

R.A.Thakkar

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B.A.LL.B

Advocate & Notary

**Office :26,Lower Ground Floor,
Cosy Tower, Opp. Joravar Palace,**

e-mail :rathakkar2011@gmail.com PALANPUR-385 001(B.K.)

Title clearance report

I under signed Advocate R.A Thakkar Advocate certify that Shri (1)Muman Abdulsattar Momajibhai R/o. Palanpur Dist:Banaskantha are absolute owner of described property:

The N.A land bearing R/S No.1418p2 (old No.838+839+841+842p1) admeasuring 21135-00 sqemter situated on Akesan road, at:Palanpur Dist: Banaskantha

Boundaries

North- Adjoining R/S No.1407

South- Adjoining 12 meter wide road

East - Adjoining R/S No.1418p

West - Adjoining R/S No.1417

(As per Lay out)

History

(1)Originally the agriculture land bearing R/S No.838,839 841 and 842 in ownership of Muman Ibrahim Pyara Changvadiya but due to illness the said agriculture land came in ownership of GulamRasul Ibrahim Changvadiya and Adam Ibrahim Changvadiya by way of distribution as per entry No.1921 dated 07/02/68 in village form No 6

(2) The agriculture land bearing R/S No.838,839 841 and 842 was Ravali type (new tenure) but the said land transferred in Transferable type(old tenure) by order of competent authority as per entry No.2127 dated 17/07/69 in village form No 6

(3) Thereafter the agriculture land bearing R/S No.838,839,841paiki Acer 10-17 Guntha came in ownership of Muman Gulam Rasul Ibrahim Changvadiya by way of distribution as per entry No.2862 dated 14/05/74 in village form No 6

(4)Thereafter Muman GulamRasul Ibrahim expired so the agriculture R/S No.838+839+841+842p came in ownership of 1)Muman Memunaben Gulam Rasul 2)Rahimben Gulamrasul 3)Halimaben Gulam Rasul also deceased's bother 4)Muman Aadambhai Ibrahimbhai and sisters 5)Jetunbai Ibrahimbhai and 6)Hajaraben Ibrahimbhai as per entry No.5203 dated 05/01/86 in village form No. 6

(5)As per revision survey and possession the agriculture land R/S No.838 +839 +841 +842 p1 Acer 10-17 Guntha came in ownership of 1)Muman Memunaben Gulam Rasul 2)Rahimben Gulamrasul 3)Halimaben Gulam Rasul 4)Muman Aadambhai Ibrahimbhai 5) Jetunbai Ibrahimbhai 6) Hajaraben Ibrahimbhai by way of distribution as per entry No.5287 dated 24/04/86 in village form No. 6

(6)Thereafter the agriculture land R/S No.838+839+841+842p1 paiki Acer 0-6 Guntha purchased by Mamajibhai Pirmahamad Machaliya for permanent right of way from (1)Muman Memunaben Gulam Rasul (2)Rahimben Gulamrasul (3)Halimaben Gulam Rasul (4) Hajaraben Ibrahimbhai (5) Jetunbai Ibrahimbhai (6) Muman Aadambhai Ibrahimbhai by registered sale deed dated 02/07/1986 as per entry No.5318 dated 02/07/1986 in village form No 6

Resi. : 52/A Dharati Township, Akesan Road Highway, PALANPUR- 385 001(B.K.)



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(7)Thereafter the agriculture land R/S No.838+839+841+842p1 Acer 10-11 Guntha paiki half portion un divided land Acer 5-06 Guntha purchased by (1) Abdulsattar Momajibhai Machhaliya(2) Ibrahimbhai Momajibhai Machhaliya (3) Umarbhai Momajibhai Machhaliya(4)Rahemtulla Momajibhai Machhaliya (5)Gulamrasul Momajibhai Machhaliya(6) Habibbhai Momajibhai from (1)Muman Memunaben Gulam Rasul (2)Rahimben Gulamrasul (3)Halimaben Gulam Rasul (4) Hajaraben Ibrahimbhai (5) Jetunbai Ibrahimbhai (6) Muman Aadambhai Ibrahimbhai by registered sale deed dated 02/07/1986 vide No. 1222 as per entry No.5316 dated 02/07/1986 in village form No 6

(8)Thereafter the agriculture land R/S No.838+839+841+842/1 paiki Acer 5-05 Guntha purchased by (1)Abdulsattar Momajibhai Machhaliya (2) Ibrahimbhai Momajibhai Machhaliya (3) Umarbhai Momajibhai Machhaliya (4)Rahemtulla Momajibhai Machhaliya (5)Gulamrasul Momajibhai Machhaliya (6) Habibbhai Momajibhai Machhaliya from (1)Muman Memunaben Gulam Rasul (2)Rahimben Gulamrasul (3)Halimaben Gulam Rasul (4) Hajaraben Ibrahimbhai (5) Jetunbai Ibrahimbhai (6) Muman Aadambhai Ibrahimbhai by registered sale deed dated 02/07/1986 vide No. 1224 as per entry No.5317 dated 02/07/1986 in village form No 6

(9)Thereafter the agriculture land R/S No.838+839+841+842p1 Acer 10-17 Guntha came in ownership of (1)Muman Abdulsattar Momajibhai (2) Muman Umarbhai Momajibhai (3)Muman Rahemtulla Momajibhai (4)Muman Ashaben Gulamrasul (5) Minor Muman Imaranbhai Gulamrasul (6) Minor Muman Soyabbhai Gulamrasul (7) Minor Muman Moinbhai Gulamrasul (8) Minor Muman Farajanaben Gulamrasul by way of distribution as per entry No.8495 dated 01/12/2003 in village form No. 6

(10)Thereafter as per record (1)Minor Muman Imaranbhai Gulamrasul (2) Minor Muman Soyabbhai Gulamrasul (3) Minor Muman Moinbhai Gulamrasul (4) Minor Muman Farajanaben Gulamrasul becomes major in the said agriculture land R/S No.838+839+841+842p1 Acer 10-17 .

(11)Thereafter the agriculture land bearing R/S No.838+839+841+842p1 changed in new R/S No.1418 in Re-Survey as per entry No.24761 dated 01/07/2017 in village form No 6

(12) As per verification record the measurement of the agriculture land bearing R/S No.1418 H.R.A 4-13-05 as per entry No.25294 dated 10/04/2018 in village form No 6

(13) As per above history above stated persons (1)Muman Abdulsattar Momajibhai (2) Muman Umarbhai Momajibhai (3)Muman Rahemtulla Momajibhai (4)Muman Ashaben Gulamrasul (5) Muman Imaranbhai Gulamrasul (6) Muman Soyabbhai Gulamrasul (7) Muman Moinbhai Gulamrasul (8) Muman Farajanaben Gulamrasul becomes the owner of the said agriculture land bearing R/S No.1418 H.R.A 4-13-05.

(14)I had published a public notice in daily news paper Divya Bhaskar on 20/09/2019 and invited objection any way in said the agriculture land bearing R/S No.1418 H.R.A 4-13-05 (old No.838+839+841+842p1 no any objection received in time.

(15)Thereafter the agriculture land bearing R/S No.1418 p2(old No. 838+839+841+842p1) sqmeter 21135-00 was converted in to non agriculture for residential purpose by order of Collector Shri Banaskantha, Palanpur vide order No. Banaskantha /Palanpur /438/02/08/191/ dated 18/12/2019 also lay out approved by order dated 20/01/2020.

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(16)Thereafter (1) Muman Umarbhai Momajibhai (2)Muman Rahemtulla Momajibhai (3)Muman Ashaben Gulamrasul (4) Muman Imaranbhai Gulamrasul (5) Muman Soyabbhai Gulamrasul (6) Muman Moinbhai Gulamrasul (7) Muman Farajanaben Gulamrasul waived their rights from the N.A land bearing R/S No.1418p2 (old No.838+839+841+842p1) sqemter 21135-00 in favour of Muman Abdulsattar Momajibhai from by as per entry No.4115 dated 20/01/2020 in village form No 6 and the entry certified by competent authority and above stated person Muman Abdulsattar Momajibhai becomes the owner of said land .

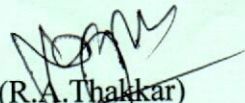
(17)I have verified and found them all record certified and legal. I have also taken search of index register from office of sub registrar Palanpur from 1990 to 30/06/2020 vide receipt No. 2020083006203.

(16)That considering all the aspect, I certify that the title of the said property is clear marketable and free from encumbrances.

Palanpur.

Date : 02 /07/2020




(R.A. Thakkar)
Advocate & Notary

અરજી પહોંચ

મિલકત નું વર્ણન : Rs no-1418(838+839+841+842p1)

Search in : પાલનપુર (ગ્રામ /PALANPUR (RURAL)

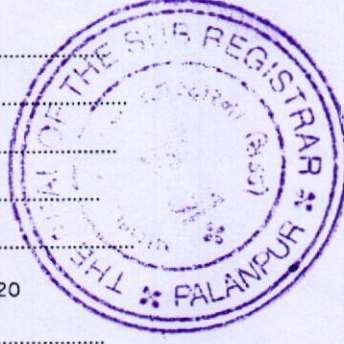
પહોંચ નંબર ૨૦૨૦૦૮૩૦૦૬૨૦૩ અરજી નંબર ૩૧૪૬ અરજી વર્ષ ૨૦૨૦
તારીખ ૩૦ માહે જુન સને ૨૦૨૦

રજુ કરનારનું નામ R A Thakkar Adv EC

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 1991 2020
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૪૧૦.૦૦

કુલ એકંદરે રૂ. ૪૧૦.૦૦

અંકે રૂપીયા ચાર સો દસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

N.D.Suvatar
સબ રજીસ્ટ્રાર
પાલનપુર

અંકે રૂ. : 410.00

20200630826070703

સબ રજીસ્ટ્રાર, પાલનપુર

2020

2020

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ (મહેસુલ વિભાગ ગુજરાત રાજ્ય)

2020

મિલકત પરના બોજા અંગેનું પત્રક

Search in R A Thakkar Adv EC

અરજી નંબર : 3146

ગામ નું નામ : PALANPUR (RURAL)

મિલકતનું વર્ણન Rs no-1418(838+839+841+842p1)

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) PALANPUR મા -29 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કાઇ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકસાની માટેના કોઇપણ હકદાવા 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 નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
----- NO DATA AVAILABLE -----								
રો.								



સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) PALANPUR