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Date :- 11-08-2021

TITLE CLEARANCE CERTIFICATE/INVESTIGATION REPORT

TO WHOM SO IT MAY CONCERN

Applicant :- Partnership firm for SHREE KAMALAM BUILDCON
Partner - 1. Dhrumil Rajendrakumar Patel
Partner - 2. Gautam Patel
Partner - 3. Bhaveshkumar Kantibhai Patel
All resi. Of Vallabh Vidhyanagar, Ta. Dist. Anand.

Title clearance certificate & Investigation report belonging the property of **Partnership firm for SHREE KAMALAM BUILDCON Partner - 1. Dhrumil Rajendrakumar Patel, Partner - 2. Gautam Patel, Partner - 3 Bhaveshkumar Kantibhai Patel** their property is Commercial open plot land, which is situated at village Vallabh Vidhyanagar, Ta. & Dist. Anand, bearing City survey no. 1159 adme. 822.16 sq.mtrs.

I am approached by the above named applicant with a request to investigate and issue a certificate of the regarding is clarity and marketability of the immovable property owned by them described in the captioned subject above and in support of the same they has submitted the relevant deeds and documents to me to my satisfaction to arrive at a fair opinion on the same, I have also investigated the records on the entries by search at the office of Sub Registrar, Anand, Ta. Dist Anand for the last Thirty (30) years and also verified the documents placed in my hand and my report is given as under.



Original owner of the said land property was Kamlaben Prabhudas Patel.

Thereafter Kamlaben Prabhudas Patel expired on dated :- 05-12-1977, after her death according to ancestral right her legal heirs, (1) Prabhudasdesai Desaibhai Patel, (2) Jyotsnaben Prabhudas Patel, (3) Renukaben Prabhudas Patel, (4) Tarulata Prabhudas Patel, (5) Jashvantkumar Prabhudas Patel, the said fact shown in M.E. no. 121 on dated :- 18-01-1979.

Thereafter (1) Jyotsnaben Prabhudas Patel, (2) Renukaben Prabhudas Patel, (3) Tarulata Prabhudas Patel waved their right in favor of other owners, the said fact shown in M.E. no. 53 on dated :- 13-07-1981.

Thereafter they got N.A. permission from Deputy Collector of Anand, Ta. & Dist. Anand by their order no. LND. SRI.131/55 on dated :- 12-02-1960, the said fact shown in M.E. no. 56 on dated :- 12-12-1985.

Thereafter the time of entered legal heirs in record Chandrikaben Prabhudas Patels name was not entered in record, thereafter her name was entered for legal heirs of Kamlaben Prabhudas Patel, the said fact shown in M.E. no. 80 on dated :- 19-09-1984.

Thereafter Chandrikaben Prabhudas Patel waved her right in favor of other owners, the said fact shown in M.E. no. 86 on dated :- 31-12-1985.

Thereafter (1) Prabhudasdesai Desaibhai Patel, (2) Jyotsnaben Prabhudas Patel sold the said land paiki 180.00 sq.mtrs. to Dahyabhai Bhailalbhair Patel on dated :- 01-01-1986 by document no. 103, the said fact shown in M.E. no. 88, but the said sale deed was not confirm by registrar so said sale deed was canceled & Dahyabhai Bhailalbhair Patels name was removed from the record, the said fact shown in M.E. no. 256 on dated :- 12-09-1986.

Thereafter (1) Prabhudasdesai Desaibhai Patel, (2) Jyotsnaben Prabhudas Patel gift the said said land to Harikrushn Maganbhai Patel POA holder of Shastrinarayan Svarupdasji President of Bochasanvasi Shree Aksharapurshottam Organization, the gift deed had registered in office of Sub-Registrar at Anand, Ta. & Dist. Anand on dated :- 12-03-1986 by gift deed no. 632, the said fact shown in M.E. no. 269 on dated :- 12-09-1986.

Thereafter Harishbhai Satyanarayan Dave President of Bochasanvasi Shree Aksharapurshottam Organization sold the said land to Hasmukhlal Popatlal Thakkar Trusty & Chairman of Raghuvir Lohana Samaj, the legal sale deed had registered in office of Sub-Registrar at Anand, Ta. & Dist. Anand on dated :- 13-04-1993 by sale deed no. 893, the said fact shown in M.E. no. 254 on dated :- 05-07-1993, but the said sale deed was not confirm by Additional Principal



District Judge of Anand by their order no. RCA/36/2017 on dated :- 22-04-2018, so said sale deed was canceled & Hasmukhlal Popatlal Thakkar Trusty & Chairman of Raghuvir Lohana Samaj was removed from the record, the said fact shown in M.E. no. 11766 on dated :- 07-06-2018.

Thereafter Mr. Satishchandra M. Raval joint secretary & POA of BAPS Swaminarayan Mandir as filed Application No. 37/71/2018 before the Charity Commissioner Gujarat State Ahemdabad in subject to Gujarat trust Act sec. 36 & Application was granted & Court obtain permission by sale deed with condition Court order on dated :- 26-11-2018.

Thereafter Satishchandra Mahendra Raval General Secretary Power Of Attorney holder of President & Trusty of Bochasanvasi Shree Aksharpurshottam Organization, Ahemdabad whose Trust registration no. A/2500/Ahemdabad & Hasmukhlal Popatlal Thakkar & Pravinchandra Manilal Thakkar Trusties of Raghuvir Lohana Samaj sold the said land to Dilipkumar Hemshankar Trivedi Poer of Attorney holder of Ketankumar Dahyabhai Patel, the legal sale deed had registered in office of Sub-Registrar at Anand, Ta. & Dist. Anand on dated :- 10-01-2019 by sale deed no. 423, the said fact shown in M.E. no. 12345 on dated :- 22-02-2019.

Thereafter Ketankumar Dahyabhai Patel sold the said land property to our applicants **Partnership firm for SHREE KAMALAM BUILDCON Partner - 1. Dhrumil Rajendrakumar Patel, Partner - 2. Gautam Patel, Partner - 3. Bhaveshkumar Kantibhai Patel**, the legal sale deed had registered in office of Sub-Registrar at Anand, Ta. & Dist. Anand on dated :- 08-07-2019 by sale deed no. 7976, the said fact shown in M.E. no. 12778 on dated :- 06-09-2019.

Thereafter they got N.A. permission for Commercial from Nivasi Adhik Collector of Anand by their order no. JAMAN.1/N.A./65(A)-67/S.R./45/2019-20/VASHI/2799 TO 2808 on dated :- 16-03-2020, the said fact shown in M.E. no. 13540 on dated :- 23-07-2020.

Now till today our applicants **Partnership firm for SHREE KAMALAM BUILDCON Partner - 1. Dhrumil Rajendrakumar Patel, Partner - 2. Gautam Patel, Partner - 3. Bhaveshkumar Kantibhai Patel** names are running in reord.

After investing and searching necessary papers and concern documents and Anand Sub. Registry record for last 30 years, therefore I am of the opinion that title of the above shown Commercial open plot land, which is situated at village Vallabh Vidhyanagar, Ta. & Dist. Anand, bearing City survey no. 1159 adme. 822.16 sq.mtrs. is clear and marketable and free from all encumbrances and



there is no any burden over this property, there is no any suit or case running or pending over this property. So title of the said property is clear and marketable, so there is no any risk to give lone to our applicant. So before giving loan to our applicant bank must take following documents with bank custody, I have seen following documents which are sufficient for legal mortgage and a file suit against her. So title of the said property is clear and marketable, and free from all encumbrances.

I have taken search and search report of Anand Sub Registry for last 30 years. Which registration slip No. 2021037017941, on dated 11-08-2021.

List of Documents.-

- (1) Latest Property card
- (2) Mutation entry's.

Thanks & Regards

(Dharmendrasinh F. Parmar)



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