

**SAEED M. MALEK**

(B.A.,LL.B.) Advocate,(Gujarat High Court),Enrollment No:-G/569/2003

OFF :- F-13, MUNICIPAL SHOPPING CENTRE, OPP.C.N.I.CHURCH,  
N/R OLD BUS-STAND, AT-ANAND, Tal & Dist-ANAND-388 001.

Resi :- 11,AMAN TAWNSHIP, Nr.EKTA HOTAL, SAMARKHA CHOKDI,  
BHALEJ ROAD, AT-ANAND, Tal & Dist-ANAND-388 001,  
(Mo) 09377717737, 9427213356.

**Date:-03/04/2019**

**TO WHOM IT MAY BE CONCERN**

**TITLE CLEARANCE CERTIFICATE / INVESTIGATION  
REPORT**

**APPLICANT: (1) JITENDRABHAI AITRAMBHAI PATEL**

**Address :- Shili Vago, Lal Daravaja, Umreth,  
Ta-Umreth, Dist-Anand.**

**(2) KAMLESHBHAI THAKORBHAI PANCHAL**

**Address :-At-Umreth, Ta-Umreth,  
Dist-Anand.**



**Title Clearance Certificate and Investigation Report  
Belonging the Property of (1) JITENDRABHAI AITRAMBHAI  
PATEL AND (2) KAMLESHBHAI THAKORBHAI PANCHAL. His  
Property Land Which is Situated at Village Umreth, Ta-  
Umreth, Dist-Anand Bearing T.P.Scheme No.1 Final Plot No.1,  
Revenue Serve No.510, Khata No-383, Hector 0.54.63 Paiki  
4070-00 Square Meter of Non Agriculture Land.**

**I am Approached by the Above Named Applicant With a  
Request to Investigate and Issue a Certificate of Title Regar-  
ding its Clarity a Marketability of the Immovable Property**

Owned by his Describe in the Captioned Subject Above and in Support of the Same he has Submitted the Relevant Deeds and Documents to me for my Satisfaction to Arrive at a Fair Opinion on the Same.

I have also Investigated the Record of Rights and the Entry by Search in the Office of the sub Registrar, Umreth for the last 10 year and also Verified the Documents Placed in my hand and Report is Given as Under:-

That the Original Owner of the said whole land Property was Revaben Widow of Kalidas Poojabhai Vyas and NaimeshKumar Kalidas Vyas Name Entered in Revenue Record of Village Umreth, Ta-Umreth, Dist-Anand.

Than after (1) JITENDRABHAI AITRAMBHAI PATEL AND (2) KAMLESHBHAI THAKORBHAI PANCHAL is PURCHASE dated 21/03/2003 BY auction of the Bank. Which is Auction ON COLLECTOR OF ANAND HAS BEEN APPROVED Order ON Dated 03/03/2006. WHICH IS NON AGRICULTURE PERMITTED BY COLLECTOR OF THIS LAND DATED 13/11/2018 IS GIVEN ON. The Land Ferfar Nodh No.16398 and 18053 are Certified.

Jitendrabhai Aitrambhai Patel and Kamleshbhai Thakor bhai Panchal Developers for the Purpose of Developing the Said Land for Development Purpose MD.Dr. (1) Sandipbhai Navinbhai Prajapati (2) Naranbhai Dharamsinh Prajapati (3) Navinbhai Dharamsinh prajapati have been registered with

the Documentary. Registration No.2215 Development Contract has been signed on Dated 31/12/2018.

After Investing and Searching Necessary Papers other Concern Document Relating to the Property there fore I am of the Opinion that the Title of Situated at village Umreth, Ta-Umreth, Dist-Anand bearing T.P.Scheme No.1, Final plot no.1, Revenue Serve no.510, Khata No-383, Hector 0.54.63 paiki 4070-00 square meter of Non Agriculture Land is clear and Marketable and Free from all Encumbrance and it has no any default over this Property in any Court of Low. 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.

I have taken Search of Anand Sub registry Record for last which is Registration Slip No 2019213000831 on dated 25/03/2019.

Date :-03/04/2019

Place:-Anand



*S.M. Malek*  
S.M. Malek  
Advocate

**SAEED M. MALEK**  
B.A. LL.B., (ADVOCATE)  
OFFI. F/13, MUNICIPLE SHOPPING CENTER,  
OPP. C.N.I. CHURCH, NR. OLD BUS STAND,  
ANAND-388001, TA & DI. ANAND (GUJ.)