

R.A.Thakkar

Phone: 02742-266053

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B.A.LL.B

Advocate & Notary

e-mail :rathakkar2011@ gmail.com

Office :26,Lower Ground Floor,

Cosy Tower, Opp. Joravar Palace,

PALANPUR-385 001(B.K.)

NON-ENCUMBRANCE CERTIFICATE

To,

Shri Vaghela Nirmalsinh Vaghsinhji and Paramar Pravinsinh Ghemarji partners of Anmol developers partnership firm

I had been assigned to undertake the investigation of title of the land being Revenue Survey No.R/S No.1193/1 paiki,1193/2 paiki (New No.3208/paiki)sq mt.2272-82 and consolidated N.A land bearing R/S No.1193/2 paiki(New No.3208/paiki) Plot No.90 ,95 ,20/2 ,21/1 ,21/2 ,Plot No.B ,Plot No.C and Plot No.17/2 ('**Land**') and to undertake the search of the registration records of the offices of the Sub Registrar of Assurance for verification of existence of any encumbrances in respect of the said land and pursuant thereto I have investigated the title and caused the search to be taken through the search clerk of the available registration records and based on and relying upon the registration records as maintained and its search as available and the information available and obtained there from I have issued by Title Certificate/Report dated 11/03/2019 certifying that no encumbrance exists on the said '**Land**'.

This is to state and certify that title of the property of the Shri Vaghela Nirmalsinh Vaghsinhji and Paramar Pravinsinh Ghemarji partners of Anmol developers partnership firm is clear and marketable and no encumbrance exists on the said Land

Description of 'said Land'

Situated on Dairy road opp- forest office in sim of Palanpur village Ta, Palanpur Dist.Banaskantha and its boundaries as under:-

Boundaries

East - Adjoining Deri Road

West- Adjoining Plot No.91,92,93,94 and 7-50 mt Internal road

North- Adjoining 7-50 mt.Internal road

South- Adjoining Plot No.17/1 and 20/1

Date:-11/3/2019

Place: Palanpur



(R.A. Thakkar)

Signature of Advocate

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Title clearance report

I under signed Advocate R.A Advocate certify that Shri Vaghela Nirmalsinh Vaghsinhji and Paramar Pravinsinh Ghemarji partners of Anmol developers partnership firm are absolute owner of the N.A land bearing R/S No.1193/1 paiki,1193/2 paiki (New No.3208/paiki)sq mt.2272-82 and consolidated N.A land bearing R/S No.1193/2 paiki(New No.3208/paiki) Plot No.90 ,95 ,20/2 ,21/1 ,21/2 ,Plot No.B ,Plot No.C and Plot No.17/2 for residential flat and retail shop purpose.

Situated on Dairy road opp- forest office in sim of Palanpur village Ta, Palanpur Dist.Banaskantha and its boundaries as under:-

Boundaries

East - Adjoining Deri Road

West- Adjoining Plot No.91,92,93,94 and 7-50 mt Internal road

North- Adjoining 7-50 mt.Internal road

South- Adjoining Plot No.17/1 and 20/1

History

(1)Originally the agriculture land bearing R/S No.1193/2 in ownership of Kaidava Haraji Joyata and Mulabhai Jivabhai as per entry No.452 in village form No 6.

(2)Thereafter the agriculture land bearing R/S No.1193/2 in ownership of Haraji Joyata and Mulabhai Jivabhai but Mulabhai Jivabhai expired so Maganbhai Mulabhai, Bhaychandbhai Mulabhai, Ramchandbhai Mulabhai, Kankuben Mulabhai and Manekbem Mulabhai names entered inn said land as per entry No.1722 in village form No 6.

(3)Thereafter the agriculture land bearing R/S No.1193/2 came in ownership of Haraji Joyata by way of distribution as per entry No.4565 dated 2/8/82 in village form No 6.

(4)Also the agriculture land bearing R/S No.1193/1 H.R.A 2/08/41 came in ownership Maganbhai Mulabhai ,Bhaychandbhai Mulabhai,Ramchandbhai Mulabhai,Kankuben Mulabhai and Manekbem Mulabhai as per entry No.4565 dated 2/8/82 in village form No 6.

(5)The agriculture land bearing R/S No.1193/1/2 Acer 2-39 Guntha i: e Sq mt.12039-00 in ownership of Haraji Joyata and said land converted into for residential by order of Collector Shri Banaskantha vide order No.K/Jamin/2/N.A. S .R/vashi-3530 to 3535 dated 30/01/1983 and lay out plan was sectioned by same authority as per entry No.4789 dated 06/08/1983 in village form No 6.

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(6)Also the agriculture land bearing R/S No.1193/1 Sq mt.20841-00 in ownership of Maganbhai Mulabhai, Bhaychandbhai Mulabhai, Ramchandbhai Mulabhai, Kankuben Mulabhai and Manekbhem Mulabhai and said converted into for residential by order of Collector Shri Banaskantha vide order No.K/Jamin/2/N.A.S.R/vashi-7/86 dated 13/03/1987 and lay out plan was sectioned by same authority as per entry No.2984 dated 24/06/1987 in village form No 6.

(7)Thereafter the N.A land bearing R/S No.1193/1/2 Acer 2-39 Guntha purchased by(1)Patel Velabhai Becharbhai(2) Patel Jaytibhai Becharbhai(3)Patel Madhabhai Virabhai (4) Patel Bhagavanbhai Becharbhai(5) Kantibhai Gangarambhai (6)Patel Amrutbhai Devabhai(7)Patel Hirabhai Punjabhai (8)Kevalbhai Punjabhai (9) Megharaj Karan and (10)Valu Parthi from Haraji Joyata by registered sale deed dated 16/10/84 as per entry No.1547 dated 18/10/1987 in village form No 6.

Plot No.20/2

(8)Thereafter the N.A land bearing R/S No.1193/2 paiki plot 20/1 and 20/2 purchased by Shailashbhai Goradhandas Bheda from Patel Velabhai Becharbahi and other by registered sale deed dated 6/11/85 as per entry No.2124 dated 15/02/1986 in village form No 6.

(9)Thereafter the N.A land bearing R/S No.1193/2 paiki plot 20/2 purchased by Virachandbhai Bhaichandbhai from Shailashbhai Goradhandas Bheda by registred sale deed dated 15/01/2000 as per entry No.12363 dated 08/02/2000 in village form No 6.

(10)Thereafter the N.A land bearing R/S No.1193/2 paiki plot 20/2 purchased by Dhanarajbhai Mavajibhai from Virachandbhai Bhaichandbhai by registred sale deed dated 19/01/2002 as per entry No.15452 dated 13/09/2002 in village form No 6.

(11)Thereafter the N.A land bearing R/S No.1193/2 paiki plot 20/2 purchased by Vasutiben Dahylal Modi from Dhanarajbhai Mavajibhai by registred sale deed dated 06/05/2015 as per entry No.3087 dated 08/05/2015 in village form No 6.

Plot No. 21/1 and 21/2

(12)Thereafter the N.A land bearing R/S No.1193/2 paiki plot 21/1 and 21/2 purchased by Mangalaben Kundanlal Bheda from Patel Velabhai Becharbahi and other by registered sale deed dated 6/11/85 as per entry No.2124 dated 15/02/1986 in village form No 6.

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(13)Thereafter the N.A land bearing R/S No.1193/2 paiki plot 21/1 purchased by Virachandbhai Bhaichandbhai form Mangalaben Kundanlal Bheda by registred sale deed dated 14/02/2000 as per entry No.12380 dated 14/02/2000 in village form No 6.

(14)Thereafter the N.A land bearing R/S No.1193/2 paiki plot 21/1 purchased by Vasanatiben Dahyalal Modi from Virachandbhai Bhaichandbhai by registered sale deed dated 15/05/2010 as per entry No.20974 dated 26/05/2010 in village form No 6.

(15)Thereafter the N.A land bearing R/S No.1193/2 paiki plot 21/2 purchased Patel Sangitaben Pravinkumar from Mangalaben Kundanlal Bheda by egistered sale in village form No 2.

(16)Thereafter the N.A land bearing R/S No.1193/2 paiki plot 21/2 purchased by Khusabuben Sunilakumar Modi form Sangitaben Pravinkumar by registered sale deed in village form No 2.

(17)Thereafter the N.A. land bearing R/S No.1193/2 Plot No.21/2 purchased by Vasanatiben Dahyalal Modi from Khushbuben Sunilkumar Modi by registerd gift deed dated 17/07/15 vide No.4390 from as per entry No.3560 dated 17/07/2015 in village form No.6

Plot No. C

(18)Thereafter the N.A land bearing R/S No.1193/2 paiki 5518-00 sqfeet purchased by Patel Kantilal Gangaram and Patel Pujabhai Hirabhi from Patel Velabhai Becharbahi and other by registered sale deed dated 8/11/85 as per entry No.2126 dated 15/02/1986 in village form No 6.

(19)Thereafter the N.A land bearing R/S No.1193/2 paiki 5518-00 sqfeet plot NO. C purchased by Vasanatiben Dahyalal Modi and Modi Dahylal Giradharlal form Patel Kantilal Gangaram and Patel Pujabhai Hirabhi by registred sale deed dated 21/04/15 as per entry No.2995 dated 21/04/15 in village form No 6.

(20)Thereafter Modi Dahylal Giradharlal waived his right from the N.A land bearing R/S No.1193/2 paiki 5518-00 sqfeet plot NO. C in favour of Vasanatiben Dahyalal Modi by gift registered sale deed dated 17/07/15 as per entry No.3558 dated 17/07/15 in village form No 6.



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Plot No. B

(21)Thereafter the agriculture land bearing R/S No.1193/2 Plot No. B purchased by Ishavarlal Babulal from Patel Velabhai Becharbahi and other as per entry in village form No.2

(22)Thereafter purchased by Pitambardas Bhaichanddas from Ishavarlal Babulal by registered dated 20/11/04 as per entry No.18930 dated 18/12/2004 in village form No.6

(23)Thereafter Pitambardas Bhaichanddas expired so Ramiben, Pravinkumar, Bhagavatiben and Hinaben names entered in the N.A land bearing R/S No.1193/2 Plot No. B as per entry No.21852 dated 07/08/2010 in village form No.6

(24)Thereafter the N.A land bearing R/S No.1193/2 Plot No. B purchased by Foramben Bhavesh Modi from Ramiben, Pravinkumar, Bhagavatiben and Hinaben by registered sale deed dated 11/01/2011 as per entry in village form No.2

(25)Thereafter the agriculture land bearing R/S No.1193/2 Plot No. B purchased by Vasumatiben Dahyalal Modi from Foramben Bhavesh Modi by registered gift deed dated 17/07/15 vide No.4393 from as per entry No.3559 dated 17/07/2015 in village form No.6.

Plot NO.17/2

(26)Thereafter the N.A land bearing R/S No.1193/2 paiki plot 17/2 purchased by Kiritkumar Amathalal from Patel Velabhai Becharbahi and other by registered sale deed dated 7/11/85 as per entry No.2124 dated 15/02/1986 in village form No 6.

(27)Thereafter the N.A land bearing R/S No.1193/2 paiki plot 17/2 purchased by Hadiyol Dolatsinh Parathiji from Kiritkumar Amathalal by registered sale deed dated 7/11/85 as per entry No.2124 dated 15/02/1986 in village form No 6.

(28)Thereafter the N.A land bearing R/S No.1193/2 paiki plot 17/2 purchased by Vasumatiben Dahyalal Modi from Hadiyol Dolatsinh Parathiji by registered sale deed dated 22/12/86 as per entry No.6363 dated 22/12/1986 in village form No 6.

Plot No.90

(29)Thereafter the N.A land bearing R/S No.1193/1 paiki plot No.90 purchased by Smt Taraben Natavarlal from Maganbhai Mulabhai, Bhaychandbhai Mulabhai, Ramchandbhai Mulabhai, Kankuben Mulabhai and Manekbem Mulabhai by registered sale deed dated 12/2/88 as per entry No.3696 dated 7/05/1988 in village form No 6.

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(30)Thereafter the N.A land bearing R/S No.1193/1 paiki plot No.90 purchased by Vasumatiben Dahyalal Modi Smt Taraben Natavarlal by registered sale deed dated 30/04/2011 as per entry in village form No 2.
Plot No.95

(31)Thereafter the N.A land bearing R/S No.1193/1 paiki plot No.95 purchased by Santokben Ramchandbhai from Maganbhai Mulabhai, Bhaychandbhai Mulabhai, Ramchandbhai Mulabhai, Kankuben Mulabhai and Manekbem Mulabhai by registered sale deed dated 12/2/88 as per entry No.2984 dated 24/06/1988 in village form No 6 as per village form No.2.

(32)Thereafter the N.A land bearing R/S No.1193/1 paiki plot No.95 purchased by Vasanatiben Dahyalal Modi and Modi Dahylal Giradharlal from Santokben Ramchandbhai as per entry No.11407 dated 05/07/2006 in village form No 6 as per village form No.2.

(33)Thereafter Dahyalal Girdhrlal Modi waived his right from the N.A land bearing R/S No.1193/2 Plot No. 95 Sq mt.592-25 in favour Vasumatiben Dahyalal Modi by registered gift deed dated 17/07/15 vide No.4391 as per entry No.3557 dated 17/07/2015 in village form No.6 as per village form No.2

(34)Thereafter Vasumatiben Dahyalal Modi revised the N.A land bearing R/S No.1193/1 paiki plot No. 90 and 95 and R/S No.1193/2 paiki Plot No.20/2,21/1.21/2 Plot No.B&C paiki 1043 sqmeter for petrol pump and 2108-13 for residential plot by order of Collector Shri Banaskantha vide order No.K/Jamin/2/N.A.S.R/vashi-12062 dated 1/03/2017 and lay out plan was sectioned by same authority as per entry No.6631 dated 27/02/2017 in village form No. 6

(35)Thereafter the N.A land bearing R/S No.1193/1 paiki and R/S No.1193/2 paiki converted in to new R/S No. 3208p in resurvey,

(36)Thereafter Also Vasumatiben Dahyalal Modi revised the N.A land bearing R/S No.1193/1 paiki and R/S No.1193/2 (new R/S No. 3208p) R/S No. plot No. 90 and 95 and R/S No.1193/2 paiki Plot No.20/2,21/1.21/2 Plot No.B.C paiki 2272-82 sqmeter for retail shops and Apartment (flats) by order of Nagar Niyojak by order No.N.A BP/Palanpur2394 dated 28/12/2018 and lay out plan was sectioned by same authority as per entry No.11553 dated 21/01/2019 in village form No 6

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(37)Thereafter the agriculture land bearing R/S No.1193/1p ,R/S No.1193/2p new R/S No.3208/p Plot No.90 ,95 ,20/2 ,21/1 ,21/2 ,17/2 ,B and C Sq mt.2272-82 purchased by Paramar Pravinsinh Ghemarji and Vaghela Nirmalsinh Vaghsinhji partners of Anmol developers from Modi Vasumatiben Dahyalal by registered sale deed dated 01/02/2019 vide No.713 as per entry No.11699 dated 27/02/2019 in village form No. 6

(12)I had published a public notice in daily news paper Divya Bhaskar on 2/03/2019 and invited objection any way in said the said the N.A land bearing R/S No.1193/1p ,R/S No.1193/2p new R/S No.3208/p Plot No.90 ,95 ,20/2 ,21/1 ,21/2 ,17/2 ,B and C Sq mt.2272-82 but no any objection received in time.

(13)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 07/03/2019 vide receipt No. 2019083003076.

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

Palanpur.

Date: 11/03/2019



(R.A.Thakkar)

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અરજી પહોંચ

મેલકતનું વર્ણન RS No-1193/1 paiki+1193/2 paiki plot no-90,95,20/2,21/1,21/2, plot
no-B,C & 17/2
Search in : પાલનપુર (ગ્રામ/PALANPUR (RURAL)

પહોંચ નંબર: ૨૦૧૯૦૮૩૦૦૩૦૭૬

અરજી નંબર: ૧૪૮૬

અરજી વર્ષ: ૨૦૧૯

તા: ૭

માહે: માર્ચ

સને: ૨૦૧૯

રજુ કરનારનું નામ R.A.Thakkar Adv.

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / કોલેવીયો..... ૦
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)..... ૦
શોધ અગર તપાસણી..... Year : ૧૯૯૦ ૨૦૧૯ ૧૨૮૦
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી કોલેવીયો..... ૦
ઈન્ડેક્સ-૨ ફી.....
આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૧૨૮૦

અંકે રૂપીયા એકહજાર બસો એસી પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

નકલ

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

સબ રજીસ્ટ્રાર
પાલનપુર

IGR-NIC

-1467369449362882391

૭/૩/૨૦૧૯

૩:૨૯:૧૩ pm