬

તા: ૧

માહે: જુલાઈ

સને: ૨૦૧૬

રજુ કરનારનું નામ **G.M.Brahmbhatt(adv)**

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાર્ટર / ફોલીયો..... ૦

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા પાટીઓ (કલમ ૬૪ થી ૬૭)..... ૦

શોધ અગર તપાસણી..... Year: ૧૯૮૦ ૨૦૧૬ ૨૬૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૧૭).....

નકલ ફી ફોલીયો..... ૦

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકલેફ્ટ

૨૬૦

અંકે રૂપીયાબસો સાદબ પુરા.

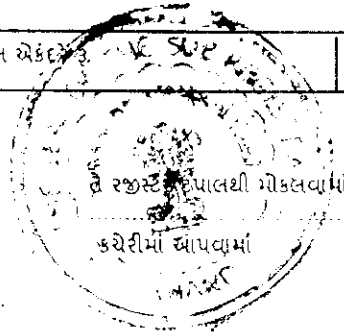
દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.



(Signature)

(K D Rathva)

સબ રજીસ્ટ્રાર

આણંદ

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પ્સ અને ઇમ્પોસ્ટ્સ જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ) - ગુજરાત રાજ્ય

મિલકત પરના બીજા અંગેનું પત્રક

Search in G.M. Brahmabhatt(adv)

ગામ નું નામ : ANAND

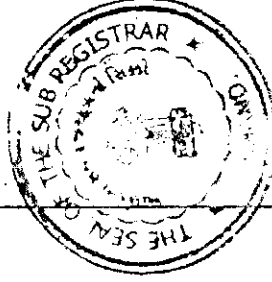
અરજી નંબર : ૪૪૪૫

મિલકતનું વર્ણન રે.સ.નં 1941, ટી.પી.નં.4, ફા.પ્લોટ નં 258/2+258/3 વાળી બીન ખેતીલાયક જમીન.

દસ્તાવેજની આ શીધ એસ.આર.ઓ - આણંદ માં -9 વર્ગના પ્લોટ નં 2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શીધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પત્રક પૂરતો જ પુરતો જ મંજૂરી દીધેલો છે. આ શીધમાં તા. સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોકસાઈ અથવા ખરાબ વિશે બાંધકામ માહિતી સંબંધમાં નુકસાની માટેના કોઈપણ હકદારી માટે તે જવાબદાર રહેશે નહિ.

દસ્તાવેજનો પ્રકાર અને અવેજ (સાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે સબનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ ક્ષેત્રફળ આકાર અથવા જુદી નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	દસ્તાવેજ કરી આપનાર પસંદગી નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પસંદગી નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	કોરો
45-સી મુજબનું મુખત્યારનામું	રે.સ.નં 1941, ફલ હો 3761-00 ચોમી ટીપી 4, ના ફા.પ્લોટ નં 258 પેટા સબપ્લોટ નં 3, ફલ હો 857-84 ચોમી	હરીશકુમાર ગોરધનભાઈ પટેલ સુધાબેન હરીશકુમાર પટેલ	અકિવિનભાઈ વાડીલાલ શાહ ભારદ્વાજ રાજેન્દ્રપ્રસાદ પટેલ	09/03/2019 09/03/2019	૨૫૧૬	



તારીખ : 09/03/2019

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - આણંદ

સુપિટેન્ડેન્ટ - ઓફ સ્ટેમ્પસ અને ઇસપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ ડિ ૧ - ગુજરાત રાજ્ય)

મિલકત પરના બીજા અંગેનું પત્રક

Search in G.M.Brahmbhatt(adv)

ગામ નું નામ : ANAND

અરજી નંબર : ૪૪૪૫

મિલકતનું ચાંદુન રે.સ.નં.1941,ટી.પી.નં.4,કા.પ્લોટ નં.258/2+258/3 વાળી બીન ખેતીલાયક જમીન.

દસ્તાવેજની આ શીધ એસ.આર.ઓ - ચાલંદ મા -9 ચંદના ઇડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શીધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પત્રક પુરતીશ

પુરતીશ મર્યાદીત રહેશે. આ શીધમા તા. સુધીના નોંધણી થયેલ દસ્તાવેજોનો સામાવેશ થયેલ છે

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કાસ અથવા ખરાપણા વિશે બાંધધર્મી, આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકસાની માટેના કોઇપણ હકદારવા માટે તે કવાબદાર રહેશે નહિ

દસ્તાવેજની પ્રકાર અને અવેજ (ભાડા પટાના હિસામાં 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)	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	જિલ્લો
45-સી મુજબનું મુખત્યારનામું	રે.સ.નં 1941, કલ.કે 3761-00 ચોમી ટીપી 4, કા.પ્લોટ નં 258, પેટી સબપ્લોટ નં 2, કલે 801-84 ચોમી	સુરેશચંદ્ર ચતુરભાઇ પટેલ ધીરજલેખ સુરેશચંદ્ર પટેલ	અશ્વિનભાઇ વાડીલાલ શાહ ભારદ્વાજ રાજેન્દ્રપ્રસાદ પટેલ	09/03/2019 09/03/2019	2446	
રે. ૦						

તારીખ : 09/03/2019

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - ચાલંદ

(૧) રુરેશચંદ્ર ચવુરભાઈ પટેલ
(૨) દીપજીભાઈ રુરેશચંદ્ર પટેલ
બંનેના કુ.મુ. નંબરે રાષ્ટ્રિયભાઈ વાડીભાઈ શાહ
કે. ૩૦૩, મોરે (ચિત્ર કોપીકેમીર,
મું.જી. વિ.પી. નંબર, વા.જી. રાખુર્મદ

તારીખ: ૨૫/૦૪/૨૦૧૬

પ્રતિશ્રી,
જી.એમ.બહારાદ
એડવોકેટ ચોન્ડ નોટરી,
મુ.પો. આણંદ,
તા.જી. આણંદ.

વિષય: જાહેર નોટીસ આપવા બાબતે...

મે. સાહેબશ્રી,

સવિનય જણાવવાનું કે મોજે ગામ રાખુર્મદ, તા. રાખુર્મદ,
જી. રાખુર્મદના બ્લોક/સર્વે નં. ૧૧૦ ની જમીન પર રાખુર્મદ જેનું કુલ કોમરુજી
સે. રાખુર્મદના બ્લોક/સર્વે નં. ૧૧૦ ની જમીન પર રાખુર્મદ જેનું કુલ કોમરુજી
ને તેમજ આપવા પાંગીએ છીએ. જેથી તમો સદરહું જમીનના ટાઇટલ કલીયરન્સના કામે
દૈનિક ન્યુઝ પેપરમાં આ અંગેની જાહેર નોટીસ આપો તેમાં અમારી સંમતિ છે અને સદરહું
જાહેર નોટીસ આપો સદરહું જમીન અંગે જો કોઈ વાંધો-વિરોધ આવે તો તે અંગેની તમામ
જવાબદારી અમારી રહેશે જે આથી જાહેર કરીએ છીએ.

આભાર સહ.

તારીખ: ૨૫/૦૪/૨૦૧૬
સ્થાન: આણંદ.

લિ.

આપનો વિશ્વાસુ

રા. નક રેસીડન્સી,
રા. ધાના પાર્કની સામે,
IRMA બોરોડા બાજુમાં,
આણંદ

૯૯૨૫૦૨૬૬૩

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જાહેર નોટીસ

અમારા અસીલની સુચનાથી અમો હાર્દિક જી. બ્રહ્મભટ્ટ, એડવોકેટ તથા ઘનશ્યામભાઈ એમ. બ્રહ્મભટ્ટ, એડવોકેટ એન્ડ નોટરી, બંને ઠે.આણંદના તે આ જાહેર નોટીસ આપી જાહેર જનતા તેમજ લાગતા વળગતા સર્વે શખ્સોને જણાવીએ છીએ કે મોજે ગામ આણંદના રે.સ.નં.૧૯૪૧ જેનું કુલ ક્ષેત્રફળ ૩૭૬૧.૦૦ ચો.મી. જેનો સમાવેશ ટી.પી.સ્કિમ નં.૪માં થતાં તેનો ફાઇનલ પ્લોટ નં.૨૫૮ પૈકી (૧) સબ પ્લોટ નં.૨ જેનું કુલ ક્ષેત્રફળ ૮૦૧.૮૪ ચો.મી. તથા (૨) સબ પ્લોટ નં.૩ જેનું કુલ ક્ષેત્રફળ ૮૫૭.૮૪ ચો.મી. એમ મળી કુલ ક્ષેત્રફળ ૧૬૫૯.૬૮ ચો.મી. વાળી બીનખેતીલાયક જમીનમાં “શતક રેસીડેન્સી” ના નામથી રહેણાંકલાયક ફ્લેટોની સ્કિમનું આયોજન કરેલ છે જે સુરેશચંદ્ર ચતુરભાઈ પટેલ વિગેરે, રહે. કરમસદનાએ પોતાની માલિકી કબજા ભોગવટાની જણાવી અમારી પાસે સદરહું મિલકતનું ટાઇટલ ક્લીયર સર્ટીફિકેટની માંગણી કરેલ છે. મજકુર મિલકતમાં કોઇપણ વ્યક્તિનો કોઇપણ કરારથી કોઇપણ પ્રકારનો લાગભાગ, હક્ક, હિસ્સો, હિત હોય કે મજકુર મિલકતમાં કોઇ વ્યક્તિ કે નાણાકીય સંસ્થા કે કોઇપણ બેંકનો બોજો, ચાર્જ હોય કે મજકુર મિલકત અંગે અન્ય કોઇનો કોઇપણ જાતનો વાંધો હોય તો તેની લેખિત જાણ પુરાવા સાથે અમોને આજ દિનથી દિન ૭ (સાત)માં રજી.પો.એડી. અથવા રૂબરૂમાં કરવી તેમ કરવામાં કસુર થયેથી મજકુર મિલકતમાં અન્ય કોઇનો કોઇપણ જાતનો હક્ક, હિસ્સો નથી અને જો હોય તો તે જતો (વેવ) કરેલ છે તેમ સમજી અમો મજકુર મિલકતનું ટાઇટલ ક્લીયર સર્ટીફિકેટ ઇસ્યુ કરીશું. ત્યારબાદ કોઇનો કોઇપણ પ્રકારનો વાંધો, તકરાર ચાલશે નહીં. તેની ખાસ નોંધ લેવી.

તા. ૨૬/૦૪/૨૦૧૬,

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