

TITLE CLEAR  
CERTIFICATE

Mouje Borisna, Ta. Kalol, Dist. : Gandhinagar

Revenue New Block no. 870, old Block no. 95, 1/08/25 Hac-  
Are-Sq.mts. , T.P. Scheme no. 6 (kalol-Borisna-Saij) Final Plot  
no. 71 Non agriculture land.

**R. K. PUNJABI**

For Balmukund Corporation  
*P. K. Patel*  
Partner

Mobile: 98790 35049

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ADVOCATE

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

**DATE : 04/09/2019**

**TITLE CLEAR CERTIFICATE**

TO,

**Balmukund Corporation Partnership Firm**

**Through its partner Rameshbhai Nathalal Patel.**

At : Kalol.

sir,

**SUB :-**

Investigation of Title To The Property Non Agriculture land Bearing New Block/Survey no. 870, Old Block No. 95 (Old Survey no. 157/1, 157/2) admeasuring 1/08/25 Hac-Are-Sq.mts., Assessment Rs. 1624.00 Paisa, T.P. Scheme no. 6 (Kalol-Borisna-Saij), F.P. no. 71 situated in Village : Borisna, Ta. Kalol, Dist- Gandhinagar.

The present owner of the said Non-agriculture land property 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 :-**

The Old survey no. 157/1 and 157/2 originally belonged to Pa. Kalidas Bechardas vide entry no. 42.

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Entry No. 880 is the Fragment entry and by the sr. no. 31, old survey no. 157/1, 157/2 declared as Fragment (tukda) & the said entry was certified.

Entry No. 902/19 is the entry of common tenant Thakor Chundaji Sendhaji of survey no. 16/1.

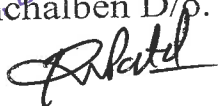
Thereafter Bai Puri wd/o. Ramabhai Manilal, Bai Kamu wd/o Madha Abhechand, Chanchalben Madhabhai, Raiben Madhabhai and Chandulal Madhavlal spk Bai Kamu's names entered by entry no. 1314 in revenue record of Old survey no. 157/1 & 157/2.

Thereafter by the consolidation scheme old survey no. 157/1 & 157/2 become Block no. 95 and by entry no. 149 the name of Bai Kamu wd/o. Madha Abhechand, Chanchalben Madha, Raiben Madha and Chandubhai Madha spk Bai puri and herself entered in revenue record.

Entry no. 621 is the entry of encumbrance of Seva Sahkari Mandli.

 Entry no. 639 is the entry of order of DILR no. sr/701/ mehsana dated 05/01/70 to amend the assessment of kyari land.

Thereafter the death of Kamuben wd/ o. Madha Abhechand five years ago as well as the death of Chanchalben D/o. Madha

  
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Abhechand seven years ago and both have no successors so their names were deleted from revenue record and Raiben Madhabhai and Chandubhai Ramdas were become the owner vide entry no. 962.

Entry no. 3137 is the entry of encumbrance of Bank Of India, Kalol Branch.

Thereafter the promulgation order given by Mamlatdar and the said order entry entered in revenue record vide entry no. 5318.

Thereafter, Raiben Ramdas Patel have released her all rights from the Account no. 77, 90, 95, 490 land with consent so her name was deleted from the revenue record and the effect to that entered in revenue record vide entry no. 5357, date: 12/01/09 and Certified.

Thereafter, the death of Patel Babubhai alias Chandubhai Ramdas on 07/06/15, his legal heirs 1. Patel Madhuben Babubhai (Chandubhai), 2. Patel Ghanshyambhai Babubhai (Chandubhai), 3. Patel Gitaben Babubhai (Chandubhai), 4. Patel Kanubhai Babubhai (Chandubhai) 5. Patel Bhartiben Babubhai (Chandubhai) 6. Patel Niki Jitendrakumar (minor) 7. Patel Het Jitendrakumar (minor)'s names entered in revenue record vide entry no. 7280 dated 22/09/15 and certified.

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Entry no. 7503 is the entry of Asst. Collector, Kalol order no. po/kalol/rts/appeal/sr/247/16, dated 24/10/16 and by this order status quo maintain in this matter till the final order of the appeal against entry no. 7280.

Thereafter entry no. 7529 is the entry of re-survey.

Thereafter an appeal filed by Raiben Madhabhai successors by appeal no. 243/16 before Kalol Asst. Collector and the said appeal rejected due to limitation by Asst. Collector and the said entry entered in revenue record vide entry no. 7620.

Thereafter an appeal filed by Raiben Madhabhai successors against entry no. 5357 by appeal no. 245/16 before Kalol Asst. Collector and the said appeal rejected by Asst. Collector and the said entry entered in revenue record vide entry no. 7624.

Thereafter, Patel Niki Jitendrakumar and Patel Het Jitendrakumar minor's guardian her sister Niki patel have released their all rights from the said block no. 870 old block no. 95 land with consideration amount and their names were deleted from the revenue record and the effect to that entered in revenue record vide entry no. 7680, date: 01/11/17 and Certified on 05/01/18.

*Received*

Thereafter, Patel Madhuben Babubhai (Chandubhai) and

For, Palkund Corporation  
*[Signature]* Partner

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Patel Bhartiben Babubhai (Chandubhai) have released their all rights from the said blok no. 870 old block no. 95 and others land with consent and their names were deleted from the revenue record and the effect to that entered in revenue record vide entry no. 7688, date: 14/11/17 and Certified on 05/01/18.

Thereafter, Patel Gitaben Babubhai (Chandubhai) have released her all rights from the said blok no. 870 old block no. 95 and others land with consent and her name was deleted from the revenue record and the effect to that entered in revenue record vide entry no. 7699, date: 23/11/17 and Certified on 23/01/18.

Entry no. 7757 is the entry of cancellation of encumbrance of Bank Of India, Kalol Branch and the said entry was certified on 26/04/18.

Thereafter an appeal filed by Raiben Madhabhai successors against entry no. 7280 by appeal no. 247/16 before Kalol Asst. Collector and the said appeal rejected by Asst. Collector and the said entry entered in revenue record vide entry no. 7759.

Entry no. 7768 is the entry of cancellation of encumbrance of Borisna Seva sahkari Mandli and the said entry was certified on 07/05/18.

Thereafter Bai Puriben wd/o. Ramabhai Manilal's name was entered in said blok no. 870 and other land by the order of

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correction of Mamlatdar by order no. mam/jamin/suhu/sr/83./vashi. 2290/2018 dated 29/05/18 and said order entry entered in revenue record vide entry no. 7850 dated 12/07/2018 and certified on 01/10/18.

Thereafter a Revision filed by Raiben Madhabhai successors against the order of Asst. collector order in appeal no. 247/16 before the Collector of Gandhinagar by revision no. 232/2017 and the said revision rejected by Collector of Gandhinagar and the said entry entered in revenue record vide entry no. 7899 dated 10/10/18 and the same was certified on 07/12/18.

Thereafter a Revision filed by Raiben Madhabhai successors against the order of Asst. collector order in appeal no. 245/16 before the Collector of Gandhinagar by revision no. 236/2017 and the said revision rejected by Collector of Gandhinagar and the said entry entered in revenue record vide entry no. 7900 dated 10/10/18 and the same was certified on 07/12/18.

 Thereafter a Revision filed by Raiben Madhabhai successors against the order of Asst. collector order in appeal no. 243/16 before the Collector of Gandhinagar by revision no. 233/2017 and the said revision rejected by Collector of Gandhinagar and the said entry entered in revenue record vide entry no. 7903 dated 10/10/18 and the same was certified on 07/12/18.

For, Basu Mukund Corporation

 Partner

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Thereafter by the order of Collector of Gandhinagar no. CB/Land/N.A./S.R./265/17 vashi. 3189 to 3204/2019 dated 13-02-19, Block no. 870 (old block no. 95) converted into N.A. for resident use under section 65 of Land Revenue Code and said entry was entered in the revenue record vide entry No. 7991, date 06/03/19 and the same was certified and granted on 24/05/19.

Thereafter, Patel Puriben wd/o Patel Ramabhai Manilal have released her all rights from the said blok no. 870 old block no. 95 and others land with consent by regd. deed no. 2902 dated 18/03/19 and her name was deleted from the revenue record and the effect to that entered in revenue record vide entry no. 8008, date: 19/03/19 and Certified on 24/05/19.

Thereafter Patel Ghanshyambhai Babubhai (Chandubhai) and Patel Kanubhai Babubhai (Chandubhai) sold out block no. 870 old block no. 95 to Balmukund Corporation Partnership Firm through its partner Rameshbhai Nathalal Patel by Regd. sale deed no. 3740 date: 04/04/19 and become the owner of said block no. 870 and its name entered in revenue record vide entry no. 8035 date: 13/04/19 and was certified on 24/05/19 by circle officer.

Thereafter a Revision filed by Raiben Madhabhai successors against the order of collector, Gandhinagar in revision no. 236/17 before SSRD, Gujarat State by revision no. mvv/hkp/gadhan/

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76/18 and the said revision rejected by SSRD and the said order entry entered in revenue record vide entry no. 8110 dated 19/07/19.

Thereafter a Revision filed by Raiben Madhabhai successors against the order of collector, Gandhinagar in revision no. 233/17 before SSRD, Gujarat State by revision no. mvv/hkp/gadhan/79/18 and the said revision rejected by SSRD and the said order entry entered in revenue record vide entry no. 8111 dated 19/07/19.

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 published Notice in the daily newspaper "SANDESH" on 26<sup>th</sup> August, 2019 regarding title of above said land inviting any claim, objection etc. in, up to against the aforesaid property. I have not received any claim from any parties and no any objection was come on records till today.

I have also Search of available sub-registry record vide receipt no. 2019050022153 Date: 03/09/19 in sub-registrar office at Kalol. As per the search report given by sub registrar office that the Register of the sub-Registrar of Kalol of the year 1990 to

For Balmukund Corporation  
*[Signature]*  
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2007's records are broke which is not shown clear information. The computerized search report of the years 2007 to 2019 given to me by sub-registrar. On verification of such record and papers and documents, I have not found any claim and encumbrance, charge over the said piece of land.

As per the Search Report given by sub-registrar office Kalol, one release deed found that Patel Niki Jitendrakumar and Patel Het Jitendrakumar minor's guardian her sister Niki patel have released their all rights from the said land and also other land with consideration amount by Regd. release deed no. 8564 date: 30/10/17.

As per the Search Report given by sub-registrar office Kalol, one release deed found that Patel Madhuben Babubhai (Chandubhai) and Patel Bhartiben Babubhai (Chandubhai) have released their all rights from the said land and also other land with free consent by Regd. release deed no. 8775 date: 08/11/17.

As per the Search Report given by sub-registrar office Kalol, one notice found that Maheshbhai Ambalal Patel registered notice of lispendency of RCA no. 11/2018 by no. 5498 date: 18/05/18.

As per the Search Report given by sub-registrar office Kalol, one release deed found that Patel Puriben wd/o. Ramabhai Manilal released her all rights from the said land and also other land with consent by regd. release deed no. 2902 date: 18/03/19.

As per the Search Report given by sub-registrar office

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Kalol, one sale deed found that Patel Ghanshyambhai Babubhai (Chandubhai) and Patel Kanubhai Babubhai (Chandubhai) sold out block no. 870 old block no. 95 to Balmukund Corporation Partnership Firm through its partner Rameshbhai Nathalal Patel by Regd. sale deed no. 3740 date: 04/04/19.

As per the Search Report given by sub-registrar office Kalol, one Kabulat deed found that Maheshbhai Ambalal Patel, Bharatbhai Ambalal Patel and Anilbhai Ambalal Patel have accepted regd. sale deed no. 3740/2019 in favor of Balmukund Corporation partnership firm with consideration amount by Regd. deed no. 8983 date: 19/08/19.

Looking to the entire revenue records of the said block number stated in heading hereinabove, the holder of this certificate are the owners of the said Block no. 870 situated in the sim of village- Borisna, Tal-Kalol, Dist- Gandhinagar, the said land is in their possession.

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 are clear and marketable subject however to Usual Declaration on title being made & any other Act, Law, Rule, if any, applicable.

Date : 04-09-2019

Place : Kalol.

For, Balmukund Corporation  
Partnership Firm



**R. K. PUNJABI**  
Advocate

En.No.G/1313/2000  
MO. 9879035049

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