

Girishkumar B. Shah

(Advocate)

**Off.: 8, Municipal Shopping Center, Opp. Fire Station
Near Baliyadev Mandir, Anand - 388 001.**

Mo: 99796 59201

Enrolment no. G/738/1982

Date : 7-5-2021

CERTIFICATE

To whom so ever it may concern title clearance certificate as per the instruction given by the applicant I have investigated of title to the land situated at **KARAMSAD, Ta & Dist. Anand** bearing **N.A. Land bearing R.S. no. 1098/5 admeasuring H. 0-53-62 ARE.**

That land property belongs to **NIHAR DILIPBHAI PATEL.**

And that land property is free from any encumbrances and attachment and have a clear, marketable title to the land.



(G. B. Shah)
Advocate

Girishkumar Bansilal Shah
ADVOCATE

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Opp. Fire Station, Baliyadev Mandir Road,
Anand - 388 001. Mo.: 99796 59201**



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NO ENCUMBRANCE CERTIFICATE

I hereby solemnly declare that about the following particular R.S. no. 1098/5 admeasuring H. 0-53-62 ARE. of Village Karamsad, Ta. & Dist. Anand the N.A. land for Residential purpose situated at Karamsad, Ta & Dist. Anand in which land's title search report issuing of there is no encumbrance on the land, including title, rights, interest or name of any party in or over land of project "**NIRMALDIL HEIGHTS - TOWER A**"

The promoter of this scheme is Nirmalaben Dilipbhai Patel the Proprietor of Nirmala Construction in area admeasuring 1340.50 s.m. for Tower - A out of total area admeasuring H. 0-53-62 ARE. i.e. 5362.00 s.m. of Village Karamsad under lay out as per lay out plan.

Revenue Survey Number : **1098/5**

City / Village : **Karamsad**


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TO WHOMSOEVER IT MAY BE CONCERN

Sub : Title Opinion Report certifying non encumbrance of the Property situated at KARAMSAD, Ta. & Dist. Anand, belonging to Mortgagor namely NIHAR DILIPBHAI PATEL of KARAMSAD, Ta. & Dist. Anand.

1	Description and Area of the property proposed to be mortgaged. Specific number(s) and address of property alongwith boundaries and measurements.	:	N.A. land bearing R.S. no. 1098/5 admeasuring H. 0-53-62 ARE. of Village Karamsad, Ta. & Dist. Anand, bounded as : East : Land bearing R.S. no. 1098/6 West : Land bearing R.S.no. 1113 North : Land bearing R.S.no. 1098/4 & 1098/2 South : Land bearing R.S.no. 1097
2	Name of property (Whether Agricultural, Non-Agricultural, Commercial, Residential or Industrial. If Non Agricultural, the reference & date of conversation order from the competent authority should also be mentioned.	:	Residential purpose
3	Name of the Mortgage/Owner and status in the Account i.e. borrower or guarantor and whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee. In case the Mortgage is Partner/	:	Sole-Ownership rights



	Director/ Trustee who is mortgaging the property on behalf of Partnership / company. Trust whether he/she has the authority. Copy of the Resolution / Memorandum & Article of Association / Trust Deed the whether examined and verified.			
4	Whether the minor lunatic or un-discharged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken.	:	The mortgagor namely NIHAR DILIPBHAI PATEL has sufficient capacity to contract	
5	Whether the property is Freehold or Leasehold. If Leasehold then period of lease, and if Freehold whether Urban Land Ceiling Act applies and permissions to be obtained.	:	Yes, the property is freehold	
6	Source of Property i.e. self acquired or Ancestral. If Ancestral then mode of succession and whether original will/probate is available.	:	The mortgagor namely NIHAR DILIPBHAI PATEL has acquired by Reg. Sale deed.	
7	Whether the Mortgagor is co-owner/joint owner and /or any partition of the Property is made between the members of the family through Partition Deed. If yes, whether original Registered Partition deed is available or it is only a family settlement.		Sole-ownership rights	
8.	Whether the Mortgage is in exclusive possession of the property or it is leased/rented out to third party.	:	Yes	



9.	Whether the Property is mutated is municipal / revenue record and Mortgagor's name is reflecting and if not, the reason thereof.	:	Yes		
10.	Whether any restriction for creation of mortgage is imposed under Central/State /Local laws. If yes, then specify whose consent or permission would be required for creation of mortgage.	:	Yes		
11.	Whether all the original Title deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.	:	(1) Original Reg. sale deed no. 4349 dtd. 24-6-2009 along with Index II and reg. receipt (2) 7/12 together with mutation entries (3) Copy of N.A. permission from Collector Anand on 1-8-2016 (4) Copy of construction permission given by the Chairman, Area Development Authority, Karamsad dtd. 16-8-2012 (5) Copy of approved plan		
12.	Whether the Advocate has personally visited the Sub Registrar / Revenue / Municipal office and examined the record.	:	Yes		
13.	Whether the Search is being made for the period of 30 year. If no, reason thereof.	:	Yes		
14.	Details of documents examined / scrutinized. (This should be in chronological order with serial numbers, type/nature of documents, date of execution, parties, date of registration details including the detail of revenue / society record etc.)	:	(1) Original Reg. sale deed no. 4349 dtd. 24-6-2009 along with Index II and reg. receipt (2) 7/12 together with mutation entries (3) Copy of N.A. permission from Collector Anand on 1-8-2016 (4) Copy of construction permission given by the Chairman, Area Development Authority, Karamsad dtd. 16-		



			8-2012 (5) Copy of approved plan
15.	Tracing of chain of title in favour of the Mortgage / owner starting from the earliest documents available. The nature of documents / Deed conveying the title should be mentioned with description of parties along with the type of right it creates.	:	That originally N.A. land bearing R.S. no. 1098/5 admeasuring H. 0-53-62 ARE. of Village Karamsad, Ta & Dist. Anand has been shown in the revenue record in the name of (1) Vitthalbhai Ambalal (2) Manubhai Ambalal (3) Babubhai Ambalal (4) Natubhai Ambalal (5) Nanubhai Ambalal and (6) Kashiba widow of Ambalal Lakhabhai from 1982.
	As an owner (1) Vitthalbhai Ambalal himself and power of attorney of (2) Manubhai Ambalal (3) Babubhai Ambalal (4) Natubhai Ambalal (5) Nanubhai Ambalal and (6) Kashiba widow of Ambalal Lakhabhai have executed Regd. Sale deed in favour of (1) Shashikant Jethabhai Patel and (2) Babubhai Purshottambhai Patel vide Regd. Sale deed no. 510 on 15-02-1982 and their names have been entered in revenue record vide certified entry no. 18180 on 13-4-1982 for the above said property of village Karamsad. As an owner (1) Shashikant Jethabhai Patel and (2) Babubhai Purshottambhai Patel have executed Regd. Sale deed in favour of (1) Pankajbhai Chunibhai bin Maganbhai Patel and (2) Shaileshbhai Chunibhai bin Maganbhai Patel vide Regd. Sale deed no. 1005 on 13-09-1991 and their names have been entered in revenue record vide certified entry no. 31991 on 21-09-2004 for the above said property of village Karamsad. As an owner (1) Pankajbhai Chunibhai bin Maganbhai Patel him self and power of attorney holder (2) Shaileshbhai Chunibhai bin Maganbhai Patel have executed Regd. Sale deed in favour of Nihar Dilipbhai Patel vide Regd. Sale deed no. 4349 on 24-06-2009 and his name has been entered in revenue record vide certified entry no. 36851 on 01-07-2009 for the above said property of village Karamsad. By virtue of this reg. sale deed dtd. 24-6-2009 Nihar Dilipbhai Patel became the owner of N.A. land bearing R.S. no. 1098/5 admeasuring H. 0-53-62 ARE. of Village Karamsad, Ta & Dist. Anand and he is developing this property in this land known as Nirmaldil Heights Tower - A.		
	Note : All documents produce by the applicant and relying on the documents I hereby issue the Title Clearance Certificate.		



16.	Whether there is any doubt/suspicion about the genuineness of the original documents. If Yes, then specify	:	No
17.	The final Certificate of the Advocate confirming that title of the property(s) to be mortgaged is examined by him and the same is / are clear and marketable.		Hence, I am of the opinion that the Title of the Mortgagor namely, NIHAR DILIPBHAI PATEL has applied for Title Clearance Certificate in respect of his N.A. land bearing R.S. no. 1098/5 admeasuring H. 0-53-62 ARE. of Village Karamsad, Ta. & Dist. Anand, are clear, marketable and free from any encumbrances.
18.	List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional documents required in addition to the documents available.		Yes, That as per the amended provisions of the Registration Act, w.e.f. 21-07-08, every documents relating to mortgage for deposit of title deeds must be registered one and like this Bank should registered the documents regarding instrument relating to the deposit of title deeds along with following documents (1) Original Reg. sale deed no. 4349 dtd. 24-6-2009 along with Index II and reg. receipt (2) 7/12 together with mutation entries (3) Copy of N.A. permission from Collector Anand on 1-8-2016 (4) Copy of construction permission given by the Chairman, Area Development Authority, Karamsad dtd. 16-8-2012 (5) Copy of approved plan (6) An usual Affidavit from the applicant (7) Search Receipt
19.	Whether any additional formalities to be completed by the proposed mortgagor. If yes, state specifically in case of flat(s) / property(s)	:	No.



	in Co-op Societies, whether allotment letter, possession letter, share certificate, affidavit, power of attorney etc is required.	
20.	Whether the property is enforceable under SERFAESI act 2002 ?	Yes, said property is enforceable under SERFAESI act 2002.

I hope this will satisfy you.


(G.B. Shah)
Advocate

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અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં.1098/5

Search in : કરમસદ /KARAMSAD

પહોંચ નંબર ૨૦૨૧૦૩૭૦૧૦૫૦૨

અરજી નંબર

૩૪૭૩

અરજી વર્ષ

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તારીખ ૭

માહે

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રજુ કરનારનું નામ G B Shah (Adv)

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1991 2021

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....



૩૨૦.૦૦

કુલ એકંદરે રૂ.

૩૨૦.૦૦

અંકે રૂપીયા ત્રણ સો વીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

V R Prajapati

સબ રજીસ્ટ્રાર

આણંદ

અંકે રૂ. : 320.00

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સબ રજીસ્ટ્રાર, આણંદ



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