

અરજી પહોંચ

મિલ્કત નું વર્ણન : ટીપી નં. ૨, ફા.પ્લોટ નં. ૨૦૧, સીટી સ. નં. ૨૩૧૬

Search in : આણંદ / ANAND

પહોંચ નંબર ૨૦૧૮૦૩૭૦૨૩૦૮૮ અરજી નંબર ૧૦૩૬૬ અરજી વર્ષ ૨૦૧૮
તારીખ ૪ માહે ઓક્ટોબર સને ૨૦૧૮

રજુ કરનારનું નામ એ સી પટેલ (એડવોકેટ)

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાલીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1989 2018

૨૬૦.૦૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

કુલ એકદરે રૂ.

૨૬૦.૦૦

અંકે રૂપીયા બે સો સાઈઠ પુરા

દસ્તાવેજ

ના દિવસે



રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલવો.

આપવામાં

K D Rathva
સબ રજીસ્ટ્રાર
આણંદ

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અરવિંદભાઈ સી. પટેલ

બી.એસસી., એલ.એલ.બી. એડવોકેટ

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

C E R T I F I C A T E

INVESTIGATION OF TITLE to a N.A.Land of Final Plot No. 201 paiki West Side 540.00 sq.mtrs. of T.P.Scheme No. 2 Anand, City Survey No. 2315 of Anand, in the Registration District & Sub-District Anand, belongs to :

MAX CONSTRUCTION COMPANY through it's main partner MR. PRANAV SURYAKANT PATEL- H.U.F. of ANAND, Ta. & Dist. Anand.

* * *

THIS is to certify that I have investigated Record of Sub-Registrar, Anand, last 30 years Revenue Records, Record of City Survey, Anand, Relevant papers and title to a N. A. Land of Final Plot No. 201 paiki West Side of T.P.Scheme No. 2 Anand, City Survey No. 2315 of Anand, in the Registration District and Sub District Anand, admeasuring about 540.00 sq.mtrs., or thereabouts and have found the same marketable, clear and free from reasonable doubts, subject to record, and assurance of applicant, there does not appeared any encumbrances registered thereon.

In my opinion title to the aforesaid N.A.Land of Final Plot No. 201 paiki West Side 540.00 sq.mtrs. land is clear and marketable.

Date : 4-10-2018

Place : ANAND



ARVINDBHAI C. PATEL

Advocate, ANAND.

Arvindbhai C. Patel

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INVESTIGATION REPORT

MR. PRANAV SURYAKANT PATEL of Anand, Ta. & Dist. Anand, has placed the following papers in my hands for getting Title Clearance Certificate for the properties concerned :

- (1) Certified copies of mutation entry no. 33237, 45101, 48378, 51949.
- (2) Certified copy of Property Card issued by City Survey Office, Anand.
- (3) Zerox copies of Sale Deeds.
- (4) Zerox copies of Index-II.
- (5) Zerox copy of N.A.Permission.
- (6) Zerox copy of commencement certificate no. 579, dated 22-3-1991 issued by Anand Area Development Authority, Anand Nagar Palika, Anand.
- (7) Zerox copy of partnership deed of Max Construction Company.
- (8) Zerox copy of permission for construction of AVKUDA vide no. AVKUDA/LE.OUT/V.P./VASHI/2224, Dated 2-8-2018.
- (9) Zerox copy of approved plan.

SHORT HISTORY

THAT the land for which a title clearance certificate asked for is a N. A. Land of Final Plot No. 201 paiki West Side 540.00 sq.mtrs. of T.P.Scheme No. 2 Anand, City Survey No. 2315, bearing R.S.No. 1445/1 of Anand, in the Registration District & Sub District Anand.

[1] From the investigation of Revenue Record it is found that the land of R.S.No. 1445/1 was originally belongs to Patel Gordhanbhai Shamalbhai, and Patel Arunkumar Naginbhai. And the said land included in Anand Town Planning Scheme No. 2 and Final Plot No. 201, City Survey No. 2315

..2..

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(2)

admeasuring about 1080.625 sq.mtrs. (as per City Survey record) allotted on behalf of original land. And the land owners have obtained N.A.Permission from Dist. Collector, Kheda vide no. L.N.D./N.A./S.R./100/90-91, dated 29-6-1991. This facts reveals from mutation entry no. 45101 and City Survey record.

[2] Anand Area Development Authority has issued commencement certificate vide Raja Chitthi No. 579 on 22-3-1991 for the construction of a residential purpose.

[3] Gordhanbhai Shamalbhai Patel beaing a owner of Final Plot No. 201 paiki West Side land admeasuring about 540.00 sq.mtrs. land have sold to Arunbhai Chimanbhai Patel, Maheshbhai Vallavbhai Patel, Kiritbhai Shantilal Contractor, and Ghanshyambhai Mohanbhai Patel by Regd. Sale Deed dated 16-6-1993. This facts reveals from entry no. 48378 and the record of City Survey.

[4] Arunbhai Chimanbhai Patel, Maheshbhai Vallavbhai Patel, Kiritbhai Shantilal Contractor, and Ghanshyambhai Mohanbhai Patel have sold the said land to Ignas Silvester Macwan by Regd. Deed dated 16-11-1995 vide registration no. 4598. And the name of purchaser entered in City Survey record on 30-1-2010, and in Revenue Record by entry no. 52887 on 20-11-1995. After the death of Ignas Silvester Macwan dated 24-8-2014 the name of his heirs Maniben Wd/O., and Anil Ignas Macwan have entered in City Survey record on 19-7-2017 by entry no. 11685.

..3..

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[5] Sachin Dolatram Kalyani beaing a administrator of Sachin Dolatram Kalyani-H.U.F. has purchased the said land i.e. 540.00 sq.mtrs. West Side of Final Plot No. 201 by Regd. Sale Deed dated 22-6-2017 vide registration no. 6272. And his name was entered in record by entry no. 11686, dated 19-7-2017.

[6] Present applicant M/s. Max Construction Company through it's main partner Mr. Pranav Suryakant Patel-H.U.F. has purchased the said land by Regd. Sale Deed dated 25-5-2018 vide registration no. 6709 for Rs. 1,40,00,000/-. This facts reveals from mutation entry no. 13201, dated 31-5-2018. All mutation entries duly registered by registering authority of City Survey office and Revenu Authority. There is no any encumbrances registered in City Survey record. And records are clear and marketable.

Date : 4-10-2018

Place : ANAND


ARVINDBHAI C. PATEL
Advocate, ANAND.