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પરંતપ વાય. રાવલ

26

(પી.વાય.રાવલ)

એડવોકેટ બી.એ. એલ.એલ.એમ.

ઓફિસ સરનામું :-

પર-પર, ત્રીજી માળ,
એસ્કેલેટર (ઇલેક્ટ્રિક સીડી)ની બાજુમાં,
નવુ બસ સ્ટેશન (ન્યુ બસ પોર્ટ)
માધવી ની સામે, કોલેજ રોડ,
મુ.પાલનપુર.જી.બનાસકાંઠા.ગુજ.
મો. ૯૮૨૫૦ ૮૨૫૯૭
સનક નં. જી/૮૭૫/૨૦૦૩

Dt. 17/02/2023

TITLE INVESTIGATION REPORT (TIR)

(A).....Name of the Current Title Holder (s) :- (1) Hemabhai Kalubhai Patel Jaganiya, (2) Kankuben Hemabhai Patel Jaganiya, (3) Bharatbhai Hemabhai Patel Jaganiya, & (4) Ajaybhai Hemabhai Patel Jaganiya Resides at Palanpur, Dairy Road, Jaganiya Farm, Ta:- Palanpur, Dist :- Banaskantha, Gujarat.

Description of Property:-

All the piece and parcel non agricultural immovable property belongs to New consolidated-amalgamated Revenue Survey No. 1213/p5/p & Revenue Survey No. 301 total area 24132-87 Sq. Mt. Plots Nos. 1 to 151 (total Plots Nos. 150) (Except Plot No. 48) total Plots Nos. 1 to 83 (Except Plot No. 48) total area of Plots Nos. 82 is 8144-60 Sq. Mt. & 6515-68 Mt. for Road & Common Plot (total area for said Project is 14660-28 Sq. Mt.) Situated At Palanpur Kasba, Dairy Road, Ta:- Palanpur, Dist:- Banaskantha, Gujarat bounded as under:-

Four Boundaries:-

East :- Survey No. 303 & Survey No. 305 is situated.
West :- N.A. Plots Nos. 84 to 150 & land of Survey No. 305 is situated.
North :- I.T.I. to Madhupura Road is situated.
South:- N.A. Common Plot & Survey No. 323 & 323 land is situated.

Chain of Title

History of non agricultural immovable property belongs to New consolidated-amalgamated Revenue Survey No. 1213/p5/p & Revenue Survey No. 301 total area 24132-87 Sq. Mt. Plots Nos. 1 to 151 (total Plots Nos. 150) (Except Plot No. 48) total Plots Nos. 1 to 83 (Except Plot No. 48) total area of Plots Nos. 82 is 8144-60 Sq. Mt. & 6515-68 Mt. for Road & Common Plot (total area for said Project is 14660-28 Sq. Mt.) Situated At Palanpur Kasba, Dairy Road, Ta:- Palanpur, Dist:- Banaskantha, Gujarat:-

(1) History of Revenue Survey No. 1212p3 :-

(2) As per records, agricultural land belongs to Revenue Survey No. 1212/3 was running on the names of Motibhai Godadbhai Kaidava by way of Distribution and to that effect entry has been made in the records by entry No. 292 and certified on dated 30/11/1956.

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નવુ બસ સ્ટેશન (ન્યુ બસ પોર્ટ)

માધવી ની સામે, કોલેજ રોડ,

મુ.પાલનપુર.જી.બનાસકાંઠા.ગુજ.

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(3) As per records, agricultural land belongs to Revenue Survey No. 1212/3 was running on the names of Bhikhabhai Maganbhai Kaidava by way of Distribution and to that effect entry has been made in the records by entry No. 293 and certified on dated 30/11/1956.

(4) As per records, agricultural land belongs to Revenue Survey No. 1212/3 has been sold by Motibhai Godadbhai Patel to Hemabhai Gokalbhai Patel by registered Sale Deed on dated 19/09/1961 and to that effect entry has been made in the records by entry No. 2293 and certified on dated 15/02/1970.

(5) As per records, Motibhai Godadbhai Kaidava was expired and to that effect, his legal heirs namely (1) Ramabhai Motibhai, (2) Mulabhai Motibhai, (3) Valiben Motibhai, (4) Manaben Motibhai, (5) Ganiben Motibhai, (6) Gangaben Motibhai has been come on records and to that effect entry has been made in the records by entry No. 2069 and certified on dated 29/04/1969.

(6) As per records, (1) Valiben Motibhai, (2) Manaben Motibhai, (3) Ganiben Motibhai, (4) Gangaben Motibhai has been waived their rights and to that effect entry has been made in the records by entry No. 2402 and certified on dated 22/07/1970.

(7) As per records, records correction of agricultural Land has been made and to that effect entry has been made in the records by entry No. 6288 and certified by competent authority on dated 12/04/1990.

(8) As per records, agricultural land belongs to Revenue Survey No. 1212/3 was running on the names of Bhikhabhai Maganbhai & **Hemabhai Gokalbhai Kaidava**. And then after, Bhikhabhai Maganbhai has been waived their rights in favour of (1) Shamalbhai Bhikhabhai, (2) Ganeshbhai Bhikhabhai, (3) Mulchandbhai Bhikhabhai, (4) Ramchandbhai Bhikhabhai, (5) Hirabhai Bhikhabhai has been come on records and to that effect entry has been made in records by entry No. 6585 and certified by authority on dated 12/10/1991.

(9) As per records, Shamalbhai Bhikhabhai Patel has been waived his rights and to that effect entry has been made in records by entry No. 6697 and certified by competent authority on dated 07/08/1992.

(10) As per records, agricultural land belongs to **Revenue Survey No. 1212/3 total area 5575-00 Sq. Mt. as Acre 1-36 Guntha** has been sold by **Hemabhai Gokalbhai Kaidava** to **Hemabhai Kalubhai Patel Jaganiya** with consent of Ganeshbhai Bhikhabhai Patel & Others by **registered Sale Deed by Deed No. 845 on dated 20/03/2002** and to that effect entry has been made in records by entry No. 8003 and certified by competent authority on dated 22/03/2002.

(11) **History of Revenue Survey No. 1213p1 :-**

(12) As per records, agricultural land belongs to Revenue Survey No. 1213/1 was running on the names of (1) Becharbhai Tejabhai, (2) Chelabhai Becharbhai, (3) Maganbhai Ujabhai, (4) Bhikhabhai Ganeshbhai & (5) Ganeshbhai Becharbhai and to that effect entry has been made in the records by entry No. 440 and certified by authority on dated 30/11/1956.

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(13) As per records, agricultural land belongs to Revenue Survey No. 1213/2 was running on the names of (1) Kalubhai Bajibhai & (2) Joitabhai Bajibhai and to that effect entry has been made in the records by entry No. 441 and certified by authority on dated 30/11/1956.

(14) As per records, agricultural land belongs to Revenue Survey No. 1213/3 was running on the names of Jethabhai Becharbhai and to that effect entry has been made in the records by entry No. 442 and certified by competent authority on dated 30/11/1956.

(15) As per records, Becharbhai Tejabhai Kaidava was expired and to that effect, his legal heirs namely (1) Chelabhai Becharbhai, (2) Bhikhabhai Becharbhai, (3) Maganbhai Becharbhai, (4) Ganeshbhai Becharbhai has been come on records and to that effect entry has been made in records by entry No. 1289 and certified on dated 01/08/1959.

(16) As per records, distribution of agricultural land belongs to Revenue Survey No. 1213 has been made between Bhikhabhai Becharbhai Kaidava & Others and to that effect, agricultural land has been come in the share of under mentioned persons as under.

Sr. No.	Name	Revenue Survey No.
1	Bhikhabhai Becharbhai	1213/1
2	Maganbhai Becharbhai	1213/1/1

and to that effect entry has been made in the records by entry No. 2991 and certified by competent authority on dated 04/03/1975.

(17) As per records, Bhikhabhai Becharbhai Patel Thumbadiya was expired and to that effect, his legal heirs namely Rameshbhai Bhikhabhai & Dalchhiben Bhikhabhai has been come on records and to that effect entry has been made in the records by entry No. 3312 and certified by competent authority on dated 29/04//1977.

(18) As per records, Revision Survey of agricultural land has been made and to that effect, agricultural land belongs to Revenue Survey No. 1213 & 1214 was running on the names of (1) Bhikhabhai Becharbhai, (2) Maganbhai Becharbhai, (3) Joitabhai Baji, (4) Kalubhai Bajibhai & (5) Jethabhai Becharbhai and to that effect entry has been made in the records by entry No. 3478 and certified by competent authority on dated 12/06/1978.

(19) As per records, agricultural land belongs to Revenue survey No. 1213 Paiki Half Share has been sold by Joitabhai Baji to Kalubhai Baji by registered Sale Deed on dated 28/08/1979 and to that effect entry has been made in the records by entry No. 3787 and certified by competent authority on dated 12/06/1980.

(20) As per records, Jethabhai Becharbhai Kaidava was expired and to that effect, his legal heirs namely (1) Ganeshbhai Jethabhai, (2) Velabhai Jethabhai, (3) Somabhai (Shamalabhai) Jethabhai, (4) Manabhai Jethabhai, (5) Ramaben Jethabhai & (6) Kunvarben Jethabhai has been come on records and to that effect entry has been made in the records by entry No. 3981 and certified by competent authority on dated 19/07/1980.

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(21) As per records, Ramaben Jethabhai & Kunvarben Jethabhai has been waived their rights and to that effect entry has been made in the records by entry No. 3982 and certified by competent authority on dated 19/07/1980.

(22) As per records, Joitabhai Bajibhai Kaidava was expired and to that effect, his legal heirs namely (1) Virabhai Joitabhai, (2) Nagarbhai Joitabhai, (3) Ambaben Joitabhai, (4) Samuben Joitabhai has been come on records and to that effect entry has been made in the records by entry No. 4507 and certified by competent authority on dated 20/05/1982.

(23) As per records, Samuben Joitabhai & Ambaben Joitabhai has been waived their rights and to that effect entry has been made in the records by entry No. 4508 and certified by competent authority on dated 20/05/1982.

(24) As per records, inter exchange & distribution of agricultural land has been made between Somabhai (Shamalabhai) Jethabhai & others and to that effect, Somabhai (Shamalabhai) Jethabhai & Manabhai Jethabhai Kaidava has been waived their rights and to that effect entry has been made in the records by entry No. 4948 and certified by authority on dated 05/09/1984.

(25) As per records, record correction of agricultural land belongs to Revenue survey No. 1213 & 1214 has been made between Maganbhai Becharbhai Patel & Others and to that effect, agricultural land has been come in the share of under mentioned persons as under.

Sr. No.	Name	Revenue Survey No.
1	Rameshbhai Bhikhabhai Patel Dalchhiben Bhikhabhai Patel Maganbhai Becharbhai Patel	1213 Paiki Acre 4-14 Guntha 1212 Paiki Acre 0-36 Guntha
2	Nagarbhai Joitabhai Patel Virabhai Joitabhai Patel	1213 Paiki Acre 4-14 Guntha 1212 Paiki Acre 0-37 Guntha

and to that effect entry has been made in the records by entry No. 5750 and certified by competent authority on dated 10/06/1988.

(26) As per records, Distribution of agricultural land belongs to Revenue survey No. 1213 & 1214 has been made between Maganbhai Becharbhai Patel & Others and to that effect, agricultural land has been come in the share of under mentioned persons as under.

Sr. No.	Name	Revenue Survey No.
1	Rameshbhai Bhikhabhai Patel Dalchhiben Bhikhabhai Patel	1213 Paiki Acre 3-10 Guntha 1212 Paiki Acre 0-36 Guntha
2	Maganbhai Becharbhai Patel	1213 Paiki Acre 1-03 Guntha

and to that effect entry has been made in the records by entry No. 5765 and certified by competent authority on dated 17/06/1988.

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(27) As per records, **Dalchhiben Bhikhabhai Patel** was expired and to that effect, her name has been removed from records and to that effect entry has been made in records by entry No. 14759 and certified by competent authority on dated 18/01/2008.

(28) As per records, **agricultural land belongs to Revenue survey No. 1213p1 total area 8020-00 Sq. Mt.** has been sold by Rameshbhai Becharbhai Patel to (1) **Hemabhai Kalubhai Patel Jaganiya**, (2) **Kankuben Hemabhai Patel Jaganiya**, (3) **Bhavatbhai Hemabhai Patel Jaganiya**, (4) **Bhavnaben Hemabhai Patel Jaganiya**, (5) **Pinalben Hemabhai Patel Jaganiya W/o. Jigarbhai Ishvarlal Patel & (6) Ajaybhai Hemabhai Patel-Jaganiya** by registered Sale Deed by Deed No. 4895 on dated 04/07/2018 and to that effect entry has been made in records by entry No. 25450 and certified by competent authority on dated 16/08/2018.

(29) **History of Revenue Survey No. 1213p3 :-**

(30) As per records, agricultural land belongs to Revenue Survey No. 1213/1 was running on the names of (1) Becharbhai Tejabhai, (2) Chelabhai Becharbhai, (3) Maganbhai Ujabhai, (4) Bhikhabhai Ganeshbhai & (5) Ganeshbhai Becharbhai and to that effect entry has been made in the records by entry No. 440 and certified by authority on dated 30/11/1956.

(31) As per records, agricultural land belongs to Revenue Survey No. 1213/2 was running on the names of (1) Kalubhai Bajibhai & (2) Joitabhai Bajibhai and to that effect entry has been made in the records by entry No. 441 and certified by authority on dated 30/11/1956.

(32) As per records, agricultural land belongs to Revenue Survey No. 1213/3 was running on the names of Jethabhai Becharbhai and to that effect entry has been made in the records by entry No. 442 and certified by competent authority on dated 30/11/1956.

(33) As per records, Becharbhai Tejabhai Kaidava was expired and to that effect, his legal heirs namely (1) Chelabhai Becharbhai, (2) Bhikhabhai Becharbhai, (3) Maganbhai Becharbhai, (4) Ganeshbhai Becharbhai has been come on records and to that effect entry has been made in records by entry No. 1289 and certified on dated 01/08/1959.

(34) As per records, distribution of agricultural land belongs to Revenue Survey No. 1213 has been made between Bhikhabhai Becharbhai Kaidava & Others and to that effect, agricultural land has been come in the share of under mentioned persons as under.

Sr. No.	Name	Revenue Survey No.
1	Bhikhabhai Becharbhai	1213/1
2	Maganbhai Becharbhai	1213/1/1

and to that effect entry has been made in the records by entry No. 2991 and certified by competent authority on dated 04/03/1975.

(35) As per records, Bhikhabhai Becharbhai Patel Thumbadiya was expired and to that effect, his legal heirs namely Rameshbhai Bhikhabhai & Dalchhiben Bhikhabhai has been come on records and to that effect entry has been made in the records by entry No. 3312 and certified by competent authority on dated 29/04/1977.

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(36) As per records, Revision Survey of agricultural land has been made and to that effect, agricultural land belongs to Revenue Survey No. 1213 & 1214 was running on the names of (1) Bhikhabhai Becharbhai, (2) Maganbhai Becharbhai, (3) Joitabhai Baji, (4) Kalubhai Bajibhai & (5) Jethabhai Becharbhai and to that effect entry has been made in the records by entry No. 3478 and certified by competent authority on dated 12/06/1978.

(37) As per records, agricultural land belongs to Revenue survey No. 1213 Paiki half Share has been sold by Joitabhai Baji to Kalubhai Baji by registered Sale Deed on dated 28/08/1979 and to that effect entry has been made in the records by entry No. 3787 and certified by competent authority on dated 12/06/1980.

(38) As per records, Jethabhai Becharbhai Kaidava was expired and to that effect, his legal heirs namely (1) Ganeshbhai Jethabhai, (2) Velabhai Jethabhai, (3) Somabhai (Shamalabhai) Jethabhai, (4) Manabhai Jethabhai, (5) Ramaben Jethabhai & (6) Kunvarben Jethabhai has been come on records and to that effect entry has been made in the records by entry No. 3981 and certified by competent authority on dated 19/07/1980.

(39) As per records, Ramaben Jethabhai & Kunvarben Jethabhai has been waived their rights and to that effect entry has been made in the records by entry No. 3982 and certified by competent authority on dated 19/07/1980.

(40) As per records, Joitabhai Bajibhai Kaidava was expired and to that effect, his legal heirs namely (1) Virabhai Joitabhai, (2) Nagarbhai Joitabhai, (3) Ambaben Joitabhai, (4) Samuben Joitabhai has been come on records and to that effect entry has been made in the records by entry No. 4507 and certified by competent authority on dated 20/05/1982.

(41) As per records, Samuben Joitabhai & Ambaben Joitabhai has been waived their rights and to that effect entry has been made in the records by entry No. 4508 and certified by competent authority on dated 20/05/1982.

(42) As per records, record correction of agricultural land belongs to Revenue survey No. 1213 & 1214 has been made between Maganbhai Becharbhai Patel & Others and to that effect, agricultural land has been come in the share of under mentioned persons as under.

Sr. No.	Name	Revenue Survey No.
1	Rameshbhai Bhikhabhai Patel Dalchhiben Bhikhabhai Patel Maganbhai Becharbhai Patel	1213 Paiki Acre 4-14 Guntha 1212 Paiki Acre 0-36 Guntha
2	Nagarbhai Joitabhai Patel Virabhai Joitabhai Patel	1213 Paiki Acre 4-14 Guntha 1212 Paiki Acre 0-37 Guntha

and to that effect entry has been made in the records by entry No. 5750 and certified by competent authority on dated 10/06/1988.

(43) As per records, Distribution of agricultural land belongs to Revenue survey No. 1213 & 1214 has been made between Maganbhai Becharbhai Patel & Others and to that effect, agricultural land has been come in the share of under mentioned persons as under.

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માધવી ની સામે, કોલેજ રોડ,

મુ.પાલનપુર.જી.બનાસકાંઠા.ગુજ.

મો. ૯૮૨૫૦ ૮૨૫૯૭

સનદ નં. જી/૮૭૫/૨૦૦૩

Sr. No.	Name	Revenue Survey No.
1	Rameshbhai Bhikhabhai Patel Dalchhiben Bhikhabhai Patel	1213 Paiki Acre 3-10 Guntha 1212 Paiki Acre 0-36 Guntha
2	Maganbhai Becharbhai Patel	1213 Paiki Acre 1-03 Guntha

and to that effect entry has been made in the records by entry No. 5765 and certified by competent authority on dated 17/06/1988.

(44) As per records, agricultural land belongs to Revenue survey No. 1213 total area Acre 1-03 Guntha as 4350-00 Sq. Mt. has been sold by **Maganbhai Becharbhai Patel** to Ramchandbhai Shankarbhai Govinda with consent of Rameshbhai Bhikhabhai Kaidava & others by registered Sale Deed by Deed No. 1713 on dated 13/06/1988 and to that effect entry has been made in records by entry No. 5766 and certified by competent authority on dated 17/06/1988.

(45) As per records, agricultural land belongs to **Revenue survey No. 1213p3 total area Acre 1-03 Guntha as 4350-00 Sq. Mt.** has been sold by Ramchandbhai Shankarbhai Govinda to **Hemabhai Kalubhai Patel Jaganiya** by registered Sale Deed by Deed No. 3335 on dated **21/08/2007** and to that effect entry has been made in records by entry No. 14236 and certified by authority on dated 01/10/2007.

(46) As per records, (1) Kankuben Hemabhai Patel Jaganiya, (2) Bharatbhai Hemabhai Patel Jaganiya, (3) Bhavanaben Hemabhai Patel Jaganiya, (4) Pinalben Hemabhai Patel Jaganiya & (5) Ajaybhai Hemabhai Patel Jaganiya Legal heirs of Hemabhai Kalubhai Patel Jaganiya has been come on records and to that effect entry has been made in records by entry No. 24091 and certified by authority on dated 07/06/2014.

(47) **History of Revenue Survey No. 1213p5 :-**

(48) As per records, agricultural land belongs to Revenue Survey No. 1213/3 was running on the names of Jethabhai Becharbhai and to that effect entry has been made in the records by entry No. 442 and certified by competent authority on dated 30/11/1956.

(49) As per records, Revision Survey of agricultural land has been made and to that effect, agricultural land belongs to Revenue Survey No. 1213 & 1214 was running on the names of (1) Bhikhabhai Becharbhai, (2) Maganbhai Becharbhai, (3) Joitabhai Baji, (4) Kalubhai Bajibhai & (5) Jethabhai Becharbhai and to that effect entry has been made in the records by entry No. 3478 and certified by competent authority on dated 12/06/1978.

(50) As per records, Jethabhai Becharbhai Kaidava was expired and to that effect, his legal heirs namely (1) Ganeshbhai Jethabhai, (2) **Velabhai Jethabhai**, (3) Somabhai (Shamalabhai) Jethabhai, (4) Manabhai Jethabhai, (5) Ramaben Jethabhai & (6) Kunvarben Jethabhai has been come on records and to that effect entry has been made in the records by entry No. 3981 and certified by competent authority on dated 19/07/1980.

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સનદ નં. જી/૮૭૫/૨૦૦૩

(51) As per records, Ramaben Jethabhai & Kunvarben Jethabhai has been waived their rights and to that effect entry has been made in the records by entry No. 3982 and certified by competent authority on dated 19/07/1980.

(52) As per records, inter exchange & distribution of agricultural land has been made between Somabhai (Shamalbhai) Jethabhai & others and to that effect, Somabhai (Shamalbhai) Jethabhai & Manabhai Jethabhai Kaidava has been waived their rights and to that effect entry has been made in the records by entry No. 4948 and certified by authority on dated 05/09/1984.

(53) As per records, **Velabhai Jethabhai Kaidava** was expired and to that effect, his legal heirs namely (1) Joitiben Velabhai Kaidava, (2) Virabhai Velabhai Kaidava, (3) Parashotambhai Velabhai Kaidava, (4) Pitambarbhai Velabhai Kaidava, (5) Nagarbhai Velabhai Kaidava, (6) Kantibhai Velabhai Kaidava has been come on records and to that effect entry has been made in the records by entry No. 9422 and certified by competent authority on dated 30/06/2005.

(54) Conversion into non agricultural land :-

(55) As per records, agricultural land belongs to Revenue Survey No. 1213p5 total area 11635-00 Sq. Mt. has been converted into non agricultural land by Order No. A/land/2/ N.A. S.R/14/2009/10/Vashi/21887 on dated 26/04/2010 and to that effect entry has been made in the records by entry No. 20704 and certified by authority on dated 28/04/2010.

(56) As per records, Surajben Ganeshbhai Kaidava was expired and to that effect, her name has been removed from records and to that effect entry has been made in the records and certified by competent authority.

(57) As per records, Ganeshbhai Jethabhai Kaidava was expired and to that effect, his legal heirs namely (1) Shivrambhai Ganeshbhai Kaidava Thumbadiya, (2) Bhagavanbhai Ganeshbhai Kaidava, (3) Bhikhiben Ganeshbhai Kaidava W/o. Ambarambhai Kholvadiya, (4) Sureshbhai Ganeshbhai Kaidava Thumbadiya, (11) Maganbhai Ganeshbhai Kaidava Patel & (5) Lakhabhai Alias Laxmichandbhai Ganeshbhai Patel Kaidava has been come on records and to that effect entry has been made in the records by entry No. 25750 and certified by competent authority on dated 08/01/2019.

(58) As per records, non agricultural land belongs to Revenue survey No. 1213p5 total area 1620-00 Sq. Mt. has been sold by (1) Virabhai Velabhai Kaidava Patel, (2) Joitiben Velabhai Kaidava Thumbadiya, (2) Parashotambhai Velabhai Patel Kaidava, (4) Nagarbhai Velabhai Patel Kaidava, (5) Pitambarbhai Velabhai Patel Kaidava, (6) Kantibhai Velabhai Patel Kaidava, (7) Shivrambhai Ganeshbhai Kaidava Thumbadiya, (8) Bhagavanbhai Ganeshbhai Kaidava, (9) Bhikhiben Ganeshbhai Kaidava W/o. Ambarambhai Kholvadiya, (10) Sureshbhai Ganeshbhai Kaidava Thumbadiya, (11) Maganbhai Ganeshbhai Kaidava Patel & (12) Lakhabhai Alias Laxmichandbhai Ganeshbhai Patel Kaidava to **(1) Hemabhai Kalubhai Patel Jaganiya, (2) Kankuben Hemabhai Patel Jaganiya, (3) Bharatbhai Hemabhai Patel Jaganiya & (4) Agyabhai Hemabhai Patel Jaganiya by registered Sale Deed by Deed No. 5578 on dated 02/06/2022** and to that effect entry has been made in records and certified by authority.

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સનદ નં. જી/૮૭૫/૨૦૦૩

(59) **History of Revenue Survey No. 1213p6 :-**

(60) As per records, agricultural land belongs to Revenue Survey No. 1213/1 was running on the names of (1) Becharbhai Tejabhai, (2) Chelabhai Becharbhai, (3) Maganbhai Ujabhai, (4) Bhikhabhai Ganeshbhai & (5) Ganeshbhai Becharbhai and to that effect entry has been made in the records by entry No. 440 and certified by authority on dated 30/11/1956.

(61) As per records, agricultural land belongs to Revenue Survey No. 1213/2 was running on the names of (1) Kalubhai Bajibhai & (2) Joitabhai Bajibhai and to that effect entry has been made in the records by entry No. 441 and certified by authority on dated 30/11/1956.

(62) As per records, agricultural land belongs to Revenue Survey No. 1213/3 was running on the names of Jethabhai Becharbhai and to that effect entry has been made in the records by entry No. 442 and certified by competent authority on dated 30/11/1956.

(63) As per records, Becharbhai Tejabhai Kaidava was expired and to that effect, his legal heirs namely (1) Chelabhai Becharbhai, (2) Bhikhabhai Becharbhai, (3) Maganbhai Becharbhai, (4) Ganeshbhai Becharbhai has been come on records and to that effect entry has been made in records by entry No. 1289 and certified on dated 01/08/1959.

(64) As per records, agricultural land belongs to Revenue Survey No. 1213/2 was declared as convertible land has been made in the records by entry No. 2151 and certified by competent authority on dated 24/07/1969.

(65) As per records, agricultural land belongs to Revenue Survey No. 1213/2 was declared as convertible land has been made in the records by entry No. 2201 and certified by competent authority on dated 24/07/1969.

(66) As per records, distribution of agricultural land belongs to Revenue Survey No. 1213 has been made between Bhikhabhai Becharbhai Kaidava & Others and to that effect, agricultural land has been come in the share of under mentioned persons as under.

Sr. No.	Name	Revenue Survey No.
1	Bhikhabhai Becharbhai	1213/1
2	Maganbhai Becharbhai	1213/1/1

and to that effect entry has been made in the records by entry No. 2991 and certified by competent authority on dated 04/03/1975.

(67) As per records, Bhikhabhai Becharbhai Patel Thumbadiya was expired and to that effect, his legal heirs namely Rameshbhai Bhikhabhai & Dalchhiben Bhikhabhai has been come on records and to that effect entry has been made in the records by entry No. 3312 and certified by competent authority on dated 29/04//1977.

(68) As per records, Revision Survey of agricultural land has been made and to that effect, agricultural land belongs to Revenue Survey No. 1213 & 1214 was running on the names of (1) Bhikhabhai Becharbhai, (2) Maganbhai Becharbhai, (3) Joitabhai Baji, (4) Kalubhai Bajibhai & (5) Jethabhai Becharbhai and to that effect entry has been made in the records by entry No. 3478 and certified by competent authority on dated 12/06/1978.

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(69) As per records, agricultural land belongs to Revenue survey No. 1213 Paiki Half Share has been sold by Joitabhai Baji to Kalubhai Baji by registered Sale Deed on dated 28/08/1979 and to that effect entry has been made in the records by entry No. 3787 and certified by competent authority on dated 12/06/1980.

(70) As per records, Jethabhai Becharbhai Kaidava was expired and to that effect, his legal heirs namely (1) Ganeshbhai Jethabhai, (2) Velabhai Jethabhai, (3) Somabhai (Shamalbhai) Jethabhai, (4) Manabhai Jethabhai, (5) Ramaben Jethabhai & (6) Kunvarben Jethabhai has been come on records and to that effect entry has been made in the records by entry No. 3981 and certified by competent authority on dated 19/07/1980.

(71) As per records, Ramaben Jethabhai & Kunvarben Jethabhai has been waived their rights and to that effect entry has been made in the records by entry No. 3982 and certified by competent authority on dated 19/07/1980.

(72) As per records, inter exchange & distribution of agricultural land has been made between Somabhai (Shamalbhai) Jethabhai & others and to that effect, Somabhai (Shamalbhai) Jethabhai & Manabhai Jethabhai Kaidava has been waived their rights and to that effect entry has been made in the records by entry No. 4948 and certified by authority on dated 05/09/1984.

(73) As per records, agricultural land belongs to Revenue survey No. 1213 total area Acre 1-03 Guntha as 4353-00 Sq. Mt. has been sold by Rameshbhai Bhikhabhai Kaidava & Dalchhiben Bhikhabhai Kaidava to Ramchandbhai Shankarbhai Govinda by registered Sale Deed by Deed No. 2695 on dated 18/09/2001 and to that effect entry has been made in records by entry No. 7871 and certified by authority on dated 04/10/2001.

(74) As per records, agricultural land belongs to **Revenue survey No. 1213p6 total area Acre 1-03 Guntha as 4350-00 Sq. Mt.** has been sold by Ramchandbhai Shankarbhai Govinda to **Hemabhai Kalubhai Patel Jaganiya by registered Sale Deed by Deed No. 3334 on dated 21/08/2007** and to that effect entry has been made in records by entry No. 14260 and certified by authority on dated 03/10/2007.

(75) Consolidation of agricultural land :-

(76) As per records, (1) agricultural land belongs to Revenue Survey No. 1212p3 total area 55-75 Sq. Mt., (2) agricultural land belongs to Revenue Survey No. 1213p3 total area 4350-00 Sq. Mt., (3) agricultural land belongs to Revenue Survey No. 1213p5 total area 4553 Sq. Mt. has been consolidated by Order No. Land/Palanpur/Vashi on dated 15/07/ 2017 and given New consolidated Revenue Survey No. 1213/2p2 total area 14478-00 Sq. Mt. and to that effect entry has been made in records by entry No. 24182 and certified by authority on dated 02/08/2014.

(77) Revision Survey as well as Promulgation of land :-

(78) As per records, Revision Survey as well as promulgation of (1) agricultural land belongs to Revenue Survey No. 1213p1 total area 8020-00 Sq. Mt. & (2) agricultural land belongs to Revenue Survey No. 1212/3p2p1 total area 14492-00 Sq. Mt. has been made by Order on dated 01/07/2017 and given New Revenue Survey No. 301 & 302 and to that effect entry has been made in the records by entry No. 24761 and certified by authority on dated 01/07/2017.

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(79) Consolidation of agricultural land :-

(80) As per records, (1) agricultural land belongs to Revenue Survey No. 301 total area 8020-00 Sq. Mt. & (2) agricultural land belongs to Revenue Survey No. 302 total area 14492-00 Sq. Mt. has been consolidated by Order No. Land/Palanpur/Consolidation/ Vashi/6862/18 on dated 21/12/2018 and given New consolidated Revenue Survey No. 301 total area 22512-00 Sq. Mt. and to that effect entry has been made in records by entry No. 25739 and certified by authority on dated 31/12/2018.

(81) Conversion into non agricultural land:-

(82) As per records, agricultural land belongs to New consolidated Revenue Survey No. 301 total area 22512-00 Sq. Mt. has been converted into non agricultural land by Order No. 176/02/08/191/2020 on dated 16/04/2020 and to that effect entry has been made in records and certified by competent authority.

(83) As per records, non agricultural land belongs to Revenue Survey no. 301 (Old Revenue Survey No. 1213p1) total area 13860-00 Sq. Mt. Paiki 16.66 % Share has been gifted by Bhavanben Hemabhai Patel Jaganiya to Ajaybhai Hemabhai Patel Jaganiya with confirming parties namely (1) Hemabhai Kalubhai Patel Jaganiya, (2) Kankuben Hemabhai Patel Jaganiya, (3) Kankuben Hemabhai Patel Jaganiya by registered Gift Deed by Deed No 2809 on dated 10/03/2021 and to that effect entry has been made in records and certified by authority.

(84) As per records, non-agricultural land belongs to Revenue Survey no. 301 (Old Revenue Survey No. 1213p1) total area 13860-00 Sq. Mt. Paiki 16.66 % Share has been gifted by Pinalben Hemabhai Patel Jaganiya W/o. Jigarbhai Ishvarlal Patel to Ajaybhai Hemabhai Patel Jaganiya with confirming parties namely (1) Hemabhai Kalubhai Patel Jaganiya, (2) Kankuben Hemabhai Patel Jaganiya, (3) Kankuben Hemabhai Patel Jaganiya by registered Gift Deed by Deed No 2802 on dated 10/03/2021 and to that effect entry has been made in records and certified by competent authority.

(85) Consolidation & Construction Permission:- non agricultural land belongs to Revenue survey No. 1213p5 total area 1620-00 Sq. Mt. & non agricultural land belongs to Revenue Survey No. 301 total area 22512-00 Sq. Mt.

(86) As per records, Consolidation of non agricultural land belongs to Revenue survey No. 1213p5 total area 1620-00 Sq. Mt. & non agricultural land belongs to Revenue Survey No. 301 total area 22512-00 Sq. Mt. has been made by amalgamation No. 1016LD22230123 on dated 02/10/2022 and given New consolidated-amalgamated Revenue Survey No. 1213/p5/p & Revenue Survey No. 301 total area 24132-87 Sq. Mt. & construction permission has been given by the same building permission No. 1016LD22230123 on dated 02/10/2022.

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સનદ નં. જી/૮૭૫/૨૦૦૩

(87) As per records, Development agreement has been made between (1) Hemabhai Kalubhai Patel Jaganiya, (2) Kankuben Hemabhai Patel Jaganiya, (3) Bharatbhai Hemabhai Patel Jaganiya, & (4) Ajaybhai Hemabhai Patel Jaganiya to Shashwat Dream Partnership Firm through its partners namely (1) Hemabhai Kalubhai Patel Jaganiya, (2) Kankuben Hemabhai Patel Jaganiya, (3) Bharatbhai Hemabhai Patel Jaganiya, & (4) Ajaybhai Hemabhai Patel Jaganiya to develop the area belongs to non agricultural immovable property belongs to New consolidated-amalgamated Revenue Survey No. 1213/p5/p & Revenue Survey No. 301 total area 24132-87 Sq. Mt. Plots Nos. 1 to 151 (total Plots Nos. 150) (Except Plot No. 48) total Plots Nos. 1 to 83 (Except Plot No. 48) total area of Plots Nos. 82 is 8144-60 Sq. Mt. & 6515-68 Mt. for Road & Common Plot (total area for said Project is 14660-28 Sq. Mt.) Situated At Palanpur Kasba, Dairy Road, Ta:- Palanpur, Dist:- Banaskantha, Gujarat by registered Development agreement deed by Deed No. 1657 on dated 15/02/2023 and to that effect entry has been made in records and certified by authority.

(88) As per records & looking to the documents produced before, non agricultural immovable property belongs to New consolidated-amalgamated Revenue Survey No. 1213/p5/p & Revenue Survey No. 301 total area 24132-87 Sq. Mt. Plots Nos. 1 to 151 (total Plots Nos. 150) (Except Plot No. 48) total Plots Nos. 1 to 83 (Except Plot No. 48) total area of Plots Nos. 82 is 8144-60 Sq. Mt. & 6515-68 Mt. for Road & Common Plot (total area for said Project is 14660-28 Sq. Mt.) Situated At Palanpur Kasba, Dairy Road, Ta:- Palanpur, Dist:- Banaskantha, Gujarat is running on the name of (1) Hemabhai Kalubhai Patel Jaganiya, (2) Kankuben Hemabhai Patel Jaganiya, (3) Bharatbhai Hemabhai Patel Jaganiya, & (4) Ajaybhai Hemabhai Patel Jaganiya Resides at Palanpur, Dairy Road, Jaganiya Farm, Ta:- Palanpur, Dist :- Banaskantha, Gujarat.

There is no doubt/ suspicion about the genuineness of the original documents. I have verified all entries which are all certified legal and correct. Therefore in the government record name of the above person is running. That there are no claims are pending relation to the property in any court of Law in India, which effect the title adversely.

I certify that the title of the said property is CLEAR & MARKETTABLE and free from any charges or encumbrances for the above stated Property and free from reasonable doubt.

Search has been made at Sub-Registrar Office from 1993 to 2023 (31 years) Vide Receipt by Serial No. 20230 83000 00695 on dated 11/01/2023.

Search has been made at Sub-Registrar Office from 1993 to 2023 (31 years) Vide Receipt by Serial No. 20230 83000 03192 on dated 17/02/2023.

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New Bus Port (Navu Bus Station),

Opp. Madhvi Dairy, College Road,

At:- Palanpur, Dist:- Banaskantha,

Gujarat. Mo:-91+ 98250 82597

Email :- paramtappraval76@gmail.com

પરંતપ વાય. રાવલ

(પી. વાય. રાવલ)

એડવોકેટ બી. એ. એલ. એલ. એમ.

ઓફિસ સરનામું :-

૫૩-૫૪, ત્રીજે માળ,

એસ્કેલેટર (ઇલેક્ટ્રીક સીડી)ની બાજુમાં,

નવુ બસ સ્ટેશન (ન્યુ બસ પોર્ટ)

માધવી ની સામે, કોલેજ રોડ,

મુ. પાલનપુર. જી. બનાસકાંઠા. ગુજ.

મો. ૯૮૨૫૦ ૮૨૫૯૭

સનદ નં. જી/૮૭૫/૨૦૦૩

:- CERTIFICATE:-

I have verified the original Title Deeds and documents of non agricultural immovable property belongs to New consolidated-amalgamated Revenue Survey No. 1213/p5/p & Revenue Survey No. 301 total area 24132-87 Sq. Mt. Plots Nos. 1 to 151 (total Plots Nos. 150) (Except Plot No. 48) total Plots Nos. 1 to 83 (Except Plot No. 48) total area of Plots Nos. 82 is 8144-60 Sq. Mt. & 6515-68 Mt. for Road & Common Plot (total area for said Project is 14660-28 Sq. Mt.) Situated At Palanpur Kasba, Dairy Road, Ta:- Palanpur, Dist:- Banaskantha, Gujarat and to that effect entry was made in the Revenue Record and the same was certified by competent authority and (1) Hemabhai Kalubhai Patel Jaganiya, (2) Kankuben Hemabhai Patel Jaganiya, (3) Bharatbhai Hemabhai Patel Jaganiya, & (4) Ajaybhai Hemabhai Patel Jaganiya has a Valid, Clear and Marketable and free from encumbrances belongs to title to the immovable property above,.

Place: Palanpur

Date: 17/02/2023

(Paramtap Y. Raval)
Advocate

SCHEDULE-I

(LIST OF TITLE DEEDS)

- (1) Original Registered Development agreement made between (1) Hemabhai Kalubhai Patel Jaganiya & others (2) Kankuben Hemabhai Patel Jaganiya, (3) Bharatbhai Hemabhai Patel Jaganiya, & (4) Ajaybhai Hemabhai Patel Jaganiya to Shashwat Dream Partnership Firm through its partners namely (1) Hemabhai Kalubhai Patel Jaganiya, (2) Kankuben Hemabhai Patel Jaganiya, (3) Bharatbhai Hemabhai Patel Jaganiya, & (4) Ajaybhai Hemabhai Patel Jaganiya by registered Development agreement deed by Deed No. 1657 on dated 15/02/2023.
- (2) Original Registered Sale Deed between Virabhai Velabhai Kaidava Patel & Others to Hemabhai Kalubhai Patel Jaganiya & Others by Deed No. 5578 on dated 02/06/2022 with R.R.
- (3) Original Registered Gift Deed between Bhavanben Hemabhai Patel Jaganiya to Ajaybhai Hemabhai Patel Jaganiya by Deed No. 2809 on dated 10/03/2021 with R.R.
- (4) Original Registered Gift Deed between Pinalben Hemabhai Patel (Jigarbhai W/o. Jigarbhai Ishvarlal Patel to Bharatbhai Hemabhai Patel Jaganiya by Deed No. 2802 on dated 10/03/2021 with R.R.
- (5) Original Registered Sale Deed between Rameshbhai Bhikhabhai Patel to Hemabhai Kalubhai Patel Jaganiya & others by Deed No. 4895 on dated 04/07/2018 with R.R.
- (6) Original Registered Sale Deed between Ramchandbai Shankarbhai Govinda to Hemabhai Kalu Patel Jaganiya by Deed No. 3335 on dated 21/08/2007 with R.R.

Paramtap. Y. Raval

(P.Y. Raval)

B.A. LL.M. Advocate

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(પી.વાય.રાવલ)

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સનદ નં. જી/૮૭૫/૨૦૦૩

- (7) Original Registered Sale Deed between Ramchandbhai Shankarbhai Govinda to Hemabhai Kalubhai Patel Jaganiya by Deed No. 3334 on dated 21/08/2007.
- (8) Original Registered Sale Deed between Hemabhai Gokabhai Patel Thumbadiya to Hemabhai Kalubhai Patel Jaganiya by Deed No. 845 on dated 20/03/2002.
- (9) Original Registered Sale Deed between Rameshbhai Bhikhabhai Kaidava & Others to Ramchandbhai Shankarbhai Govinda by Deed No. 2695 on dated 18/09/2001.
- (10) Original Registered Sale Deed between Maganbhai Becharbhai Kaidava to Ramchandbhai Shankarbhai Patel Govinda by Deed No. 1713 on dated 13/06/1988.
- (11) Photo Copy of N.A. Order & Lay out Plan.
- (12) Photo Copy of approved building Plan & Construction Permission.
- (13) Photo Copy of revenue records 7/12, 8/A & 6.

Place: Palanpur

Date: 17/02/2023

(Paramtap Y. Raval)
Advocate



Paramtap. Y. Raval

(P.Y. Raval)

B.A. LL.M. Advocate

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સનદ નં. જી/૮૭૫/૨૦૦૩

Date :- 17/02/2023

TITLE CLEARANCE CERTIFICATE

Name of Property Owner (s) :- (1) Hemabhai Kalubhai Patel Jaganiya, (2) Kankuben Hemabhai Patel Jaganiya, (3) Bharatbhai Hemabhai Patel Jaganiya, & (4) Ajaybhai Hemabhai Patel Jaganiya Resides at Palanpur, Dairy Road, Jaganiya Farm, Ta:- Palanpur, Dist :- Banaskantha, Gujarat.

(1).....Description of Property :-

All the piece and parcel of non agricultural immovable property belongs to New consolidated-amalgamated New consolidated-amalgamated Revenue Survey No. 1213/p5/p & Revenue Survey No. 301 total area 24132-87 Sq. Mt. Plots Nos. 1 to 151 (total Plots Nos. 150) (Except Plot No. 48) total Plots Nos. 1 to 83 (Except Plot No. 48) total area of Plots Nos. 82 is 8144-60 Sq. Mt. & 6515-68 Mt. for Road & Common Plot (total area for said Project is 14660-28 Sq. Mt.) Situated At Palanpur Kasba, Dairy Road, Ta:- Palanpur, Dist:- Banaskantha, Gujarat and Measurement and bounded as under:-

Four Boundaries:-

- | | |
|----------|---|
| East :- | Survey No. 303 & Survey No. 305 is situated. |
| West :- | N.A. Plots Nos. 84 to 150 & land of Survey No. 305 is situated. |
| North :- | I.T.I. to Madhupura Road is situated |
| South:- | N.A. Common Plot & Survey No. 323 & 323 land is situated. |

I had been assigned to undertake the search of the registration records of the officers of the appropriate sub Registrar of assurance for verification of existence of any encumbrance in respect of the aforesaid property. Pursuant there to I had caused the search to be taken through the search clerk of the available registration records and based on and relying the registration records as maintained and its search as available and the information available and obtained there from, I hereby certify that No Encumbrance existed on the date of search of revenue records in respect of the aforesaid property.

Search has been made at Sub-Registrar Office from 1993 to 2023 (31 years) Vide Receipt by Serial No. 20230 83000 00695 on dated 11/01/2023.

Search has been made at Sub-Registrar Office from 1993 to 2023 (31 years) Vide Receipt by Serial No. 20230 83000 03192 on dated 17/02/2023.

I state that I have entrusted with the work of investigation of title of the said land and that I have an experience of more than 10 (Ten) Years in matters of investigation of title to the said land and properties and to advise in the matter relating thereof.

Paramtap. Y. Raval

(P.Y. Raval)

B.A. LL.M. Advocate

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પરંતપ વાચ. રાવલ

(પી.વાચ.રાવલ)

એડવોકેટ બી. એ. એલ. એલ. એમ.

ઓફિસ સરનામું :-

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સનદ નં. જી/૮૭૫/૨૦૦૩

I specially state that there is no encumbrance certificate of any type including title right or financial charges of anybody over land and the title of the said land is clear, marketable and free from encumbrances.

At: Palanpur

Dated: 17/02/2023

