

અરજી પહોંચ

મેલ્કતનું વર્ણન SR 98/1+2 TP 66 FP- 14/1+14/2

Search in : રાણીપ/RANIP

પહોંચ નંબર: ૨૦૧૮૦૦૩૦૧૬૨૪૫

અરજી નંબર:

૮૮૪૮

અરજી વર્ષ:

૨૦૧૮

તા: ૧

માહે: એપ્રિલ

સને: ૨૦૧૮

રજુ કરનારનું નામ **MANISH PATEL**

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....

Year: ૧૯૯૪ ૨૦૧૮

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી



કુલ એકંદરે રૂ.

૨૪૦

અંકે રૂપિયાબસો ચાલીસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(Z. A. SHAIKH)

સબ રજીસ્ટ્રાર

અમદાવાદ-૨ વાડજ

મિલકત પરના બીજા અંગેનું પત્રક

ગામ નું નામ : RANIP

અરજી નંબર : ૯૯૪૮

Search in MANISH PATEL

મિલકતનું વર્ણન SR 98/1+2 TP 66 FP- 14/1+14/2

દસ્તાવેજની આ શોધ એસ.આર.ઓ - 2 Vadaj

મા -25 વર્ષના હંડેશ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પત્રક પુરતોજ

સુંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

પુરતોજ મર્યાદીત રહેશે આ શોધમા તા _____ સુંધીના 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 ફકદાવા 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 ભેતફળ આકાર અથવા જુડી નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ	દસ્તાવેજ નંબર	શેરો

NO DATA AVAILABLE



સબરજીસ્ટ્રાર
એસ.આર.ઓ - 2 Vadaj

તારીખ :

Mobile : 98256 25667

GAURANG K. PATEL
Advocate



OFFICE NO. 202, SECOND FLOOR, SHUKAN MALL,
VISAT CHAR RASTA, MOTERA,
SABARMATI, AHMEDABAD- 380005.

To,
Gaurav Bharatbhai Patel,
Add. "Nisarg", 13, Nr. Ekta Park Society,
Ranip, Ahmedabad.

Subject : Investigation of the title of the Scheme known as "Anmol Residency" situated on Non Agriculture Land bearing Survey no. 98/1+2, 3642 sq. mtrs. and other Survey no. 91, 5058 sq. mtrs. both included in T. P. Scheme no. 66 (Ranip-Chenpur-Chandlodia) and given Final Plot no. 14/1, admeasuring 2002 sq. mtrs. and Final Plot no. 14/2, admeasuring 4250 sq. mtrs. paiki 2062 sq. mtrs. of Survey no. 91 share and 2185 sq. mtrs. of Survey no. 98/1+2 sharesituate lying and being at Mouje Ranip, Taluka Sabarmati, District Ahmedabad, Sub District Ahmedabad-2 (Vadaj) paiki Block no. F and Flat no. E-302 and Flat no. E-303.

We refer to your instruction to the property above referred to and from that and from information and documents given to us and beliving the same to be true, correct and truthwordhy and also beliving the documents/ copies/ papers etc. furnished to us is/are true and genuine and from the information and documents obtained from the you the owner and I declare as follows,

That the said land of Survey no. 98/1+2, 3642 sq. mtrs. of Mouje Ranip was originally on the name of Bhikhabhai Gangarambhai Patel, Chhaganbhai Gangarambhai patel, Jaydevbhai Chhanabhai Patel, Surajben widow of Keshavlal Somnath, Maganbhai Keshavlal Patel, Dahyabhai Keshavlal Patel and Maneklal Atmaram Patel in revenue record and they sold and conveyed this land to Manubhai Arjanbhai Vaghela registered sale deed sr. no. 5488 on dated 27-12-2000 and name of purchaser entered in revenue record by Entry no. 3317 dated 04-01-2000.

GAURANG K. PATEL
ADVOCATE
Office No. 202 Shukan Mail,
Visat Char Rasta, Sabarmati,
Motera, Ahmedabad-380005.
Mob: 9825625667

GAURANG K. PATEL
Advocate



OFFICE NO. 202, SECOND FLOOR, SHUKAN MALL,
VISAT CHAR RASTA, MOTERA,
SABARMATI, AHMEDABAD- 380005.

:: 2 ::

The said Manubhai Arjanji Vaghela expired on dated 06-09-2003 and names of his legal heirs Sarojben widow of Manubhai Arjanji Vaghela, Suhaskumar Manubhai Vaghela, Ashwinkumar Manubhai Vaghela, Dharmeshkuamr Manubhai Vaghela and Hiteshkumar Manubhai Vaghela entered in revenue record by Entry no.3709 on dated 05-11-2004.

That Bhikhabhai Gangarambhai Patel admit apeal against Entry no. 3317 before City Deputy Collector Ahmedabad under RTS Apeal no. 95/2003 and said Apeal not granted under order dated 19-08-2004. Thenafter Bhikhabhai Gangarambhai Patel admit revision Application before District Collector Ahmedabad under no. 121/2004 and said revision Application not granted under order dated 23-08-2005.

That Bhikhabhai Gangarambhai Patel and legal heirs of late Chhaganbhai Gangarambhai Patel admit Re. Civil Suit no. 789/04 before Hon. Court of Rural of Ahmedabad and under compromise they withdraw said suit unconditionally and also registered Confirmation Deed sr. no. 19538 on dated 22-10-2010.

Thenafter above said Sarojben widow of Manubhai Arjanji Vaghela, Suhaskumar Manubhai Vaghela, Ashwinkumar Manubhai Vaghela, Dharmeshkuamr Manubhai Vaghela and Hiteshkumar Manubhai Vaghela sold and conveyed this land of Survey no. 98/1+2, 3642 sq. mtrs. of Mouje Ranip to Kanubhai Maneklal Patel, Jayeshkumar Kuberbhai Patel, Akash Rameshbhai Patel and Gaurav Bharatbhai Patel by registered sale deed sr. no. 16560 dated 13-09-2011 and name of purchasers entered in revenue record.

That District Collector Ahmedabad granted residential non agriculture use permission to the land of Final Plot no. 14/2 under Order no. CB/Land-1/NA/SR-

GAURANG K. PATEL
ADVOCATE

Office No. 202 Shukan Mall,
Visat Char Rasta, Sabarmati,
Motera, Ahmedabad-380005.
Mob: 9825625667

Mobile : 98256 25667

GAURANG K. PATEL
Advocate



OFFICE NO. 202, SECOND FLOOR, SHUKAN MALL,
VISAT CHAR RASTA, MOTERA,
SABARMATI, AHMEDABAD- 380005.

:: 3 ::

558/2011 dated 05-03-2012 and thenafter for commercial purpose non agriculture use permission granted to the land of Final Plot no. 14/2 paiki 1032 sq. mtrs. under Order no. N.A./U.1/Case no.19/Kalam-65-a/Ranip/2011-12 dated 06-08-2012.

That Land bearing Survey no. 98/1+2, 3642 sq. mtrs. and other Survey no. 91, 5058 sq. mtrs. both included in T. P. Scheme no. 66 (Ranip-Chenpur-Chandlodia) and given Final Plot no. 14/1, admeasuring 2002 sq. mtrs. and Final Plot no. 14/2, admeasuring 4250 sq. mtrs. Toatal 6252 sq. mtrs.

That Ahmedabad Municipal Corporation sanctioned plans for construction on this land of Final Plot no. 14/1, admeasuring 2002 sq. mtrs. and Final Plot no. 14/2, admeasuring 4250 sq. mtrs. Toatal 6252 sq. mtrs. for Block-A, Block-B, Block-C, Block-D and Block-E+F and as per permission owner of Survey no. 91 obtained right to develop Block-A, Block-B, Block-C and owner of Survey no. 98/1+2 obtained right to develop Block-D and Block-E+F.

That in final Plot no. 14/2, 4250 sq. mtrs. Ahmedabad Municipal Corporation sanctioned plans for construction on dated 03-09-2012 for Blok-D under Rajahithhi no. 29079/160212/B3177/R0/M1 and for Blok- E+F under Rajahithhi no. 29077/160212/B3178/R0/M1. and as a owner of Survey no. 98/1+2, Kanubhai Maneklal Patel, Jayeshkumar Kuberbhai Patel, Akash Rameshbhai Patel and Gaurav Bharatbhai Patel obtained development rights.

Thenafter sheme introdued known as Anmol Residency on this land.

Thenafter registered Partition Deed executed before Sub Regisrar under sr. no. 5783 on dated 31-03-2018 and order dated 17-05-2018 between Kanubhai

GAURANG K. PATEL
ADVOCATE
Office No. 202 Shukan Mall,
Visat Char Rasta, Sabarmati,
Motera, Ahmedabad-380005.
Mob: 9825625667

Mobile : 98256 25667

GAURANG K. PATEL
Advocate



OFFICE NO. 202, SECOND FLOOR, SHUKAN MALL,
VISAT CHAR RASTA, MOTERA,
SABARMATI, AHMEDABAD- 380005..

:: 4 ::

Maneklal Patel, Jayeshkumar Kuberbhai Patel, Akash Rameshbhai Patel and Gaurav Bharatbhai Patel and as a effect of partition **Gaurav Bharatbhai Patel obtained Block no. F and Flat no. E-302 and Flat no. E-303** and effect entered in revenue record by Entry no. 6815 dated 31-05-2018.

That available Search of Sub Registrar Office Ahmedabad of Index-II only taken through our search clerck.

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

As informed to us, the said property has not been given in security nor created any other charge or encumbrance of any nature whatsoever thereon, nor the said property 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 property adversely affecting the titles.

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 word of searches, the undersigned shall not be held responsible in any case.

UNDER THE CIRUMSTANCES, I hereby giving opinion thatthe Scheme known as "Anmol Residency" situated on Non Agriculture Land bearing Survey no. 98/1+2, 3642 sq. mtrs. and other Survey no. 91, 5058 sq. mtrs. both included

GAURANG K. PATEL
ADVOCATE
Office No. 202 Shukan Mall,
Visat Char Rasta, Sabarmati,
Motera, Ahmedabad-380005.
Mob: 9825625667

Mobile : 98256 25667

GAURANG K. PATEL
Advocate



OFFICE NO. 202, SECOND FLOOR, SHUKAN MALL,
VISAT CHAR RASTA, MOTERA,
SABARMATI, AHMEDABAD- 380005.

:: 5 ::

in T. P. Scheme no. 66 (Ranip-Chenpur-Chandlodia) and given Final Plot no. 14/1, admeasuring 2002 sq. mtrs. and Final Plot no. 14/2, admeasuring 4250 sq. mtrs. paiki 2062 sq. mtrs. of Survey no. 91 share and 2185 sq. mtrs. of Survey no. 98/1+2 sharesituate lying and being at Mouje Ranip, Taluka Sabarmati, District Ahmedabad, Sub District Ahmedabad-2 (Vadaj) **paiki Block no. F and Flat no. E-302 and Flat no. E-303.** belonging to **Gaurav Bharatbhai Patel** and the title of property is clear and marketable and free from all encumbrances and attachments and also free from all reasonable doubts and charges, subject to the followings :-

1. All original papers and latest documents i.e. Usual Declaration, revenue record, old deeds, revenue entries etc. should be varify.
2. Laws Applicable and in force to effect legally and properly sale, transfer, or any other transaction with respect to the said property.

Place : Ahmedabad

Date : 08-04-2019



GAURANG K. PATEL, Advocate

GAURANG K. PATEL
ADVOCATE
Office No. 202 Shukan Mall,
Visat Char Rasta, Sabarmati,
Motera, Ahmedabad-380005.
Mob: 9825625667