

કિરન એન. પટેલ

બી. કોમ, એલ.એલ.બી.,
એડવોકેટ,

૧૦૭, પહેલો માળ,
સીટીલાઇટ બીઝનેસ સેન્ટર,
સીટી લાઇટ રોડ, પાલનપુર,
ફોન નં. (રહે.) : ૨૫૪૪૩૦.

Kiran N. Patel

B.Com, LL.B.,
Advocate,

107, 1st Floor,
City Light Business Centre,
City Light Road, Palanpur,
Phone No. (Re) : 254430.

Title Clearance Certificate

The Partnership firm of S – 9 Developers's Administrative of
Shri. Chandrakantbhai Somabhai Patel, Res. Shambhupark Society,
Unjha, Ta. Unjha, Dist. Mahesana, has asked me to investigate title of
over the property more Particularly shown in Schedule here to.

(1)

SCHEDULE

Location	N. A. land Old R. S. No.	New R. S. No.	Area.
Kasbe, Palanpur	400 / 3 / paiki1	2175	27103.50 Sq. ft. 2518.00 Sq. Mt.

BOUNDARY

By East	:-	Lagu R. S. No. 2169.
By West	:-	Lagu N.A. land, New R. S. No. 2176.
By North	:-	Lagu New R. S. No. 3153.
By South	:-	Lagu R. S. No. 2177 and National Highway.

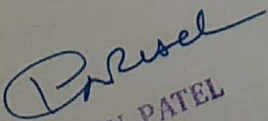
History of R. S. No. 2175.

Prior to 30 years, On verifying entry No. 342, it transpires that in the beginning, the land of shown in the schedule, was in the name of Shri. Maganbhai Joitabhai Kaidva in the Revenue Record.

Under order, the land shown in the schedule, was converted in to "Juni Sharat" only for the agricultural purposes subject to some conditions prescribed which conditions and mentioned in detail in entry No. 2803.

On verifying entry No. 3478, it transpires that in year – 1978 as per "Revision Survey" were entered in the Revenue Record.

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NOTARY
GOVT. of Gujarat
PALANPUR (B. K.)

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// 2 //

On verifying entry No. 7207, it transpires that on the death of Shri. Maganbhai Joitabhai Kaidva, Hirabhai Maganbhai Kaidva and Ambalal Maganbhai Kaidva, owner of the land of shown in the schedule, canceling his name from the Revenue Record, the names of his legal heir Lakhabhai, Virabhai, Jamanaben, Gangaben, Ramesh bhai, Minaben, Jashiben, Jivrambhai and Shambhubhai were entered in Revenue Record.

On verifying entry No. 7238, it transpires that on the death of Shri. Bhagabhai Joitabhai Kaidva, owner of the land of shown in the schedule, canceling his name from the Revenue Record, legal heir Gangaram, Ramabhai, Gangaben, Menaben, Amtiben, Hiraben and Jiviben were in Revenue Record.

On seeing entry No. 7672, it transpires that the land shown in the schedule, Shri. Ramabhai Bhagwanbhai Patel who is the Power of Attorney of Shri. Lakhabhai Maganbhai Kaidva and others was sold to Shri. Virchandbhai Chelabhai Patel and others under registered sale deed No.1891 on Date:- 06/08/1998.

There after, The owner of R. S. No. 400/4, admeasuring Acre 00 – 11 Guntha, (2) R. S. No. 400/5, admeasuring Acre 00 – 05 Guntha and (3) R. S. No. 400/6, admeasuring Acre 00 – 02 Guntha were the different land divided in to various Revenue Survey Numbers, the above land has been applied for consolidate by its owners and it was granted by the Mamaltadar, Palanpur, vide order No. Land / consolidate / Vashi / 4912, Dt. 06/11/2000. After that new S. R. Number given by the authority and it is known as R. S. No. 400/3, admeasuring Acre 00 – 27 Guntha. Entry no. 7736, Dt.16/11/2000 for consolidate for fragmentation.

On seeing entry No. 7886, it transpires that the land shown in the schedule, Shri. Pravinsinhji Khetdan Gadhavi who is the Power of Attorney of Shri. Virchandbhai Chelabhai Patel and others were sold to Shri. Vaukunthram Jagjivandas Thakkar and others under registered sale deed No. 399 on Date:- 12/02/2001.

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On seeing entry No. 19560, it transpires that Vaukunthram Jagjivandas Thakkar during his life due to his old age, transferred his land in the name of his son Mahasukhlal, So canceling the name of Vaukunthram Jagjivandas Thakkar from Revenue Record, names of his son Mahasukhlal was entered.

There after, S. R. No. 400 / 3 (New R. S. No. 2175) land applied to the Collector, Banaskantha, Palanpur to converted this land to N. A. purpose for Small Center and the Collector, Palanpur Vide his Order No. Land / 2 / N.A.S.R. / 7 / 17 – 18 / Vashi / 53560, Dt. 14/11/2017 and The lay out plan also sanctioned by same order.

On seeing Kasba entry No. 8505, it transpires that the land shown in the schedule, Shri. Popatbhai Mavjibhai Thakkar and others were sold to The Partnership firm of S – 9 Devlopers's Administrative of Shri. Chandrakantbhai Somabhai Patel under registered sale deed No.7354 on Date:- 30/12/2017.

That necessary search of record from the office of the sub registrar, Palanpur (since – 1990 – 2019) has been carried out of the last 30 years for the above mentioned land vide payment receipt No. 2019083001105 on Date :- 23/01/2019.

(2)

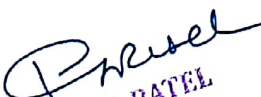
SCHEDULE

Location	N. A. land Old R. S. No.	New R. S. No.	Area.
Kasbe, Palanpur	400 / 2	2176	17426.75 Sq. ft. 1619.00 Sq. Mt.

BOUNDARY

By East	:-	N.A. land of R. S. No. 400 / 3 paiki 1.
By West	:-	N. A. land of R. S. No. 400 / 1.
By North	:-	R. S. No. 400 / 2.
By South	:-	N. A. land of R. S. No. 400 / 1.

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History of R. S. No. 2176.

Prior to 30 years, On verifying entry No. 341, it transpires that in the beginning, the land of shown in the schedule, was in the name of Shri. Virchandbhai Jethranbhai in the Revenue Record.

On verifying entry No. 1664, it transpires that on the death of Shri. Virchandbhai Jethranbhai, Karsanbhai Virchandbhai Kaidva and Bhikhabhai Virchandbhai, owner of the land of shown in the schedule, canceling his name from the Revenue Record, the names of his legal heir Ishvarbhai, Becharbhai, Motiben, Ramjibhai, Puriben, Devabhai, Jamanaben and Methiben were entered in Revenue Record.

Under order, the land shown in the schedule, was converted in to “ **Juni Sharat** ” only for the agricultural purposes subject to some conditions prescribed which conditions and mentioned in detail in entry No. 2803.

On verifying entry No. 3478, it transpires that in year – 1978 as per “ **Revision Survey** ” were entered in the Revenue Record.

On verifying entry No. 4651, it transpires that on the death of Shri. Ishvarbhai Virchandbhai, owner of the land of shown in the schedule, canceling his name from the Revenue Record, the names of his legal heir Valiben and Hirabhai were entered in Revenue Record.

On verifying entry No. 4652, it transpires that Jamanaben have withdrawn their rights from it, at their on free will, their names were struck off from the Revenue Record and cancelling her name in the Revenue Record.

On verifying entry No. 4651, it transpires that on the death of Puriben Karsanbhai, owner of the land of shown in the schedule, canceling his name from the Revenue Record in Revenue Record.

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On verifying entry No. 4654, it transpires that Motiben have withdrawn their rights from it, at their on free will, their names were struck off from the Revenue Record and cancelling her name in the Revenue Record.

On verifying entry No. 12347, it transpires that on the death of Shri. Becharbhai Virchandbhai, owner of the land of shown in the schedule, canceling his name from the Revenue Record, the names of his legal heir Kantibhai, Virabhai, Samuben, Vimuben and Moghiben were entered in Revenue Record.

On seeing entry No. 17181, it transpires that the land shown in the schedule, Methiben Bhikhabhai and others were sold to Shri. Popatbhai Mavjibhai Thakkar and others under registered sale deed No.3353 on Date:- 21/08/2007.

On seeing entry No. 23980, it transpires that the land shown in the schedule, Shri. Popatbhai Mavjibhai Thakkar and others were 25 % part land sold to Gitaben Pravinbhai Patel under registered sale deed No. 1324 on Date:- 07/03/2014.

There after, S. R. No. 400 / 2 (New R. S. No. 2176) land applied to the Collector, Banaskantha, Palanpur to converted this land to N. A. purpose for Small Center and the Collector, Palanpur Vide his Order No. Land / 2 / N.A.S.R. / 47 / 16 – 17 / Vashi / 40687, Dt. 18/09/2017 and The lay out plan also sanctioned by same order.

On seeing Kasba entry No. 8504, it transpires that the land shown in the schedule, Shri. Popatbhai Mavjibhai Thakkar and others were sold to The Partnership firm of S – 9 Developers's Administrative of Shri. Chandrakantbhai Somabhai Patel under registered sale deed No.7353 on Date:- 30/12/2017.

That necessary search of record from the office of the sub registrar, Palanpur (since – 1990 – 2019) has been carried out of the last 30 years for the above mentioned land vide payment receipt No. 2019083001104 on Date :- 23/01/2019.

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(3)

SCHEDULE

Location	N. A. land Old R. S. No.	New R. S. No.	Area.
Kasbe, Palanpur	400 / 1	2177	9313.00 Sq. ft. 865.38 Sq. Mt.

BOUNDARY OF PLOT NO. 2 to 6

By East	:-	Lagu Plot No. 7.
By West	:-	Lagu Plot No. 1.
By North	:-	Lagu Plot No. 9 and Land of R. S. No. 400/2.
By South	:-	Palanpur Abu Road National Highway.

BOUNDARY OF PLOT NO. 7

By East	:-	Lagu Plot No. 8.
By West	:-	Lagu Plot No. 6.
By North	:-	Lagu R. S. No. 400/2.
By South	:-	Palanpur Abu Road National Highway.

History of R. S. No. 2177.

Prior to 30 years, On verifying entry No. 342, it transpires that in the beginning, the land of shown in the schedule, was in the name of Shri. Shivabhai Hirabhai Kaidva in the Revenue Record.

Under order, the land shown in the schedule, was converted in to " Juni Sharat " only for the agricultural purposes subject to some conditions prescribed which conditions and mentioned in detail in entry No. 2803.

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On verifying entry No. 3478, it transpires that in year – 1978 as per
“ Revision Survey ” were entered in the Revenue Record.

There after, S. R. No. 400 / 1 (New R. S. No. 2177) land applied to
the Collector, Banaskantha, Palanpur to converted this land to N. A.
purpose for Small Center and the Collector, Palanpur Vide his Order
No. Land / 2 / N.A.S.R. / 9 / 95 – 96 / Vashi / 4823 to 4830, Dt.
09/10/1996 and The lay out plan also sanctioned by same order.

On seeing entry No. 13507, it transpires that the land of Plot No. 1 to
12, shown in the schedule, Shri. Popatbhai Mavjibhai Thakkar and
Maganbhai Dosjibhai Patel who are the Power of Attorney of Shri.
Shivabhai Hirabhai Kaidva was sold to Shri. Narendrakumar Popatlal
Akhani and Daxaben Popatlal Akhani under registered sale deed
No.3256 on Date:- 06/12/2000.

On seeing entry No. 16192, it transpires that the land of Plot No. 1
and 9 to 12, shown in the schedule, Shri. Narendrakumar Popatlal
Akhani and Daxaben Popatlal Akhani were sold to Shri. Karsanbhai
Virsangbhai Vagda under registered sale deed No. 1030 on Date:-
29/03/2003.

On seeing entry No. 16828, it transpires that the land of Plot No. 2 to
7, shown in the schedule, Shri. Narendrakumar Popatlal Akhani and
Daxaben Popatlal Akhani were sold to Shri. Nanjibhai Virsangbhai
Vagda under registered sale deed No. 3142 on Date:- 08/09/2003.

On seeing Kasba entry No. 669, it transpires that the land Plot No. 4
to 6, shown in the schedule, Shri. Nanjibhai Virsangbhai Vagda sold
to Smt. Gitaben Pravinbhai, Mahasukhbhai Vaukunthram Pujara,
Popatbhai Mavjibhai and Ramjibhai Jitabhai Bhatol under registered
sale deed No. 1414 on Date:- 12/03/2014.


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On seeing Kasba entry No. 7017, it transpires that the land Plot No. 2, 3 & 7, shown in the schedule, Shri. Nanjibhai Virsangbhai Vagda sold to Smt. Gitaben Pravinbhai, Mahasukhbhai Vaukunthram Pujara, Popatbhai Mavjibhai and Ramjibhai Jitabhai Bhatol under registered sale deed No. 4605 on Date:- 14/08/2014.

On seeing Kasba entry No. 8501, it transpires that the land Plot No. 8 paiki, shown in the schedule, Shri. Popatbhai Mavjibhai Thakkar and others were sold to The Partnership firm of S – 9 Developers's Administrative of Shri. Chandrakantbhai Somabhai Patel under registered sale deed No.7222 on Date:- 27/12/2017.

On seeing Kasba entry No. 8502, it transpires that the land Plot No. 1, 9 to 12, shown in the schedule, Shri. Vasantkumar Mavjibhai Thakkar and others were sold to The Partnership firm of S – 9 Developers's Administrative of Shri. Chandrakantbhai Somabhai Patel under registered sale deed No.7147 on Date:- 22/12/2017.

On seeing Kasba entry No. 8503, it transpires that the land Plot No. 2 to 7, shown in the schedule, Shri. Popatbhai Mavjibhai Thakkar and others were sold to The Partnership firm of S – 9 Developers's Administrative of Shri. Chandrakantbhai Somabhai Patel under registered sale deed No.7219 on Date:- 27/12/2017.

On seeing Kasba entry No. 8506, it transpires that the land Plot No. 8 paiki East side, shown in the schedule, Shri. Narendrabhai Popatlal Akhani and others were sold to The Partnership firm of S – 9 Developers's Administrative of Shri. Chandrakantbhai Somabhai Patel under registered sale deed No.7352 on Date:- 30/12/2017.

That necessary search of record from the office of the sub registrar, Palanpur (since – 1990 – 2019) has been carried out of the last 30 years for the above mentioned land vide payment receipt No. 2019083001103 on Date :- 23/01/2019.


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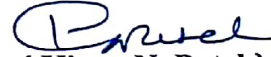
The owner of S. R. No. 2175 + 2176 + 2177 land applied to collector, Banaskantha for New revised lay out plan for commercial purpose and granted by his Vide Order No. Land / 2 / N.A.S.R. No. 40 / 17 – 18 / Vashi / 34281, Dt.17/07/2018 granted permission to revised order for commesial purpose.

The Partnership firm of S – 9 Devlopers's Administrative of Shri. Chandrakantbhai Somabhai Patel have a good and marketable title over the same, above said properties are clear, marketable and free from all charges and encumbrances.

All the paper show that above stated person is bonafied owner of the above state property and therefore, his title is clear and marketable. That there are no claim pending relating to the property which effect that title of the owner adversely.

PLACE :- P A L A N P U R.

Date :- 23 / 01 / 2019.


{ Kiran N. Patel }
Advocate, Palanpur.

List of Documents :-

- (1) All Gam Namuna No. 8 A
- (2) All Gam Namuna No. 7 x 12
- (3) All Gam Namuna No. 6 (Hakk Patrak).
- (4) All Gam Namuna No. 2
- (5) All N. A. Order.
- (6) All Lay out plans
- (7) Revised plans
- (8) Construction Permission.


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