

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.ન: 90 પૈકી , શીટ ન: 130 , સી.સ.નં 338

Search in : GUNGDIPATI../GUNGDIPATI..

પહોંચ નંબર ૨૦૧૮૦૭૮૦૦૨૭૮૪ અરજી નંબર ૧૫૭૮ અરજી વર્ષ ૨૦૧૮
તારીખ ૭ માહે માર્ચ સને ૨૦૧૮

રજુ કરનારનું નામ શ્રી જ.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 ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1990 2019

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



૨૬૦.૦૦

કુલ એકંદરે રૂ.	૨૬૦.૦૦
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અંકે રૂપીયા બે સો સાઈઠ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

N.M.Solanki
સબ રજીસ્ટ્રાર
પાટણ

મિલકત પરના બોજા અંગેનું પત્રક

Search in : શ્રી જે.કે.ગાંધી અરજી નંબર : 1579 ગામ નું નામ : GUNGDIPATI..

મિલકતનું વર્ણન : રે.સ.નં: 90 પૈકી , શીટ નં: 130 , સી.સ.નં 338

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

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

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના હિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી દેરખત/વેચાણ રૂ.67000000.00	રે.સ નં - 90 પૈકી શીટ નં - 130 સી.સ નં - 338 પ્રોપર્ટી કાર્ડ મુજબ કુલ - 1062.05 ચો.મી.			વિરેન્દ્રકુમાર નરોત્તમદાસ શાહ	વિનીતા ડેવલોપર્સ મુ પાટણ એ નામની ભાગીદારી પેઢીના ભાગીદારો - વ-સહમાલીકો - પટેલ સુરેશકુમાર બાલઇદાસ પટેલ રોકેશકુમાર કાંતિલાલ પટેલ અનિલકુમાર મફતલાલ શાહ હિરલ વિરેન્દ્રભાઇ	11-10-2018 11-10-2018	6025	



સબ-રજીસ્ટ્રાર

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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 : 14th March, 2019.

TITLE CLEARANCE CERTIFICATE-CUM-OPINION

To Whom So It May Concern ;

Sub : Title clearance certificate in respect of an open revised N.A. land for the purpose of commercial bearing Revenue S.No.90 paiki and City S.No.338 of sheet No.130 total admeasuring 1062.05 Sq. Metres, situated in Gungadipati sim of Patan, at "**DIYANA SQUARE**", Raj Mahel Road, taluka Patan, District Patan, within Municipal limits of Patan Municipality, owned by [1] Patel Sureshkumar Babhaidas [2] Patel Rakeshkumar Kantilal [3] Patel Anilkumar Mafatlal [4] Shah Hiral Virendrabhai partners of a partnership firm "**Vinita Developers**" 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 revised N.A. land for the purpose of commercial bearing Revenue S.No.90 paiki and City S.No.338 of sheet No.130 total admeasuring 1062.05 Sq. Metres, situated in Gungadipati sim of Patan, at "**DIYANA SQUARE**", Raj Mahel Road, taluka Patan, District Patan, within Municipal limits of Patan Municipality, bounded as follows :-

On or towards North : Adjoining property bearing C.S.No.339 known as "Yash Plaza Complex".

On or towards South : Adjoining property bearing C.S.No.337 known as "Vishwas Complex".

On or towards East : Adjoining property bearing C.S.No.1679 and then there is a railway Line.

On or towards West : Raj Mahel Road.

History of the property :-

The non-agricultural land bearing bearing Revenue S.No.90 paiki and City S.No.338 of sheet No.130 total admeasuring 1062.05 Sq. Metres, situated


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-2-

in Gungadipati sim of Patan, Raj Mahel Road, taluka Patan, District Patan, within Municipal limits of Patan Municipality was originally belonged to the name of Bapuben Wd/o Shah Bhogilal Chunilal of Patan as owner and possessor. I have verified the same from the city survey property register card and found it to be in order.

Then Bapuben Wd/o Shah Bhogilal Chunilal of Patan was expired and therefore, the said N.A. land bearing Revenue S.No.90 paiki and City S.No.338 of sheet No.130 total admeasuring 1062.05 Sq. Metres was mutated to the name of Shri Jogivada Shamlaji Parshvanathji Jain Swetambar Daherasar Trust, Patan on the strength of registered will dated 29-4-1976 vide serial No.609 executed by Bapuben Wd/o Shah Bhogilal Chunilal of Patan during her lifetime. I have verified the same from the city survey property register card and found it to be in order.

Thereafter, the said N.A. land bearing Revenue S.No.90 paiki and City S.No.338 of sheet No.130 total admeasuring 1062.05 Sq. Metres was sold by [1] Kanchanlal Vadilal Shah [2] Mahendralal Manasukhlal Shah [3] Jitendrakumar Kantilal Shah [4] Sevantilal Bhogilal Shah [5] Virendrakumar Popatlal Shah [6] Dr. Sevantilal Mohanlal Shah trustees of " Shri Jogivada Shamlaji Parshvanathji Jain Swetambar Daherasar Trust, Patan" to Shah Virendrakumar Narottamdas by obtaining necessary prior permission of Chatiry Commissioner, Ahmedabad vide letter No.36/76/89/5049/91 Dated 13-3-1991 and the sale deed was executed in favour of Shah Virendrakumar Narottamdas and it was registered in the office of sub-Registrar, Patan at serial No.743 Dated 24/04/1991 for a consideration of Rs.3,27,111/-.

Thereafter, Shah Virendrakumar Narottamdas of Patan has obtained costruction permission from Patan Area Development Authority vide No.PTADA/16-9-2018/1007347/01/000063 for the construction of multi storied commercial buidling.

Thereafter, the said N.A. land bearing Revenue S.No.90 paiki and City S.No.338 of sheet No.130 total admeasuring 1062.05 Sq. Metres is purchased

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-3-

by [1] Patel Sureshkumar Babhaidas [2] Patel Rakeshkumar Kantilal [3] Patel Anilkumar Mafatlal [4] Shah Hiral Virendrabhai partners of a partnership firm "Vinita Developers" Patan from Shah Virendrakumar Narottamdas of Patan by a sale deed registered in the office of sub-Registrar, Patan at serial No.6025 Dated 11/10/2018 for a consideration of Rs.67,00,000/-.

Then [1] Patel Sureshkumar Babhaidas [2] Patel Rakeshkumar Kantilal [3] Patel Anilkumar Mafatlal [4] Shah Hiral Virendrabhai partners of a partnership firm "Vinita Developers" Patan has obtained revised N.A. permission from the Collector, Patan vide order No.LND/NAP/REVISE/SR/NO.2/18-19/ Vashi/ 4895 to 4904/2018 Dated 18/12/2018 for the purpose of commercial.

Thus [1] Patel Sureshkumar Babhaidas [2] Patel Rakeshkumar Kantilal [3] Patel Anilkumar Mafatlal [4] Shah Hiral Virendrabhai partners of a partnership firm "Vinita Developers" Patan became the exclusive owner and possessor of this revised N.A. land as mentioned in the above schedule and the said land is at present running in its name in city survey property register card.

Therefore, [1] Patel Sureshkumar Babhaidas [2] Patel Rakeshkumar Kantilal [3] Patel Anilkumar Mafatlal [4] Shah Hiral Virendrabhai partners of a partnership firm "Vinita Developers" Patan have acquired legal valid title in the said property and they own and possess it as owners on the strength of registered sale deed.

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

- (1) Copy of sale deed vide serial No. 743 Dated 24-4-1991.
- (2) Registered original sale deed vide serial No. 6025 Dated 11/10/2018.
- (3) Certified copy of Index No.2 and Registration receipt of aforesaid sale deeds.
- (4) Certified copy of property register card bearing C.S.No.338 of Sheet No.130 for the name of [1] Patel Sureshkumar Babhaidas [2] Patel Rakeshkumar Kantilal [3] Patel Anilkumar Mafatlal [4] Shah Hiral Virendrabhai partners of a partnership firm "Vinita Developers" Patan


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- (5) Approved revised lay-out plan and revised N. A. order of the land bearing R. S.No.90 paiki.
- (6) Construction permission No. PTADA/16-9-2018/1007347/01/000063 Dated 16/09/2018 alongwith sanctioned construction plan.

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. 2019078002794 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.

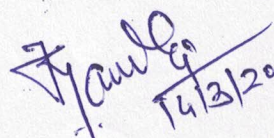
This opinion and report on Title is based on the searches taken from the revenue records and available records of the sub-Registrar's office, Patan only.

I, therefore hereby certify that rights, titles and interests of [1] Patel Sureshkumar Babhaidas [2] Patel Rakeshkumar Kantilal [3] Patel Anilkumar Mafatlal [4] Shah Hiral Virendrabhai partners of a partnership firm "Vinita Developers" Patan and that of its pre-decessors in title of the property as mentioned in the above schedule are clear, unencumbered and marketable.

The Purchaer will get better title, if this whole N.A. land of R.S.No.90 paiki and C.S.No.338 of Sheet No.130 of Gungadipati sim of Patan, Taluka Patan or any Unit/Shop/Office will purchase from [1] Patel Sureshkumar Babhaidas [2] Patel Rakeshkumar Kantilal [3] Patel Anilkumar Mafatlal [4] Shah Hiral Virendrabhai partners of a partnership firm "Vinita Developers" Patan.

Thanking you,

Yours faithfully,


14/3/2019.
Jigar K. Gandhi
Advocate - Patan
Bar Council of Gujarat
Enrolment No. G/1849/2006