

Mobile: 98790 35049

R. K. PUNJABI

B.Com., LL.B
ADVOCATE
En. no. G/1313/2000

F/43, 44, City Mall-1,
Navjivan Compound,
Opp. B.T. Mall-1,
Kalol (N.G.), Dist. G'nagar.

DATE: 17 / 06/2019

TITLE CERTIFICATE

TO,

Krishna Developers Partneship Firm's Partners

At : kalol.

Sir,

SUB :-

FOR, SHREE KRISHNA DEVELOPERS
PARTNER

Investigation of Title To The Property
Bearing Revenue Survey No. 681/1,
admeasuring 0-39-36 Hac-Are-Sq.mts.,
T.P. Scheme no. 5 (kalol-Ola-Borisna)
Final Plot no. 50/1, 2368 sqm. Non
agriculture land situated in the sim of
Village Kalol, Ta. Kalol, Dist-
Gandhinagar.


R. K. PUNJABI
Advocate
En.No.G/1313/2000
MO. 9879035049
Off : F-43/44, Citymall-1,
Opp. B.T. Mall-1, Navjivan Compound,
Kalol, Dist. Gandhinagar - 382721
E-Mail : rk.punjab1@gmail.com

The present owners of the said agriculture land have demanded a title Clearance Certificate from me and have placed its related documents, papers and revenue records in my hands & I have relied on the facts mentioned therein believing the same to be true.

-: The Brief History of the said property :-

Originally the whole land of Survey no. 681/1 was belonged to Ishvar Motilal, But after his death Hiralal Ishvarlal and Nathalal Ishvarlal became the owners of the said land vide entry

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no. 786 and the same was certified and granted.

Entry No. 1228/125 is the entry of Common Tenant namely Bapuji Ugraji & the said entry was certified.

Entry No. 1366/35 is the entry of Tenant running in the year 1955-56 and name of Thakor Jugaji Bapuji's name entered vide sr. no. 35 of the said entry no. 1366.

Entry No. 1366/59 is not concern with survey no. 681/1.

Entry No. 1366/121 is the entry of Tenant running in the year 1955-56 and name of Sonaji Halaji's name entered vide sr. no. 121 of the said entry no. 1366.

Entry no. 1553 not concern with survey no. 681/1.

After then, the death of Nathalal Ishvarlal, his legal heirs Bai Savitaben wd/o nathalal ishvarlal and Bhanumatiben Nathalal's daughter's names were entered in revenue record vide entry no. 2785 and certified on 02/05/67.

After then, by the order of Mamlatdar and tenancy court no. 1, the said land sold as per Tenancy section 32-g to Thakor Jugaji Bapuji and the said entry entered in revenue record vide entry no. 2821/3.

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Entry no. 5000 dated 23/06/75 is the entry of encumbrance of Gujarat State co.op. Land development bank of Rs. 3500/-.

Entry no. 5095 is the entry of encumbrance of Mandali of Rs. 1200/- which was certified on 08/10/76.

Entry no. 6431 is the entry of cancellation of encumbrance of Gujarat State co.op. Land development bank of Rs. 3900 & 3500/- which was certified on 20/07/83.

Entry no. 6432 is the entry of cancellation of encumbrance of Mandli which was certified on 28/09/83.

Entry no. 8120 is the entry of cancellation of encumbrance of Mandli which was certified on 30/06/93.

Entry no. 8121 is the entry of cancellation of encumbrance of Gujarat State co.op. Land development bank which was certified.

After then, the death Jugaji Bapuji Thakor, his legal heirs Mangaji Jugaji, Karshanji Jugaji, Dhulaji Jugaji, Lalaji Jugaji, Bhalaji Jugaji, Jadiben Jugaji were became co-owner of the said land and entered their name in the revenue record vide entry No. 8508.

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Entry no. 9242 is the entry of cancellation of encumbrance of Mandli which was certified.

After then, distribution made by the owners of the said about the said land and other land, by this distribution Thakor Mangaji Jugaji became the exclusive owner of the said land and the effect to that entered in revenue record vide entry no. 9668.

After then, by the order no. 84c/kalol/72/2000 dated 29/02/2000, the said land entered in the name of Government under section-84c because of violation of section 43(1) b and the said entry entered in revenue record vide entry no. 9697.

After then, by the order no. Ganot case/84c(4) /61/01 dated 30/05/01, the said land given to Jamnabhai Somabhai conditionally and the said entry entered in revenue record vide entry no. 9896 which was certified on 22/08/01.

After then, by the order no. Ganot case/84c(4) /61/01 dated 30/05/01, the said land given to Jamnabhai Somabhai conditionally and said sale amount Rs. 606/- paid by Jamnabhai Somabhai Namuna no. 11-c issue to him and the said entry entered in revenue record vide entry no. 9976 which was certified on 03/05/02.

After then, Mangaji Jugaji and others power of attorney holder Pravinbhai Maganbhai filed ganot appeal no. 177/2000 in

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Deputy collector (land reforms) and the said case was unconditionally withdraw by appellant and the said order no. ganot/appeal/sr/177/2000 dated 30/01/03 entered in revenue record vide entry no. 10228.

After then, the death of Jamnabhai Somabhai on 15/04/07, his legal heirs Hansaben Jamnabhai, Ritaben Jamnaben, Tinaben Jamnabhai, Pravinbhai Jamnabhai, Prakashbhai Jamnabhai and Kashiben Jamnabhai were became owners of the said land and entered their name in the revenue record vide entry No. 15479 which was certified on 16/11/17.

After then, Hansaben Jamnabhai, Ritaben Jamnaben, Tinaben Jamnabhai, Pravinbhai Jamnabhai, Prakashbhai Jamnabhai have released their all rights in favor of Kashiben Jamnabhai and so that Kashiben Jamnabhai became the owne of the said land and said entry entered in the revenue record vide entry No. 15551 which was certified on 16/02/18.

Entry no. 15915 is the entry of order of collector no. cb/ganot/vashi-7470 to 7478/2018 dated 20/09/18 and by this order the restrictions of New condition were destroyed and the said entry was certified on 03/12/18.

Entry no. 16069 is the entry of KJP order of DILR order no. KJP/SR/kalol/62/2018-19, dated 25/01/19. Patel Kashiben Jamnabhai is the owner of the said land as per KJP and the said entry certified on 15/03/19.

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After then, by the order of Collector of Gandhinagar no. CB/NA/GANDHINAGAR/KALOL/681/1/1006957/2019, dated : 03/05/2019, survey no. 681/1 converted into N.A. for multy purpose use under section 65 of Land Revenue Code and said entry was entered in the revenue record vide entry No. 16213 dated 20/05/19.

After then, Patel Kashiben Jamnabhai's widow sold the said land to Shree Krishna Developers Partnership firm's Partners though its partner Arvindbhai Pujabhai by regd. sale deed no. 4824 dated 08/05/19 and the said sale entry entered in revenue record vide entry no. 16223 dated 27/05/19.

The aforesaid Report on Title is not the Report of the entire Records. This Report on Title is limited, to understand the devolution of title and to ascertain any charge or encumbrances on the said property.

I have also Search vide receipt no. 2019050012601 Dated- 22/05/2019 in sub-registrar office at Kalol **for the last 30 years (i.e.1990 to 2019)** in transpire that the title pertaining to the said land property described herein able is in exclusive possession of the holders and they are the exclusive owners of the said land property as per revenue record.

FOR, SHREE KRISHNA DEVELOPERS

ASR

PARTNER

As per the search report given by me that the Register of the sub-Registrar of Kalol of the some year's records is broke which

Received

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is not shown clear information and computerized search report given by sub-registrar Kalol.

As per search report one sale deed registered in sub-registrar office, kalol that Patel Kashiben Jamnabhai's widow sold the said land to Shree Krishna Developers Partnership firm's Partners though its partner Arvindbhai Pujabhai by regd. sale deed no. 4824 dated 08/05/19.

I have also published Notice in the daily newspaper " SANDESH " regarding title of above said land on 14 May, 2019 inviting any claim, objection etc. in, up to against the aforesaid property. I have not received any claim from any concern parties till today.

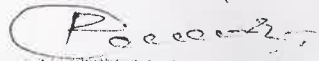
From the verification of the documents, papers, declaration made by him and other related evidences I am of the opinion that titles to above said property is clear, Saleable and marketable subject however to Usual Declaration on title being made & any other Act, Law, Rule, if any, applicable.

Date : 17/06/19

Place : Kalol.

FOR, SHREE KRISHNA DEVELOPERS

PARTNER


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DATE: 10/06/2019

TITLE CERTIFICATE

TO,

Krishna Developers Partnership Firm's Partners

At : kalol.

Sir,

SUB :-

Investigation of Title To The Property
Bearing Revenue Survey No. 681/3,
admeasuring 0-40-47 Hac-Are-Sq.mts.,
T.P. Scheme no. 5 (kalol-Ola-Borisna)
Final Plot no. 50/1, 2428 sqm. Non
agriculture land situated in the sim of
Village Kalol, Ta. Kalol, Dist-
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The present owners of the said agriculture land have demanded a title Clearance Certificate from me and have placed its related documents, papers and revenue records in my hands & I have relied on the facts mentioned therein believing the same to be true.

-: The Brief History of the said property :-

Originally the whole land of Survey no. 681/3 was belonged to Ishvar Motilal, But after his death Hiralal Ishvarlal and

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Nathalal Ishvarlal became the owners of the said land vide entry no. 786 and the same was certified and granted.

Entry No. 1228/126 is the entry of Common Tenant namely Babaji Ugraji & the said entry was certified.

Entry no. 1553 is the entry of Babaji Ugraji name as per possession.

After then, by the order of Mamlatdar and tenancy court no. 1, the said land sold as per Tenancy act restriction to Thakor Babaji Ugraji and the said entry entered in revenue record vide entry no. 2241/51.

Entry no. 2782 is illegible.

After then, the death of Nathalal Ishvarlal, his legal heirs Bai Savitaben wd/o nathalal ishvarlal and Bhanumatiben Nathalal's daughter's names were entered in revenue record vide entry no. 2785 and certified on 02/05/67.

Entry no. 5209 is the entry of order of Tribunal Mamlatdar kalol no. 4 in ganot case/128/76 dated 4/10/76.

Entry no. 6160 not concern with survey no. 68188

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After then, by the order of Mamlatdar and tenancy court, the said land sold as per Tenancy act to Thakor Babaji Ugaraji and sale amount paid by Babaji Ugraji to Land lord so that Namuna no. 9 issued to Babaji Ugraji and the said entry entered in revenue record vide entry no. 6168.

After then, the death Babaji Ugraji Thakor, his legal heirs Chanchalben wd./o Babaji Ugraji, Gomtiben wd/o. Ambaram Babaji, Ratiji Ambaram minor guardian Gomtiben, Ranaji Babaji, Isvarji Babaji, Kanuji Babaji, Nathiben Babaji, sarlaben Babaji, Champaben Babaji minor guradina Chanchalben were became co-owner of the said land and entered their name in the revenue record vide entry No. 7283.

After then, the death Babaji Ugraji Thakor, his legal heirs Chanchalben wd./o Babaji Ugraji, Gomtiben wd/o. Amaji Babaji, Ranaji Babaji, Isvarji Babaji, Kanuji Babaji, Dashrathji Babaji, Nathiben Babaji, sarlaben Babaji, Champaben Babaji minor guradina Chanchalben were became co-owner of the said land and entered their name in the revenue record vide entry No. 7697/1.

FOR, SHREE KRISHNA DEVELOPERS

[Signature]

PARTNER

After then, the death Chanchalben wd./o Babaji Ugraji on 15/04/06 and Kanuji Babaji on 22/02/05 and Ramilaben Babaji Kanuji on 17/11/03 their all names deleted from the revenue

[Handwritten signature]

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record vide entry no. 10764 which was certified on 14/09/06.

After then, Gomtiben wd/o Ambaram, Ratiji Ambaram, Ishvarji Babaji, Sarlaben Babaji, Nathiben Babaji, Champaben Babaji, Dashrathji Babaji have released their all rights and so that their names were deleted from the said land and said entry entered in the revenue record vide entry No. 11168 which was certified on 02/02/08.

Entry no. 11411 is the entry of correction order to delete the one name Ranaji Babaji and keep one name Ranaji babaji and the said entry certified on 19/10/08.

Entry no. 11824 is the entry of Promulgation order.

Entry no. 14301 is the entry of encumbrance of Vividh Karyakari sahkari Mandli of Rs. 2,00,000/-

Entry no. 14318 is the entry of encumbrance of Vividh Karyakari sahkari Mandli of Rs. 3,00,000/-

Entry no. 14537 is the entry of cancellation of encumbrance of Vividh Karyakari sahkari Mandli mentioned in entry no. 14301, 14318.

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After then, Ranaji Babaji give concent to add his legal heirs Madhuben Ranaji, Nitaben Ranaji, Gitaben Ranaji, Sitaben Ranaji, Karanji Ranaji and Prakashji Ranaji names in revenue record and their names entered in revenue record vide entry no. 15548 which was certified on 08/01/18.

Entry no. 15916 is the entry of order of collector no. cb/ganot/vashi-7434 to 7442/2018 dated 20/09/18 and by this order the restrictions of New condition were destroyed and the said entry was certified on 03/12/18.

Entry no. 16069 is the entry of KJP order of DILR order no. KJP/SR/kalol/62/2018-19, dated 25/01/19 and the said entry certified on 15/03/19.

Entry no. 16148 is the entry of cancellation of encumbrance of Vividh Karyakari sahkari Mandli.

After then, by the order of Collector of Gandhinagar no. CB/NA/GANDHINAGAR/KALOL/681/3/1006936/2019, dated : 03/05/2019, survey no. 681/3 converted into N.A. for multy purpose use under section 65 of Land Revenue Code and said entry was entered in the revenue record vide entry No. 16212 dated 20/05/19.

After then, Ranaji Babaji, Madhuben Ranaji, Nitaben

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Ranaji, Gitaben Ranaji, Sitaben Ranaji, Karanji Ranaji and Prakashji Ranaji sold the said land to Shree Krishna Developers Partnership firm's Partners through its partner Arvindbhai Pujabhai by regd. sale deed no. 4762 dated 04/05/19 and the said sale entry entered in revenue record vide entry no. 16214 dated 21/05/19.

The aforesaid Report on Title is not the Report of the entire Records. This Report on Title is limited, to understand the devolution of title and to ascertain any charge or encumbrances on the said property.

I have also Search vide receipt no. 2019050012602 Dated- 22/05/2019 in sub-registrar office at Kalol for the last 30 years (i.e.1990 to 2019) in transpire that the title pertaining to the said land property described herein able is in exclusive possession of the holders and they are the exclusive owners of the said land property as per revenue record.

As per the search report given by me that the Register of the sub-Registrar of Kalol of the some year's records is broke which is not shown clear information and computerized search report given by sub-registrar Kalol.

FOR, SHREE KRISHNA DEVELOPERS

PARTNER

As per search report one agreement to sell registered in sub-registrar office, kalol that Ranaji Babaji made agreement in favor

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of Barot Nirajkumar Gunvantlal to sell the said land by regd. no. 8914 dated. 15/11/17.

As per search report one cancellation of agreement to sell registered in sub-registrar office, kalol that Ranaji Babaji made agreement in favor of Barot Nirajkumar Gunvantlal to sell the said land by regd. no. 8914 dated. 15/11/17 which was cancelled by both party by regd no. 8881 dated 21/08/18.

As per search report one agreement to sell registered in sub-registrar office, kalol that Ranaji Babaji, Madhuben Ranaji, Nitaben Ranaji, Gitaben Ranaji, Sitaben Ranaji, Karanji Ranaji and Prakashji Ranaji made agreement in favor of Shree Krishna Developers Partnership firm's Partners though its partner Arvindbhai Pujabhai to sell the said land by regd. no. 8886 dated. 23/08/18.

As per search report one sale deed registered in sub-registrar office, kalol Ranaji Babaji, Madhuben Ranaji, Nitaben Ranaji, Gitaben Ranaji, Sitaben Ranaji, Karanji Ranaji and Prakashji Ranaji sold the said land to Shree Krishna Developers Partnership firm's Partners though its partner Arvindbhai Pujabhai by regd. sale deed no. 4762 dated 04/05/19.

FOR, SHREE KRISHNA DEVELOPERS

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I have also published Notice in the daily newspaper "SANDESH" regarding title of above said land on 14 May,

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2019 inviting any claim, objection etc. in, up to against the aforesaid property. I have not received any claim from any concern parties till today.

From the verification of the documents, papers, declaration made by him and other related evidences I am of the opinion that **titles to above said property is clear, Saleable and marketable** subject however to Usual Declaration on title being made & any other Act, Law, Rule, if any, applicable.

Date : 17/06/19

Place : Kalol.



FOR, SHREE KRISHNA DEVELOPERS

PARTNER