

Narendrakumar K. Solanki

B.Com LL.B (Advocate)

Resi:-B/25, Alok Bungalows, Khetiwadi Road, Hadgud, Mob:-9879442985

TO WHOM IT MAY BE CONCERN

TITLE CLEARANCE CERTIFICATE / INVESTIGATION REPORT

APPLICANT:- SHREEJI ENTERPRISE PARTNER SHIP FIRM OF PARTNER AND ADMINISTRATOR OF JAYMIN PANKAJKUMAR ANKLESHWARIYA AND OTHER.

R/O -V V NAGER

Title clearance certificate & Investigation report belonging the property of SHREEJI ENTERPRISE PARTNER SHIP FIRM OF PARTNER AND ADMINISTRATOR OF JAYMIN PANKAJKUMAR ANKLESHWARIYA AND OTHERS their property is residential/commercial building which is situated at village Vallabh Vidhyanager which City Survey. No-734/2 which plot no-627 which total adme is 419.29 sq mtrs on built SQUARE -1 building.

I am approached by the above named applicant with a request to investigate and issue a certificate of title regarding its clarity a marketability of the immovable property owned by them described in the captioned subject above and in support of the same they have submitted the relevant deeds and documents to me to my satisfaction to arrive at a fair opinion on the same.

I have also investigated the records of rights and the entries by search in the office of the sub Registrar, Anand for the last thirty (30) year and also verified the documents placed in my hand and my report is given as under:-

That the original owner of the said plot no-627 land was belongs to Prafulchandra Rambhai Patel name was entered in city survey record of village Vidhyanager on dated 9/5/1976[40][As per city survey no-734/1].



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Then after Urmilaben and other P.O.A though Holder of Ranjitbhai Kantibhai sold out this plot land no-627 to Ambalal Vallavbhai Patel by regd sale deed no-1494 on dated 2/5/80 before sub registrar of anand.Thus purchasing said property he became a sole and absolute owner of the said property and his name was entered in city survey record of village vidhyanager on dated 20/5/80.[51]

Then after Ambalal Vallavbhai Patel expired on dated 30/10/95 and his legal heirs Surajben Ambalal,Ranjanben Ambalal,Minaben Ambalal,Lilaben Ambalal,Ansuya alias Hansaben and Ritaben Ambalal waived their right of this property so their name deleted from this property and Rajendrabhai Ambalal Patel and Satishbhai Ambalal Patel is a sole and absolute co-owner of the said land and their name was entered in city survey record of village vidhyanager on dated 10/3//1997[287]

Then after Rajendrabhai Ambalal Patel and Satishbhai Ambalal Patel sold out this open land and old house to SHREEJI ENTERPRISE PARTNER SHIP FIRM OF PARTNER AND ADMINISTRATOR OF JAYMIN PANKAJKUMAR ANKLESHWARIYA AND [2] NARESH INDRAPRASAD PATEL by regd sale deed no-8440 on dated 20/8/2014 before sub registrar of anand.Thus purchasing said property they became a sole and absolute co-owner of the said property and their name was entered in city survey record of village vidhyanager on dated 3/2/2016.[9837]

Then after they destroy the old house and clear the open land.

Then after Vibhag Mapni and given a new city survey no-734/2 and given a separate property card.



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Then after they make a correction agreement of SHREEJI ENTERPRISE PARTNER SHIP FIRM on dated 14/10/2015 by regd deed no-21142/15 before notary public Anand.

Then after they make a correction agreement of SHREEJI ENTERPRISE PARTNER SHIP FIRM on dated 19/12/2016 by regd deed no-12061 before SRO Anand.

That the Naresh Indraprasad Patel left the Partner-ship firm and his name deleted from city survey record on dated 3/2/2016[9837] and new partner inter of partnership firm is Pankajkumar Babulal Ankleshveriya and his name entered in city survey record on dated 5/1/2017[10446].

Then after our applicant built the SQUARE-1 Building on same plot land the said building under construction today.

That the plot land area is 419.29 sq.mtrs and construction had been done by rules and regulation.

The construction permission given by local authority.

So SHREEJI ENTERPRISE PARTNER SHIP FIRM OF PARTNER AND ADMINISTRATOR OF JAYMIN PANKAJKUMAR ANKLESHWARIYA AND Pankajkumar Babulal Ankleshveriya is a sole and absolute owner of the said property.

Before given a loan to our applicants bank must take following documents in their custody like(1)Original sale deed (2)Copy of construction permission (3)Approved plan, (4) City survey record (5)Search receipt.



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The building[SQUARE-1] bounded four directions.

EAST: BY property of city survey no 734 paiki plot no-628.

WEST: BY property of city survey no 734 paiki plot no-626.

NORTH: BY public road.

SOUTH: BY property of city survey no 734 paiki plot no-620.

After investing and searching necessary papers and other concern document relating to the property therefore I am of the opinion that the title of property is residential/commercial building which is situated at village Vallabh Vidhyanager which City Survey. No-734/2 which plot no-627 which total adme is 419.29 sq mtrs on built SQUARE -1 building is clear and marketable and free from all encumbrances and it has no any default over this property. And there is no any case or suit running or pending over this property in any court of law. And there is no dispute or any quarrel with side owner. So title of the said property is clear and marketable and there is no any hesitation to give loan to our applicant.

Date:- 31/8/2017.

Place:-Anand



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