

અરજી પહોંચ

મિલકત નું વર્ણન : સનં. 364/2, ટીપી.16, એફપી. 145/2

Search in : પેથાપુર /PETHAPUR

પહોંચ નંબર 2016082050199

અરજી નંબર

32809

અરજી વર્ષ

2016

તારીખ ૧૪

માહે

ઓક્ટોબર

સને

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રજુ કરનારનું નામ મનીષ કે પટેલ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

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: 1994 2019

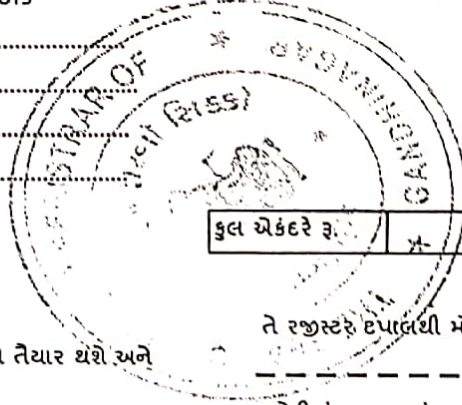
૩૭૦.૦૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



કુલ એકદરે રૂ.

૩૭૦.૦૦

અંકે રૂપિયા ત્રણ સો સીત્તેર પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર દપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર દપાલથી નીચેના સરનામે મોકલશો.

K.M. BRAMBHATT
સબ રજીસ્ટ્રાર
ગાંધીનગર

મિલકત પરના બોજા અંગેનું પત્રક

Search in મનીષ કે પટેલ

ગામ નું નામ : PETHAPUR

અરજી નંબર : ૩૨૪૦૭

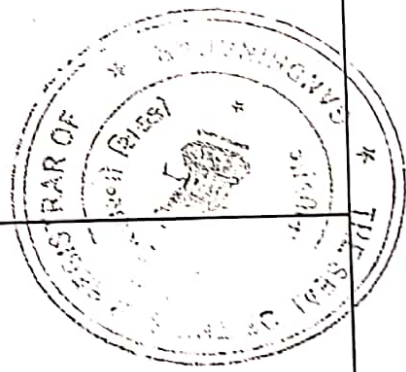
મિલકતનું વર્ણન સન. 364/2, ટીપી. 16, એફ.પી. 145/2

દસ્તાવેજની આ શોધ એસ.આર.ઓ - ગાંધીનગર મા -12 વર્ષના છેડેક્ષ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પત્રક પુરતોજ

પુરતોજ મર્યાદીત રહેશે આ શોધમા તા સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધધરી 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 ક્ષેત્રફળ આકાર અથવા જુડી નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો) તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ	દસ્તાવેજ નંબર	શેરો
				નોંધણીની તારીખ		
વિકાસ કરાર	સરવે નં. 364/2 ની ચો.મી. 1012 ની જમીન કે જેનો ટી.પી. સ્કીમ નં. 16 મા સમાવેશ કરીને ફાળવેલ ફાઇનલ પ્લોટ નં. 145/2 ની ચો.મી. 657 ની બિનખેતીની જમીન.	પટેલ અમૃતભાઇ નારણભાઇ (2) પટેલ ગોવિંદભાઇ નારણભાઇ	એચ.એચ. ડેવલોપર્સ એ નામની ભાગીદારી પેઢીના વતી અને તરફથી તેના વહિવટકર્તા ભાગીદાર-કલ્ચેશભાઇ હિંમતભાઇ પ્રજાપતિ	૨૯/૦૮/૨૦૧૮	૨૧૫૪૪	
રૂ. ૦				૨૯/૦૮/૨૦૧૮		

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - ગાંધીનગર

તારીખ : ૧૪/૧૦/૨૦૧૮

GAURANG K. PATEL
Advocate



ADDRESS : 202, Second Floor, Shukan Mall,
Visat char rasta, Motera, Sabarmati, ,
AHMEDABAD- 380005.

TITLE CLEAR CERTIFICATE & REPORT ON TITLE

To,

Land Owners :

- 1. Patel Amrutbhai Naranbhai,**
- 2. Patel Govindbhai Naranbhai**

Developer :

H. H. DEVELOPERS,

a Partnership Firm

through administrative Partners

Kalpeshbhai Himmatbhai Prajapati,

Reg. Office : 30, Amrakunj Bunglows,

Opp. Rajwadi Mandap, Pethapur, Gandhinagar.

SUBJECT :- IN THE MATTER OF VERIFICATION OF TITLE in respect to the project **AAMRAKUNJ AVENUE** situated on non agriculture land bearing Survey no. 364/2 paiki, admeasuring 1012 sq. mtrs., T. P. Scheme no. 16, Final Plot no. 145/2, admeasuring 657 sq. mtrs. situated lying and being at village Pethapur sim, Taluka and District Gandhinagar and Sub-District Gandhinagar.

We refer to your instruction to investigate your title to the land above referred to and from that and from information and documents given to us and believing the same to be true, correct and trustworthy and also believing the documents/copies/ papers etc. furnished to us is/ are true and genuine and I declare as follows :-

Originally, above said land of Survey no. 364 was belonging to Bhaijidas Joitadas and after his death name of his legal heir Mohanbhai Bhaijidas entered in revenue record by Entry no. 515.

The said land declared as Tukada and effect entered in revenue record by Entry no. 1889 dated 13-02-1957.

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:: 2 ::

Thenafter Mohanbhai Bhajidas expired on dated 26-03-1954 and name of his legal heir Naranbhai Mohandas entered in revenue record by Entry no. 1906 dated 23-03-1957.

The said land declared free from restriction of Tukada and effect entered in revenue record by Entry no. 5642 dated 02-07-1981.

That Naranbhai Mohanbhai and his heirs etc. sold and conveyed Survey no. 264 paiki 44 Guntha to Prahaladbhai Hargovandas Suthar, Dhirajkumar Vadilal Suithar, Kalidas Manilal Suthar and Naranbhai Maganlal Suthar by registered sale deed sr. no. 70 dated 20-01-1981. And thenafter Kalidas Manilal Suthar and Naranbhai Maganlal Suthar waived and released their rights and interest of the said land in favour of Prahaladbhai Hargovandas Suthar and Dhirajkumar Vadilal Suithar by registered release deed sr. no. 1328 dated 03-07-1981 and effect entered in revenue record by Entry no. 5643 dated 02-07-1981.

Thenafter under DILR Gandhinagar KJP SR.24/74-75 dated 29-06-1975, the Survey no. 264 admeasuring 5462 sq. mtrs. deducted 304 sq. mtrs. and remain 5159 sq. mtrs. and effect entered in revenue record by Entry no. 6204 dated 21-10-1983.

That under order of Krushipunch and Mamlatdar of Ganot Case no. 3927/83 and declared sale of dated 20-01-1981 void and effect entered in revenue record by Entry no. 6241 dated 09-01-1988.

Thenafter under Correction Register no. 22 dated 29-10-1983, the Survey no. 264 admeasuring 5159 sq. mtrs. deducted 368 sq. mtrs. and remain 4791 sq. mtrs. and effect entered in revenue record by Entry no. 6397 dated 27-02-1985 and Entry no. 8144 dated 26-01-1995.

That order of Appeal no. 196/84 dated 31-08-1987 of Prant Officer Gandhinagar of not Granted and effect entered in revenue record by Entry no. 6901 dated 30-10-1987.

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:: 3 ::

That Naranbhai Mohanbhai expired on dated 14-01-1988 and name of his legal heirs Amratbhai Naranbhai, Govindbhai Naranbhai, Kapilaben Naranbhai and Santokben Naranbhai entered in revenue record by Entry no. 7203 dated 21-04-1989 and co owner Kapilaben Naranbhai waived and released her rights and interest from the said land and her name deleted from revenue record by Entry no. 7435 dated 15-09-1990 and Santokben Naranbhai expired on dated 16-06-1994, hence her name deleted from revenue record by Entry no. 9219 dated 15-07-1999.

Thenafter under order of Gujarat Highcourt and Krushipunch and Mamlatdar order under Ganot Case no. 33/10 dated 31-08-2010 and effect entered in revenue record dated 09-09-2010 and Cancellation deed registered under sr. no. 17316 dated 22-09-2010 of original dded sr no. 70 dated 20-01-1981 and land came in original position and Krushipunch and Mamlatdar order under Ganot Case no. 35/10 dated 30-12-2010 and effect entered in revenue record by Entry no. 13779 dated 29-01-2011.

That land came in original position on the name of Naranbhai Mohanbhai, but he expired on dated 14-01-1988 and name of his legal heirs Amratbhai Naranbhai, Govindbhai Naranbhai and Kapilaben Naranbhai entered in revenue record by Entry no. 13993 dated 07-05-2011.

That Amratbhai Naranbhai, Govindbhai Naranbhai and Kapilaben Naranbhai sold and conveyed Survey no. 364 paiki, admeasuring sq. mtrs. 4791 paiki 3779 to Parshottam Bhanjibhai Patel and Gauravbhai Sureshbhai Patel by registered sale deed sr. no. 11873 dated 07-10-2011 and effect entered in revenue record by Entry no. 14267 dated 07-10-2011.

Thenafter under DILR Gandhinagar KJP Correction Register no. 79, the Survey no. 264 admeasuring 4791 sq. mtrs. divided and Survey

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:: 4 ::

no. 364/2 admeasuring 1012 given to Amratbhai Naranbhai and Govindbhai Naranbhai and effect entered in revenue record by Entry no. 15149 dated 05-08-2013 and Correction Entry no. 15453 dated 29-03-2014.

That Survey no. 364/2 admeasuring 1012 sq. mtrs. lieu into T. P. Scheme no. 16 and allotted Final Plot no. 145/2 admeasuring 657 sq. mtrs.

That District Collector Gandhinagar granted non agriculture use permission for Survey no. 364 paiki admeasuring 4791 sq. mtrs. lieu into T. P. Scheme no. 16 and allotted Final Plot no. 145 admeasuring 3114 sq. mtrs. under order no. CB/Jamin/Bi.Khe./S.R.no.130/12/Vashi.4388 to 4403/2013 dated 04-03-2013 and effect entered in revenue record by Entry no. 14925 dated 014-03-2013 and Entry no. 14962 dated 31-03-2013.

That Gandhinagar Urban Development Authority (GUDA) granted plan for construction under Rajachithhi no. PRM/Pethapur/24/01/2019/1398/19 dated 15-02-2019 for Final Plot no. 145/2 admeasuring 657 sq. mtrs.

That above said land owners Amratbhai Naranbhai and Govindbhai Naranbhai entered in to Development Agreement registre sr. no. 21544 dated 29-08-2019 with H. H. DEVELOPERS, a Partnership Firm through administrative Partner Kalpeshbhai Himmatbhai Prajapati.

That Scheme introduced on this land known as Amrakunj Avenue.

We have furnished with records of rights [revenue record, record of rights etc.] showing the above referred land is held by you as owners.

The report is not complete report of the entire revenue records and records of the Sub-Registrar. Report refers to records relevant to

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:: 5 ::

understand the devolution of title, to ascertain, If any charge or encumbrance is subsisting and/or continuing in the records for details, facts and particulars, relevant documents, papers, writings and records to be referred.

This report on title is based on the revenue record given by you and available Sub-Registrar, Gandhinagar record (Index-II) only through our search clerk.

This report is merely an opinion of the undersigned and not at all conclusive proof or evidence of title and shall not be used as an evidence or proof, if any proceedings or collateral proceedings in court and/or before Government or Semi-Government officer. Also for the negligency or lackness in the world of searches, the undersigned shall not be held responsible in any case.

As informed to us, the said land has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said land adversely affecting the titles.

UNDER THE CIRUMSTANCES, we hereby certify that the project **AAMRAKUNJ AVENUE** situated on non agriculture land bearing Survey no. 364/2 paiki, admeasuring 1012 sq. mtrs., T. P. Scheme no. 16, Final Plot no. 145/2, admeasuring 657 sq. mtrs. situated lying and being at village Pethapur sim, Taluka and District Gandhinagar and Sub-District Gandhinagar is belonging to **H. H. DEVELOPERS**, a Partnership Firm and the title is clear and marketable and free from all encumbrances and attachments or any kind of encumbrances without any reasonable doubts and charges, subject to....

1. All original papers, deeds, records, permissions and latest documents should be verify.

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:: 6 ::

2. Usual Declaration on title should be obtain.
3. Laws Applicable and in force to effect legally and properly regarding sale, transfer, or any other transaction with respect to the said land/property/project/units.
4. Unit/s sold/agreed to be sold.

Place:- Ahmedabad.

Date :- 15-10-2019



Gaurang K. Patel
(G. K. Patel)
Gaurang K. Patel, Advocate

GAURANG K. PATEL
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