

24, 25

R.A.Thakkar

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Office :26,Lower Ground Floor,

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PALANPUR-385 001(B.K.)

Title clearance report

I under signed Advocate R.A Thakkar Advocate certify that Shri (1) Anjana (Patel) Puriben Dhudabhai (2) Anjana (Patel) Shobhanben (Shobhanaben) Dhudabhai (3) Anjana (Patel) Heenaben Dhudabhai (4) Anjana (Patel) Pinaben Dhudabhai R/o.Patelvas , Tirupati Plaza , Jampura At: Palanpur Ta,Palanpur Dist.Banaskantha is absolute owner of the N.A land bearing R/S No.1621/p1 (old No.675/8) Sq mt.10460

situated on at : "Bhumi Darshan "on Aegola road , Palanpur Ta, Palanpur Dist: Banaskantha

History of R/S No.1621 (old No.675/8)

(1) Originally the agriculture land bearing R.S No.675/2 and other in ownership of Anjana Karasanbhai Becharbhai as per entry No.1071 in village form No.6

(2)Thereafter 1)Anjana (Patel) Samuben Karasanbhai 2) Anjana (Patel)Puriben Dhudabhai 3) Anjana (Patel) Shobhanaben Dhudabhai 4) Anjana (Patel)Heenaben Dhudabhai 5)and Anjana (Patel)Pinaben Dhudabhai names entered in the agriculture land bearing R/S No.675/8 and others as per entry No.18113 dated 01/05/2009 in village No.6.

(3)Thereafter the agriculture land bearing R/S No.675/8 changed in new R/S No.1621 in Re-Survey

(4)Thereafter Anjana (Patel) Samuben Karasanbhai waived her right in favour of 1) Anjana (Patel) Shobhanaben Dhudabhai 2) Anjana (Patel)Heenaben Dhudabhai and 3)Anjana (Patel)Pinaben Dhudabhai form the agriculture land bearing R/S No.1621 as per entry No.26010 dated 24/06/2019 in village form No.6

(5)Thereafter Anjana Karasanbhai Becharbhai expired so his name canceled from the agriculture land bearing R/S No.1621 as per entry No.26124 dated 21/08/2019 in village No.6.

6) The agriculture land bearing R/S No.1621 H.R.A 1-03-55 in ownership of 1)Anjana (Patel)Puriben Dhudabhai 2) Anjana (Patel) Shobhanaben Dhudabhai 3) Anjana (Patel)Heenaben Dhudabhai and 4)Anjana (Patel)Pinaben Dhudabhai as per 8A

History of R/S No.1622 (old No.675/7)

(7) Originally the agriculture land bearing R.S No.675p in ownership of Parathi Ramsang as per entry No.1266 dated 09/05/1959 in village form No.6

(8)Thereafter Anjana Parathibhai Ramsungbhai expired so 1)Anjana Santokben Parathibhai 2) Anjana Narasinhbhai Parathibhai 3) Anjana Aravindbhai Parathibhai, 4)Anjana Rajsinhbhai Parathibhai and 5)Anjana Bhikhiben Parathibhai names entered in the agriculture land R/S No.675/7 and others as per entry No.20958 dated 21/05/2010 in village form No.6



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(9)Thereafter the agriculture land bearing R/S No.675/7changed in new R/S No.1622 in Re-Survey

(10)Thereafter Anjana Santokben Parathibhai and Bhikhiben Parathibhai waived their right in favour of 1) Anjana Narasinhbhai Parathibhai 2) Anjana Aravindbhai Parathibhai and 3) Anjana Rajsinhbhai Parathibhai form the agriculture land bearing R/S No.1622 and others as per entry No.25620 dated 08/10/2018 in village form No.6

(11) The agriculture land bearing R/S No.1622 H.R.A 0-42-41 in ownership of 1) Anjana Narasinhbhai Parathibhai 2) Anjana Aravindbhai Parathibhai and 3) Anjana Rajsinhbhai Parathibhai as per 8A

(12)The the agriculture land bearing R/S No.1621 H.R.A 1-03-55 in ownership of 1)Anjana (Patel)Puriben Dhudabhai 2) Anjana (Patel) Shobhanaben Dhudabhai 3) Anjana (Patel)Heenaben Dhudabhai and 4)Anjana (Patel)Pinaben Dhudabhai and said land paiki H.R.A 0-41-18 transfer to the Anjana Narasinhbhai Parathibhai , Anjana Aravindbhai Parathibhai and Anjana Rajsinhbhai Parathibhai remaining R/S No.1621paiki H.R.A 0-62-37 in ownership of 1)Anjana (Patel)Puriben Dhudabhai 2) Anjana (Patel) Shobhanaben Dhudabhai 3) Anjana (Patel)Heenaben Dhudabhai and 4)Anjana (Patel)Pinaben Dhudabhai also R/S No.1622 H.R.A 0-42-41 transferred from Anjana Narasinhbhai Parathibhai 2) Anjana Aravindbhai Parathibhai and 3) Anjana Rajsinhbhai Parathibhai mutual transferred by registered sale deed dated 01/11/2019 vide No.7455 as per entry No.26243 dated 02/11/2019 in village form No 6.

(13) As per above history R/S No.1621paiki H.R.A 0-62-37 and R/S No.1622 H.R.A 0-42-41 total H.R.A 1-04-78 came in ownership of 1)Anjana (Patel)Puriben Dhudabhai 2) Anjana (Patel) Shobhanaben Dhudabhai 3) Anjana (Patel)Heenaben Dhudabhai and 4)Anjana (Patel)Pinaben Dhudabhai but as per measurement correction in R/S No. 1621paiki H.R.A 0-62-37 become R/S No. 1621paiki H.R.A 0-62-19 as per entry No.26382 dated 11/01/2020 in village form No 6.

(14) Thus R/S No.1621paiki H.R.A 0-62- 19 and R/S No.1622 H.R.A 0-42-41 total R/S No.1621p1 H.R.A 1-04-60 Khata number 3276 in ownership of 1)Anjana (Patel)Puriben Dhudabhai 2) Anjana (Patel) Shobhanaben Dhudabhai 3) Anjana (Patel)Heenaben Dhudabhai and 4)Anjana (Patel)Pinaben Dhudabhai

(15) Thereafter the agriculture land bearing R/S No.1621/p1 sqemter 10460.00 converted in to non-agriculture for residential purpose by order of Collector Shri Banaskantha Palanpur vide order No.190/02/08/191/2020 dated 30/04/2020 as per entry No.26497 dated 30/04/2020 in village form No 6..

(16)Also approved lay out and building plan by order dated 18/05/2020 by competent authority.

(17)Thereafter taken permission for constructed building on the N.A land bearing R/S No.1621p1 by case No.1441252 Rajchitthi No.PADA/07-07-2020/1441252/01/000569 dated 06/08/2020 by Palanpur Area Development Authority



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(18) Thereafter 1)Anjana (Patel) Puriben Dhudabhai 2) Anjana (Patel) Shobhanben(Shobhanaben)Dhudabhai 3) Anjana (Patel) Heenaben Dhudabhai 4) Anjana (Patel) Pinaben Dhudabhai were development agreement with the Bhoomi Developers firm through its partner Namely Shree (1) Patel Vishnubhai Maganbhai (2) Modh Rajeshkumar Keshvlal (3) Patel Sureshkumar Galababhai (4) Rathi Militkumar Rameshkumar (5) Shah Prashant Munnalal by Development agreement No.5205 dated 19/09/2020 and hand over possession of said land for development as per building plan and permission of construction also as per development agreement and construct building on the said land .

(19) I had published a public notice in daily news paper Divya Bhaskar on 25/09/2020 and invited objection any way in said the said the N.A land bearing R/S No. 1621/ p1 (old R/S No.675/8) Sq meter 10460.00 but no any objection received in time.

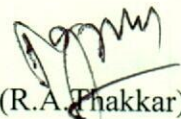
(20)I have verified and found them all record certified and legal. I have also taken search of index register from office of sub registrar Palanpur from 1990 to 30/09/2020 vide receipt No. 2020083011272.

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

Palanpur.

Date : 01 /10/2020




(R.A. Thakkar)
Advocate & Notary