

Arvindbhai C. Patel

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અરવિંદભાઈ સી. પટેલ

બી.એસસી., એલએલ.બી. એડવોકેટ

ઓફીસ : ૧/સી-નેસ્ટ ક્યુબ, નવા જીલા સેવા સદન પાસે,
ફ્લોરા ઘરઘંટીની બાજુમાં, આણંદ-સોજિત્રા રોડ,
આણંદ - ૩૮૮ ૦૦૧, તા.જી. આણંદ.
ફોન નં. ૦૨૬૯૨-૨૬૨૪૬૪, મો. ૯૮૨૫૬ ૦૬૩૧૬

INVESTIGATION REPORT

MR. JIGARKUMAR NATHABHAI PATEL of Vallabh Vidhyanagar, Ta. & Dist. Anand, has placed the following papers in my hands for getting Title Clearance Certificate for the properties concerned :-

- (1) Certified Copies of Property Card issued by City Survey Office, Vallabh Vidhyanagar.
- (2) Zerox copy of sale deeds.
- (3) Zerox copy of Index-II.
- (4) Zerox copy of Approved Plan.
- (5) Zerox copy of N.A.Permission issued Dist. Collctor, Anand.
- (6) Zeroc copy of permission for construction issued by AVKUDA.

SHORT HISTORY

THAT the land for which a title clearance certificate asked for is a Non-Agriculture land of Vallabh Vidhyanagar Plot No. 1428 & 1429, being City Survey No. 1910/A & 1910/B, respectively admeasuring about 419.645 sq.mtrs., and 419.645 sq.mtrs. of VALLABH VIDHYANAGAR, in the Registration District & Sub District Anand.

[1] From the investigation of City Survey Records, it is found that the Plot No. 1428 admeasuring about 419.645 sq.mtrs. and Plot No. 1429 admeasuring about 419.645 sq.mtrs. was originally belongs to Charutar Vidhya Mandal, Vallabh Vidhyanagar. And the said plots was already being non-agriculture as per the Government order. The said plots purchased by Sumanbhai Kuberdas Patel. Thereafter the said plots included in City Survey record. And City Survey No. 1910/B, and 1910/A allotted respectively.

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[2] After the death of Sumanbhai Kuberdas Patel on 14-2-1965 the name of his heirs Sumitraben Wd/O. Sumanbahi Kuberdas Patel, Kiranbhai Sumanbhai Patel, Pradipbhai Sumanbhai Patel, and Ashokbhai Sumanbhai Patel entered in City Survey record by entry no. 183, dated 12-5-1987.

[3] Pradipbhai Sumanbhai Patel, Kiranbhai Sumanbhai Patel, and Ashokbhai Sumanbhai Patel have withdraw their rights. And their names were deleted from the record. This facts reveals from entry no. 174, dated 31-1-1991. And hence, Sumitrabhai Sumanbhai Patel became only owner of both plots.

[4] Lalitaben Dahyabhai Patel being a P.O.A.Holder of Sumitraben Sumanbhai Patel sold both plots to Himanshu Dahyabhai Patel by Regd. Sale Deed dated 12-4-1991 vide registration no. 1466. This facts reveals from entry no. 236, dated 8-4-1994.

[5] Dhrumilkumar Rajendrabhai Patel purchased Plot No. 1428, City Survey No. 1910/B on 15-5-2009 vide registration no. 3319 from Himanshu Dahyabhai Patel. And his name entered in City Survey record by entry no. 5480, dated 28-5-2009. And Plot No. 1429, City Survey No. 1910/A purchased by Pushpaben Rajendrabhai Patel on 15-5-2009 vide registration no. 3321 from Himanshu Dahyabhai Patel. This facts reveals from entry no. 5481, dated 26-5-2009.

[6] Present applicants Jigarkumar Nathabhai Patel, and Vishalkumar Vinubhai Patel jointly purchased a Plot No. 1429, City Survey No. 1910/A from Pushpaben Rajendrabhai Patel on 18-7-2020 vide registration no.

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(3)

6090. And the name of applicants entere in City Survey record by entry no. 13656, dated 21-7-2020. And they have also purchased a Plot No. 1428, City Survey No. 1910/B from Dhrumilkumar Rajendrabhai Patel on 18-7-2020 vide registration no. 6088. And the name of applicants entere in City Survey record by entry no. 13655, dated 21-7-2020. And present applicants have obtained revised N.A.Permission from Dist. Collector Anand vide order no. JMN-1/N.A./65 (A)-67/S.R./23/2020-21/Vashi-2033 to 2042, dated 25-2-2021. And obtained permisson for construction from AVKUDA vide no. AVKUDA/Lay.Out/V.P./Vashi/805, dated 3-11-2020 of City Survey No. 1910/A. And they have obtained revised N.A.Permission from Dist. Collector Anand vide order no. JMN-1/N.A./65 (A)-67/S.R./22/2020-21/Vashi-2043 to 2052, dated 25-2-2021. And obtained permisson for construction from AVKUDA vide no. AVKUDA/Lay.Out/V.P./Vashi/804, dated 3-11-2020 of City Survey No. 1910/B.

All mutation entries duly certified by City Survey Officer. And there in no any encumbrances registered in City Survey record of both plots. In my opinion title of the said plots are clear and marketable.

Date : 13-10-2021

Place : ANAND

ARVINDBHAI C. PATEL
ADVOCATE
ANAND-388001.

Arvindbhai C. Patel

(Advocate)

Enrollment No. G/183/1973