

TITLE CLEAR
CERTIFICATE

Mouje Kalol, Ta. Kalol, Dist: Gandhinagar.

**kalol survy number 1013 T.P.number 5.final plot
number 203/1.hac.are.sq.mits.(0-36-42)**

R. K. PUNJABI

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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: 21/ 10/2019

TITLE CERTIFICATE

TO,

Shree Krishna Developers partnership Firm

At : kalol.

Sir,

SUB :-

Investigation of Title To The Property
Bearing Revenue A/c no. 2794, Survey No.
1013, admeasuring 0-36-42 Hac-Are-
Sq.mts., T.P. Scheme no. 5 (Kalol-Ola-
Borisna) Final Plot no. 203/1 (2212 sqm.),
Non-Agriculture land situated in the sim of
Village Kalol, Ta. Kalol, Dist-
Gandhinagar.

The present owners of the said non-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. 1013 was belonged to Jalambhai Umedbhai and Sultanbbhai Jalambhai, But after

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their death Jalalbhai Sultanbhai and Umedbhai Jalambhai became the owner of the said land vide entry no. 245 and the same was certified and granted.

After then, Jalalbhai Sultanbhai was died and Bai Mariyam wd/o. Jalalbhai Sultanbhai, Bakarbhahi Sultanbhai & Umedbhai Jalambhai's names entered in revenue record vides entry no. 1814.

After then, Bai Mariyam has released her right from the said land and her name was deleted vide entry no. 3444.

After then, the death of Chauhan Bakarbhahi Sultanbhai, his legal heirs Busatbibi wd/o. Bakarbhahi Sultanbhai, Ahmadbhai Bakarbhahi, Umarbhahi Bakarbhahi, Gulamnabi Bakarbhahi, Husenabibi Bakarbhahi & Hanifabibi Bakarbhahi were became co-owner of the said land and entered their name in the revenue record vide entry No. 6662.

After then, Husenabibi Bakarbhahi & Hanifabibi Bakarbhahi have released their all interest in favor of Busatbibi wd/o. Bakarbhahi Sultanbhai, Ahmadbhai Bakarbhahi, Umarbhahi Bakarbhahi, Gulamnabi Bakarbhahi by free consent and their names were deleted from the revenue record vide entry no. 6663.

Entry no. 8468/1 is the entry of deleting name of Bai Busatbibi Bakarbhahi.

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After then, the death of Chauhan Umedbhai Jalambhai on 21/12/93, his legal heirs Chauhan Akbarbhai Umedbhai, Sultanbhai Umedbhai, Husenbhai Umedbhai, Aiyubbhai Umedbhai, Aminabibi Umedbhai & Jinnatbibi Umedbhai were became co-owner of the said land and entered their name in the revenue record vide entry No. 8925.

Entry no. 8944 is the entry of deleting name of Busabbu Bakarbai because of death on 13/12/86.

R. K. Punjabi
After then, the death of Chauhan Umarbhai Bakarbai on 08/11/90, his legal heirs Chauhan Mariyambibi wd/o. Umarbhai Bakarbai, Mahmadbhai Umarbhai, Salimbhai Umarbhai, Farjanabanu Umarbhai, Madina Umarbhai & Shirinben Umarbhai were became co-owner of the said land and entered their name in the revenue record vide entry No. 8979.

After then, distribution made by the owners of the said about the said land and other land, by this distribution hec-are-sqm. 0/18/21 gone to Chauhan Akbarbhai Umedbhai, Sultanbhai Umedbhai, Husenbhai Umedbhai, Aiyubbhai Umedbhai, Aminabibi Umedbhai & Jinnatbibi Umedbhai & hec. are sqm. 0/18/21 gone to Chauhan Ahmadbhai Bakarbai, Gulamnabi Bakarbai, Chauhan Mariyambibi wd/o. Umarbhai Bakarbai, Mahmadbhai Umarbhai, Salimbhai Umarbhai, Farjanabanu

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Umarbhai, Madina Umarbhai & Shirinben Umarbhai and the effect to that entered in revenue record vide entry no. 9044.

After then, Chauhan Akbarbhai Umedbhai, Sultanbhai Umedbhai, Husenbhai Umedbhai, Aiyubbbhai Umedbhai, Aminabibi Umedbhai & Jinnatbibi Umedbhai sold out survey no. 1013 paiki 0/18/21 land to Saiyed Akbarmiya Usmanmiya, Saiyed Hasanmiya Usmanmiya and Saiyed Umarmiya Usmanmiya by Regd. sale Deed no. 82, Date: 08/01/1997 and the said entry entered in revenue record vide entry no. 9056 and the same was granted and certified.

After then, Chauhan Ahmadbhai Bakarbai, Gulamnabi Bakarbai, Chauhan Mariyambibi wd/o. Umarbhai Bakarbai, Mahmadbhai Umarbhai, Salimbhai Umarbhai, Farjanabanu Umarbhai, Madina Umarbhai & Shirinben Umarbhai sold out survey no. 1013 paiki 0/12/14 land to Saiyed Akbarmiya Usmanmiya, Saiyed Hasanmiya Usmanmiya and Saiyed Umarmiya Usmanmiya by Regd. sale Deed no. 2699, Date: 27/11/1997 and the said entry entered in revenue record vide entry no. 9247 and the same was granted and certified.

After then, Chauhan Ahmadbhai Bakarbai, Gulamnabi Bakarbai, Chauhan Mariyambibi wd/o. Umarbhai Bakarbai, Mahmadbhai Umarbhai, Salimbhai Umarbhai, Farjanabanu Umarbhai, Madina Umarbhai & Shirinben Umarbhai sold out survey no. 1013 paiki 0/06/07 land to Saiyed Akbarmiya

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Usmanmiya, Saiyed Hasanmiya Usmanmiya and Saiyed Umarmiya Usmanmiya by Regd. sale Deed no. 2700, Date: 27/11/1997 and the said entry entered in revenue record vide entry no. 9248 and the same was granted and certified.

Entry no. 10465 was cancelled entry shown in 7-12 of the years 1994-95 to 2003-04.

 Thereafter by the order no. 670/06/01/001/2019 dated 03-08-19 of Collector of Gandhinagar, Survey no. 1013 converted into N.A. use under section 65 of Land Revenue Code and said entry was entered in the revenue record vide entry No. 16337, date 03/08/19 and the same was certified and granted on 12/09/19.

After then, Saiyed Akbarmiya Usmanmiya, Saiyed Hasanmiya Usmanmiya and Saiyed Umarmiya Usmanmiya sold out survey no. 1013 hec-are-sqm. 0/36/42 land to Shree Krishna Developers Partnership Firm through its partner Patel Arvindbhai Pujabhai by Regd. sale Deed no. 8867, Date: 14/08/19 and the said entry entered in revenue record vide entry no. 16363 and the same was granted and certified on 30/09/19.

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.

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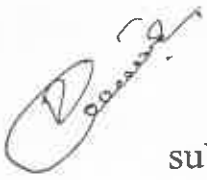
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I have also Search vide receipt no. 2019050024836 Dated- 07/10/2019 in sub-registrar office at Kalol **for the last 30 years (i.e.1990 to 2019)** in transpire that the title pertaining to the said land property described herein able is in exclusive 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 The search report given by sub registrar of the year of the 2007-2019.

As per the Search Report given by sub-registrar office Kalol, one sale deed found that Saiyed Akbarmiya Usmanmiya, Saiyed Hasanmiya Usmanmiya and Saiyed Umarmiya Usmanmiya sold out survey no. 1013 hec-are-sqm. 0/36/42 land to Shree Krishna Developers Partnership Firm through its partner Patel Arvindbhai Pujabhai by Regd. sale Deed no. 8867, Date: 14/08/19.

I have also published Notice in the daily newspaper " SANDESH " regarding title of above said land on 6th October, 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.

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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 : 21/10/19

Place : Kalol.

21.10.2019.


R. K. PUNJABI

Advocate

En.No.G/1313/2000

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Off : F-43/44, Citymall-1,

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