

અરજી પહોંચ

મેલકતનું વર્ણન બ્લોક/સ.નં. 362,363

Search in : વડસર/VADSAR

પહોંચ નંબર:

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માહે: ઓગસ્ટ

સને: ૨૦૧૭

રજી કરનારનું નામ ભાગવ ઠાકર

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

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શેરોની નકલ કરવા માટે ફી.....

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અંકે રૂપીયા એસી પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

(R.M.RATHOD)

સબ રજીસ્ટ્રાર

Akota

IGR-NIC

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Bhargav Thaker

B.A., LL.B., D.L.P.

ADVOCATE, GUJARAT HIGH COURT



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To
Aum Residency
Vadodara.

Date: 21/08/2017

Dear Sir,

SUB: LEGAL TITLE SEARCH REPORT IN RESPECT OF A NON-AGRICULTURAL LAND
NAMEDLY "AUM RESIDENCY" WHICH IS SITUATED AT BLOCK/SURVEY NO. 362,
AREA ADMEASURING 0-22-26 HEC-ARE-SQ.MTRS., BLOCK/SURVEY NO. 363, AREA
ADMEASURING 0-25-29 HEC-ARE-SQ.MTRS., TOTAL AREA ADMEASURING 0-47-55
HEC-ARE-SQ.MTRS. I.E. 4755.00 SQ. MTRS. T. P. SCHEME NO. 32, OLD PLOT NO.
71, FINAL PLOT NO. 71, LAND AREA ADMEASURING 3199.00 SQ. MTRS. OF MOJE
- VADSAR, REGISTRATION SUB - DISTRICT VADODARA, DISTRICT - VADODARA.

As requested by Aum Residency, I am furnishing hereunder the legal the title search report in respect of immovable Property (described in part - 2) belonging to Vipulkumar Ranchhodbhai Isotiya.

Part 1:- DOCUMENTS SCRUTINISED

Sr. No.	Date of Document	Name of Documents	Whether Original/ photocopy
1.	-----	Abstract Form	Photocopy
2.	17/04/2017	N.A. Order	Photocopy
3.	20/04/2017	Rajachithhi	Photocopy
4.	02/07/2016	Zone Certificate of development Scheme	Photocopy
5.	02/07/2016	Zone Certificate of development Scheme	Photocopy
6.	17/05/2012	Registered Sale Deed	Photocopy
7.	17/05/2012	Index - II	Photocopy
8.	17/05/2012	Registered Sale Deed	Photocopy
9.	17/05/2012	Index - II	Photocopy
10.	20/07/2016	Partnership Deed	Photocopy
11.	25/07/2017	Registered Development Agreement	Photocopy
12.	25/07/2017	Index - II	Photocopy

PART 2:- DESCRIPTION OF PROPERTY:-

A Residential Premises being its A Non-Agricultural land namely "Aum Residency" which is situated at Block/Survey No. 362, area admeasuring 0-22-26 Hec-Are-Sq.Mtrs., Block/Survey No. 363, area admeasuring 0-25-29 Hec-Are-Sq.Mtrs., total area admeasuring 0-47-55 Hec-Are-Sq.Mtrs. i.e. 4755.00 Sq. Mtrs. T. P. Scheme No. 32, Old Plot No. 71, Final Plot No. 71, land area admeasuring 3199.00 Sq. Mtrs. of Moje - Vadsar, Registration Sub - District Vadodara, District - Vadodara. Legal description.

Part 3:- Flow of Title of the said Property/ Observation

1. ABSTRACT 7 & 12, 8/A, 6:

That the Previous land owner Becharbhai Kalabhai and Talshibhai Kalabhai for the said property Block No. 362, 363 of Moje - Vadsar, Registration Sub-District Vadodara, District - Vadodara were names mutated in the record of revenue and reflected in the relevant abstract form no. 7&12.

After that, Becharbhai Kalabhai was died on dated - 19/11/1966 and his legal heir Ambalal Becharbhai through his legal guardian Bai Dhani Wd/o Becharbhai Kalabhai





name was mutated in the record of Revenue and reflected in the relevant Hakk Patrak vide entry no. 1090 dated – 27/02/1967.

After that, Talshibhai Kalabhai was died on dated – 29/06/2005 and his legal heirs 1. Valiben Wd/o Talshibhai Kalabhai, 2. Gopalbhai Talshibhai, 3. Kamalaben Talshibhai, 4. Taraben Talshibhai, 5. Jashodaben Talshibhai, 6. Jashubhai Talshibhai names were mutated in the record of Revenue and reflected in the relevant Hakk Patrak vide entry no. 3220 dated – 21/01/2006.

After that, Vankar Valiben Wd/o Talshi Kala was died on dated – 03/01/2009 and her name was deleted from the said land and this fact mutated in the record of Revenue and reflected in the relevant Hakk Patrak vide entry no. 3479 dated – 30/07/2009.

After that, 1. Ambalal Becharbhai Vankar, 2. Gopalbhai Talshibhai Vankar, 3. Kamalaben Talshibhai Vankar, 4. Taraben Talshibhai Vankar, 5. Jashodaben Talshibhai Vankar, 6. Jashubhai Talshibhai Vankar as owner of the said land Block/Survey No. 362, area admeasuring 0-22-26 Hec-Are-Sq.Mtrs. of Moje – Vadsar, Registration Sub – District Vadodara, District – Vadodara and Block/Survey No. 363, area admeasuring 0-25-29 Hec-Are-Sq.Mtrs. of Moje – Vadsar, Registration Sub – District Vadodara, District – Vadodara sold through Registered Sale Deed on Dated – 17/05/2012 vide Registration No. 6250 & 6252 to Vipulkumar Ranchhodbhai Isotiya name was mutated in the record of Revenue and reflected in the relevant Hakk Patrak vide entry no. 3690 dated – 01/08/2012.

2. **N.A. ORDER:-**

That copy of N.A. Order obtained by original owner of the said land taken order from The Collector, Collector Office, Vadodara, granted permission for Non Agriculture use of the said land subject to terms and conditions set out there under being it's Application No. NA/ SR/ 484/ 2016-2017 and Order No. Land-D/Sec-65/Vashi/2080-2088/2017, Dated: 17/04/2017.

3. **RAJACHITHTHI :-**

That copy of Rajachiththi obtained by original owner of the said land which was issued by Vadodara Municipal Corporation at Vadodara, vide Rajachiththi No. Ward-4/L4/2017 – 2018 Dated – 20/04/2017.

4. **ZONE CERTIFICATE OF DEVELOPMENT SCHEME:**

That copy of Zone Certificate of development Scheme which was issued by Baroda Urban Development Authority at Baroda Permission No. UDA/ Zone Certi./ 55380/ 2016 Dated -02/07/2016.

5. **ZONE CERTIFICATE OF DEVELOPMENT SCHEME:**

That copy of Zone Certificate of development Scheme which was issued by Baroda Urban Development Authority at Baroda Permission No. UDA/ Zone Certi./ 55381/ 2016 Dated -02/07/2016.

6. **REGISTERED SALE DDED & R.R.:**

That copy of Registered Sale Deed which was registered in the Registrar office of sub registrar office at Vadodara Dated – 17/05/2012 vide Registration No. 6250 executed by 1. Ambalal Becharbhai Vankar, 2. Gopalbhai Talshibhai Vankar, 3. Kamalaben Talshibhai Vankar, 4. Taraben Talshibhai Vankar, 5. Jashodaben Talshibhai Vankar, 6. Jashubhai Talshibhai Vankar for Block/Survey No. 362, area admeasuring 0-22-26 Hec-



Are-Sq.Mtrs. of Moje – Vadsar, Registration Sub – District Vadodara, District – Vadodara to Vipulkumar Ranchhodbhai Isotiya.

7. INDEX – II :

That copy of Index – II which was Registered Sale Deed it was registered in registered office dated – 17/05/2012 and it's No. – 6250.

8. REGISTERED SALE DEED & R.R.:

That copy of Registered Sale Deed which was registered in the Registrar office of sub registrar office at Vadodara Dated – 17/05/2012 vide Registration No. 6252 executed by 1. Ambalal Becharbhai Vankar, 2. Gopalbhai Talshibhai Vankar, 3. Kamalaben Talshibhai Vankar, 4. Taraben Talshibhai Vankar, 5. Jashodaben Talshibhai Vankar, 6. Jashubhai Talshibhai Vankar for Block/Survey No. 363, area admeasuring 0-25-29 Hec-Are-Sq.Mtrs. of Moje – Vadsar, Registration Sub – District Vadodara, District – Vadodara to Vipulkumar Ranchhodbhai Isotiya.

9. INDEX – II :

That copy of Index – II which was Registered Sale Deed it was registered in registered office dated – 17/05/2012 and it's No. – 6252.

10. PARTNERSHIP DEED:-

That copy of Partnership Deed which was executed between 1. Vipulkumar Ranchhodbhai Isotiya, 2. Subhashbhai Ranchhodbhai Isotiya, 3. Kailashben Vipulkumar Isotiya, 4. Bhavnaben Subhashbhai Isotiya all are made partnership deed for purpose of Business on the name of Shree Gajanan Developers which was signed and executed before Notary on dated – 20/07/2016.

11. REGISTERED DEVELOPMENT AGREEMENT:

That copy of Registered Development Agreement which was registered in the Registrar office of sub registrar office at Vadodara Dated – 25/07/2017 vide Registration No. 12406 executed by Vipulkumar Ranchhodbhai Isotiya for Block/Survey No. 362, area admeasuring 0-22-26 Hec-Are-Sq.Mtrs., Block/Survey No. 363, area admeasuring 0-25-29 Hec-Are-Sq.Mtrs., total area admeasuring 0-47-55 Hec-Are-Sq.Mtrs. i.e. 4755.00 Sq. Mtrs. T. P. Scheme No. 32, Old Plot No. 71, Final Plot No. 71, land area admeasuring 3199.00 Sq. Mtrs. of Moje – Vadsar, Registration Sub – District Vadodara, District – Vadodara to M/s. Shree Gajanan Developers Partnership Firm through its partner Vipulkumar Ranchhodbhai Isotiya.

12. INDEX – II :

That copy of Index – II which was Registered Development Agreement it was registered in registered office dated – 25/07/2017 and it's No. – 12406.

ENCLS: All the documents Forwarded to me Receipt No. 11052 (2017016026050) on dated – 18/08/2017.

PART 4:- ENCUMBERANCE CERTIFICATE FOR THE PERIOD OF 13 YEARS

I have carried out the possible search in the Registrar of Vadodara for the period of last 13 years And at present there is no encumbrances against the captioned property record of the Registration Sub – District Vadodara, District Vadodara On Verification of