



16/09/2022

Sub : Title clearance report and title clearance certificate with respect to the property of Nandkuvarba Juvansinh Parmar, Residing at: Cause Way Road, Joravarnagar bearing Wadhwan R.S.No.2020/P1 and Surendranagar TP-2, FP-31, admeasuring 7967.00 sq.mtr. Lying and being within Surendranagar Municipal Limits having boundaries as under.

NORTH : By F.P. No.31 Paiki and 56.
SOUTH : By F.P. No.30 and 28.
EAST : By 18.00 Mtr. wide T.P. Road.
WEST : By F.P. No.31/Paiki 2.

TITLE CLARENCE REPORT

1. NANDKUVARBA JUVANSINH PARMAR, Residing at: Cause Way Road, Joravarnagar (Hereinafter referred as Vendor/Borrower) has submitted me the Xerox copy of their documents and I have referred the said documents and after the search for last 30- years from sub-registrar office, my opinion is as under:
2. The said property is situated Surendranagar Municipal limits Bearing Wadhwan R.S.No.2020/P1 and Surendranagar TP-2, FP-31, admeasuring 7967.00 sq.mtr. was with ownership of Jani Dayashankar Motiram.
3. Thereafter the said property was purchased by [1] Oghadbhai Kacharabhai Dalvadi, [2] Nagarbhai Kacharabhai Dalvadi and [3] Keshubhai Kacharabhai Dalvadi vide a Reg. Sale Deed No. 63 Dt.31/01/1957 from Jani Dayashankar Motiram.



4. Thereafter the said property was purchased by Nandkuvarba Juvansinh Parmar vide a Reg. Sale Deed No. 2913 Dt.03/07/1981 from [1] Oghadbhai Kacharabhai Dalvadi, [2] Nagarbhai Kacharabhai Dalvadi and [3] Keshubhai Kacharabhai Dalvadi.
5. Thereafter the said property was Converted to NA use by Surendranagar District Collector Office Order No.458/08/05/48/2021 Dt.21/06/2021 and a lay out plan is also sanctioned.
6. I have also made search from sub-registrar office Surendranagar from 1992 to 2022 on date 16/09/2022 With receipt no. 202212300008893 and I have not found any instrument of mortgage by Borrower (VENDOR) or anyone else and the property is free from encumbrances. And I also state that the title of above said property are clear and marketable.
7. Weather the property is ancestral/ and or any joint ownership, if so details of the co-partners/karta and the co-owners and their respective shares should be incorporated specifically.
 - Property is with the ownership of Nandkuvarba Juvansinh Parmar.
8. Any minors interest if involved in the property proposed to be mortgaged or any other claims, if minors interest is involved, what precautions are to be taken to protect banks interest as a mortgagee to be stated? Please note that if the property belongs to a minor, permission of court is generally required to create the mortgage of the property.
 - No
9. Documents pending for registration :

The inquiry is to be made wheather any document creating mortgage, charge or encumbrance is pending for registration the concerned sub-registrar office are to be stated, if so full details of such charge etc. should be specified

 - No



10. Whether urban land ceiling and regulation act 1976 is applicable in the property located. if applicable whether the immovable property falls within the purview of the act, verification and investigation should be made under sections 26,27 and 28 of the act to ensure that the mortgagor has obtained necessary permission from the competent authority under the act. Documentary evidence showing such permission is obtained has to be attaché with the report.

- No

11. Whether the property is acquired under the Land acquisition act 1894 and applicability if the other state legislations.

- No

12. Lease hold immovable property where land/building is leasehold, please verify the terms of lease, whether any permission/NOC from the lessors/competent authority is required for creation of mortgage of such leasehold property and advice the precautions to be taken while obtaining such property in mortgage.

- No

13. Investigation under income tax act 1961.

(Any permission of the concerned assessing officer under any of the provisions of I.T. Act is required for creating mortgage or any certificate to be submitted to the bank to show that no dues are outstanding to Income Tax Department.

- No

14. From the above said documents and search the title of the above said property for last 30 years are found clear and the chain of title is also found clear.

15. I certify that the title of the property as stated above is clear and marketable and free from any encumbrance

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Opp. Hotel Vira, 80 Feet Road, Surendranagar-363002

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PARAS K. SHAH

Advocate & Notary

NIMESH P. SHAH

Advocate

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16. Thus from last 30 years, I have given the complete history about the said property as mentioned above in detail and the list of documents to be taken before giving any loan/advance is annexed hereunder.

PARAS K. SHAH
(ADVOCATE & NOTARY)
Enrolment no : G/648/2008
Enrolment Date : 27/06/2008



16/09/2022

TITLE CERTIFICATE

This is to certify that I have investigated the title of Nandkuvarba Juvansinh Parmar, Residing at: Cause Way Road, Joravarnagar bearing Wadhwan R.S.No.2020/P1 and Surendranagar TP-2, FP-31, admeasuring 7967.00 sq.mtr. Lying and being within Surendranagar Municipal Limits More particularly described in the schedule hereunder written and I certify that the title of the said property is clear and marketable and free from reasonable doubt and free from encumbrances.

SCHEDULE ABOVE REFERRED TO

All the pieces and parcel of the residential house are laying and being within the limits of Surendranagar municipality bearing Nandkuvarba Juvansinh Parmar, Residing at: Cause Way Road, Joravarnagar bearing Wadhwan R.S.No.2020/P1 and Surendranagar TP-2, FP-31, admeasuring 7967.00 sq.mtr.

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PARAS K. SHAH
(ADVOCATE & NOTARY)
Enrolment no : G/648/2008
Enrolment Date : 27/06/2008

Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

મિલકત નું વર્ણન : WADHWAN RSNO 2020/P1 AND SURENDRANAGAR TP SCHEME NO 2
FINAL PLOT NO 31

Search in : સુરેન્દ્રનગર /SURENDRANAGAR

પહોંચ નંબર ૨૦૨૨૧૨૩૦૦૦૦૮૮૮૩ અરજી નંબર ૩૧૭૪ અરજી વર્ષ ૨૦૨૨
તારીખ ૧૬ માહે સપ્ટેમ્બર સને ૨૦૨૨

રજુ કરનારનું નામ PARASKUMAR KANTILAL SHAH

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

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.....વર્ષ : 1992 થી 2022

૪૨૦.૦૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

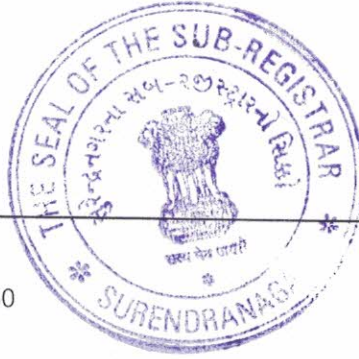
ઈન્ડેક્સ-૨ ફી

અન્ય ફી

કુલ ચેકદરે રૂ.

૪૨૦.૦૦

અંકે રૂપિયા ચાર સો વીસ પુરા




V.D.Nadiyadara
સબ રજીસ્ટ્રાર
સુરેન્દ્રનગર

અંકે રૂ. : 420.00
20220915439266580

સબ રજીસ્ટ્રાર, સુરેન્દ્રનગર

ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)
મિલકત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : PARASKUMAR KANTILAL SHAH અરજી નંબર : 3174 ગામ નું નામ : SURENDRANAGAR

Search Year : 1992 - 2022 મિલકતનું વર્ણન : WADHWAN RSNO 2020/P1 AND SURENDRANAGAR TP SCHEME NO 2 FINAL PLOT NO 31

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Surendranagar Surendranagar મા -31 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પ્રમાણપત્ર પુરતો જ મર્યાદીત છે. આ શોધમાં તા. 16/09/2022 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.
નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી અને એમાંની કોઈપણ માહિતી સંબંધ મા નુકસાની માટેના કોઈપણ હકદાર માટે તે જવાબદાર રહેશે નહિ.

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકાર નું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
NO DATA AVAILABLE								

ઇ-પેમેન્ટ થી ટ્રાન્ઝેક્શન નંબર 20220915439266580 Date 15/09/2022 થી મળેલ છે.




સબ-રજીસ્ટ્રાર
Sub-Registrar Office(SRO) Surendranagar Surendranagar