

Arvindbhai C. Patel

B.Sc., LL.B. Advocate

Off. : 1/C-Nest Cube, Nr. New Dist. Seva Sadan,
Beside Flora Gharghanti, Anand-Sojitra Road,
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Phone : 02692-262464, Mo. : 98256 06316

અરવિંદભાઈ સી. પટેલ

બી.એસસી., એલએલ.બી. એડવોકેટ

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

TO WHOM IT SO EVER IT MAY CONCERN

I hereby solemnly declare the the following particulars R.S.No./F.P.No. in which I have searched and verified the information and have compared with the particular copy of land records, at the office of Sub-Registrar. As per the document verification I give certification that the partner of M/s. Yogi Developers, Anand, through its partners Yogeshbhai Ravjibhai Patel, Kirtan Yogeshbhai Patel, Sureshbhai Karsanbhai Patel, and Mehulkumar Anilbhai Purohit, have clear and absolutely marketable title. And there is no encumbrances on the land interest or name of any party in or over of the project "YOGI PUJAN".

T.P.Scheme No. 10

Final Plot No. 78/1

Revenue Survey No. 943/1

City/Village : Anand

Tehsil : Anand

Date : 24-12-2018

Place : Anand

Advocate Sign :



Advocate Name : Arvindbhai C. Patel

Enrollment No. G/183/1973

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C E R T I F I C A T E

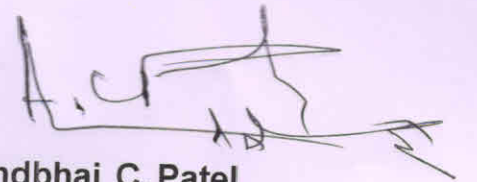
INVESTIGATION OF TITLE to a N.A.Land of R.S.No. 943/1 Hr.0-13-42 Are of ANAND (Sim), being Final Plot No. 78/1, T.P.Scheme No. 10 Anand, admeasuring about 1034.00 sq.mtrs. of ANAND, in the Registration District & Sub District Anand, belongs to :
MR. YOGESHBHAI RAVJIBHAI PATEL of Anand,
Ta. & Dist. Anand.

THIS is to certify that I have investigated last 30 years Record of Sub-Registrar, Anand, Revenue Records, Relevant Papers & title to a N.A.Land of R.S.No. 943/1 Hr.0-13-42 Are of Anand (Sim), being Final Plot No. 78/1, T.P.Scheme No. 10 Anand, in the Registration District & Sub District Anand, admeasuring about 1034.00 sq.mtrs., or thereabout & have found the same marketable, clear & free from reasonable doubts subject to records and assurance of applicant, there does not appear any encumbrances registered thereon.

In my opinion title to the aforesaid N.A.Land of R.S.No. 943/1 being Final Plot No. 78/1, T.P.Scheme No. 10 Anand is clear & marketable.

Date : 24-12-2018

Place : ANAND



Arvindbhai C. Patel

(Advocate)

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INVESTIGATION REPORT

MR. YOGESHBHAI RAVJIBHAI 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 Entries Nos. 4183, 5637, 5780, 6199, 6313, 6335, 7221, 8674, 20635, 26821, 46741, 48179, 51225, 61321, 76495.
- (2) Certified Copies of Pani Patrak Record i.e. Form No. 7/12 for the year 1974-75 to 2016-17.
- (3) Certified Copy of Form No. 8-A.
- (4) Zerox Copy of N.A. Permissions.
- (5) Zerox Copy of Sale Deed.
- (6) Zerox Copy of approved plan.
- (7) Zerox Copy of permission for construction issued by AVKUDA.

SHORT HISTORY

THAT the land for which a title clearance certificate asked for is a N.A.Land of R.S.No. 943/1 Hr.0-13-42 Are of Anand (Sim), being Final Plot No. 78/1, T.P.Scheme No. 10 admeasuring about 1034.00 sq.mtrs. of Anand, in the Registration District & Sub District Anand.

[1] From the investigation of Revenue Records, it is found that the record for the year 1960-61 to 1973-74 are not available as it were burnt in riots. This facts reveals from entry no. 8674. New record reformed, promulgated and certified by Prant Officer, Anand in the year 1974-75.

[2] The land bearing R.S.No. 943 Acr.1-19 Gs. belongs to Shardaben Wd/O. Pranlal Aditram Bhatt, Chandrakant Pranlal Bhatt, and Trilokchandra

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(2)

Pranlal Bhatt. And they have sold the said land to Shankarbhai Jerabhai Chavda, and Motibhai Jerabhai Chavda by Regd. Sale Deed dated 28-7-1966. This facts reveals from entry no. 20635.

[3] As per the order of Tenancy Mamlatdar U/s. 32 (1) B, the inquiry dropped by the Mamlatdar. This facts reveals from entry no. 26821.

[4] As per the partition Shankarbhai Jerabhai Chavda became the owner of R.S.No. 943 paiki West side part Hr.0-29-54 Are. This facts reveals from entry no. 46741.

[5] As per the mutation entry no. 48179, Mahijibhai Shankarbhai Chavda has sold Hr.0-13-42 Are agciculture land of R.S.No. 943 paiki to Shantilal Naranbhai Patel by Regd. Sale Deed dated 15-1-1993.

[6] As per the Durasti Patrak the land of R.S.No. 943 divided into three parts. And hence, R.S.No. 943/1 Hr.0-13-42 Are belongs to Shantilal Naranbhai Patel. This facts reveals from entry no. 51225.

[7] As per the Will of Shantilal Naranbhai Patel, Sarlaben W/O. Harikrushna Shantilal Patel became the owner of R.S.No. 943/1. This facts reveals from entry no. 61321. And She has sold the said land to the present applicant Mr. Yogeshbhai Ravjibhai Patel by Regd. Sale Deed No. 1686, dated 29-3-2004. This facts reveals from entry no. 76495. And the said entry is certified by Dept. Mamlatdar, Anand.

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(3)

[8] The land of R.S.No. 943/1 Hr.0-13-42 Are included in Anand Town Planning Scheme No. 10 and Final Plot No. 78/1 admeasuring about 1034.00 sq.mtrs. allotted on behalf of original land. And the applicant obtained N.A.Permission from Dist. Collector, Anand vide no. JMN-1/N.A./S.R./65/201/2016-17/Vashi/1798 to 1807, dated 20/2-3/2017.

I have search the record of Sub Registrar, Anand for last more than 30 years and no person or persons have claimed any rights on above properties. And there is no any encumbrances registered in Pani Patrak Record of said land.

Date : 24-12-2018

Place : ANAND



Arvindbhai C. Patel

(Advocate)

અરજી પહોંચ

મેલકતનું વર્ણન રે.સ.નં.943/1 ટી.પી.નં.10 જેનો ફા.પ્લોટ.નં.78/1

Search in : આણંદ/ANAND

પહોંચ નંબર: ૨૦૧૮૦૩૭૦૨૮૮૦૮

અરજી નંબર: ૧૨૯૧૮

અરજી વર્ષ: ૨૦૧૮

તા: ૨૪

માહે: ડિસેમ્બર

સને: ૨૦૧૮

રજી કરનારનું નામ **A C Patel**

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

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શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

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શોધ અગર તપાસણી..... Year: ૧૯૮૭ ૨૦૧૮

૨૭૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

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ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ ચેકંદરે રૂ.

૨૭૦

અંકે રૂપિયાબસો સીત્તર પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(K D Rathva)

સબ રજીસ્ટ્રાર

આણંદ

IGR-NIC

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૪:૧૨:૦૦ pm