

TITLE CLEAR
CERTIFICATE

Mouje Kalol, Ta. Kalol, Dist : Gandhinagar.

Revenue Survey No. 1012/1, admeasuring 0-36-42 Hac-Are-Sq.mts., T.P. Scheme no. 5 (Kalol-Ola-Borisna) Final Plot no. 202, 2211 sq. mts. Non-Agriculture land.

R. K. PUNJABI

Mobile: 97236 04662

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

DATE: 31/12/2020

TITLE SEARCH REPORT

TO,

M/s. Satvik Developers Partnership Firm's Partners
through its Authorized Signatory Patel Dilipkumar Narandas.
At : kalol.

Sir,

SUB :-

Investigation of Title of The Property
Bearing Revenue Survey No. 1012/1,
admeasuring 0-36-42 Hac-Are-Sq.mts.,
T.P. Scheme no. 5 (Kalol-Ola-Borisna)
Final Plot no. 202, 2211 sq. mts. Non-
Agriculture land situated at 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. 1012/1 was belonged to Patel Motidas Bechardas, but after his death Patel

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Joitabhai Motibhai became the owner of the said land vide entry no. 248 and the same was certified and granted.

Entry No. 1301 is the fragment (tukda) entry and by the sr. no. 161, survey no. 1012/1 declared as Fragment & the said entry was certified.

Thereafter Survey No. 1012/1 entered in the areas of Kalol Nagarpalika by the declaration published in Gujarat Government Gazete Central Section page no. 110-111 which came into force dated 28-02-70. So, the Fragment entry No. 1301/161 was cancelled as a fragment (tukda) and said entry entered in the revenue record vide entry no. 3419 and the same was certified and granted.

After then, the death of Patel Joitaram Motidas on 31/07/83, his legal heirs (1) Patel Raiben wd/o. Joitaram Motidas (2) Patel Karshanbhai Joitaram (3) Patel Manibhai Joitaram (4) Patel Ashvinkumar Joitaram were became owners of the said land and entered their name in the revenue record vide entry No. 6622 and the same was certified.

After then, Patel Raiben wd/o. Joitaram Motidas has released her all rights from the said land in favors of her sons (1) Patel Karshanbhai Joitaram (2) Patel Manibhai Joitaram (3) Patel Ashvinkumar Joitaram and her name was deleted from the revenue record vide entry no. 6623 and the same was certified.

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After then, the partition deed made between the owners of the said land along with other lands on RS. 5/- Stamp paper dated: 02/03/81 and the said Partition entry entered in revenue record vide entry no. 6624 and by the sr. no. 2 of entry no. 6624 survey no. 1012/1 paiki Hec.are.sqm. 0/18/21, Assessment Rs. 1.03 paisa goes in the name of Patel Manilal Joitaram and the same was certified. As well as by the sr. no. 3 of entry no. 6624 survey no. 1012/1 paiki Hec.are.sqm. 0/18/21, Assessment Rs. 1.03 paisa goes in the name of Patel Ashvinkumar Joitaram and the same was certified

After then, survey no. 1012/1 paiki towards east side hec. are.sqm. 0/18/21 land was sold and conveyed by Patel Manilal Joitaram to Abdulkadar Gulabbhai vide regd. sale deed no. 3952 dated: 07/10/95 with the consideration amount of Rs. 18,750/- and the effect to that sale entry entered in revenue record vide entry no. 8817 and the same was certified.

After then, survey no. 1012/1 paiki hec. are.sqm. 0/18/21 land was sold and conveyed by Patel Manilal Joitaram to Abdulkadar Gulabbhai vide regd. sale deed no. 3872 dated: 30/09/95 with the consideration amount of Rs. 37,500/- and the effect to that sale entry entered in revenue record vide entry no. 8818 and the same was certified.

After then, Abdulkadar Gulabbhai has given free consent to add his legal heirs' names in revenue record and by the statement

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of him his legal heirs namely (1) Malek Fatemabibi Abdulkadar (2) Malek Mo. Arif Abdulkadar (3) Malek Rehanabanu Abdulkadar (4) Malek Madinabanu Abdulkadar (5) Malek Sohanabanu Abdulkadar (6) Malek Mo. Asfak Abdulkadar (7) Malek Mo. Aslam Abdulkadar no. 2 to 7's s.p.k. Abdulkadar were became the co-owner of the said land and the said entry entered in revenue record vide entry no. 9171 and the same was certified.

After then, (1) Minor Sohanabanu Abdulkadar (2) Minor Mo. Asfak Abdulkadar and (3) Minor Mo. Aslam Abdulkadar have released their all rights through their guardian Abdulkadar and the said entry entered in revenue record vide entry no. 10631 which was cancelled by the Dy. Mamlatdar (mehsul) because of the rights of minors could not be released.

After then, (1) Malek Abdulkadar Gulabbhai himself and as a guardian of Sohanabanu, Mo. Asfak, Mo. Aslam (2) Malek Fatemabibi Abdulkadar (3) Malek Mo. Arif Abdulkadar (4) Malek Rehanabanu Abdulkadar (5) Malek Madinabanu Abdulkadar sold and conveyed the said survey no. 1012/1 land to Sunilbhai Dhirubhai Bhanderi by regd. sale deed no. 3436 dated: 19/10/2005 and the said sale entry entered in revenue record vide entry no. 10682 and the said entry was cancelled because the evidence of agriculturist and others not produced before the competent authority.

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After then, (1) Malek Abdulkadar Gulabbhai himself and as a guardian of Sohanabanu, Mo. Asfak, Mo. Aslam (2) Malek Fatemabibi Abdulkadar (3) Malek Mo. Arif Abdulkadar (4) Malek Rehanabanu Abdulkadar (5) Malek Madinabanu Abdulkadar sold and conveyed the said survey no. 1012/1 land to Sunilbhai Dhirubhai Bhanderi by regd. sale deed no. 3436 dated: 19/10/2005 and the said sale entry entered in revenue record vide entry no. 10765 and the said entry was certified by the competent authority.

After then, the said land was converted into Non-Agriculture land for the resident purpose by the order of Collector vide order no. 2009/06/01/001/2019, date: 08/11/2019 and the said entry entered in revenue record vide entry no. 16479 dated: 08/11/19 and certified on 30/12/19.

After then, the said survey no. 1012/1 was running in the name of Sunilbhai Dhirubhai Bhanderi and he made a notarized Partnership Firm namely Sun Agro Farm Partnership Firm on 02/07/14. By this Partnership Firm the name of Sun Agro Farm's Partners (1) Sunilbhai Dhirubhai Patel alias Bhanderi 15% partner (2) Bhumikaben Sunilbhai Patel alias Bhanderi's names entered in revenue record vide entry no. 16568 dated: 08/01/2020 and the said entry was certified on 19/02/2020.

After then, Memorandum of Association made and by the

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R.O.C. Certificate the name of Sun Agro Farm converted in Bhanderi Happiness Private Limited and so the effect to that entered in revenue record vide entry no. 16570 dated: 08/01/2020 and the said entry was certified on 19/02/2020.

After then, the Partners of Bhanderi Happiness Private Limited (1) Sunilbhai Dhirubhai Patel alias Bhanderi 15% partner (2) Bhumikaben Sunilbhai Patel alias Bhanderi have given notarized consent dated: 26/06/2020 to keep the only name of Bhanderi Happiness Private Limited in revenue record. So, the name of (1) Sunilbhai Dhirubhai Patel alias Bhanderi 15% partner (2) Bhumikaben Sunilbhai Patel alias Bhanderi were deleted and the the said land stayed on the name of Bhanderi Happiness Private Limited and the said entry entered in revenue record vide entry no. 16759 dated: 30/06/2020 and the said entry was certified on 16/09/2020.

After then, Sunilbhai Dhirubhai Bhanderi as the director of Bhanderi Happiness Private Limited sold and conveyed the said survey no. 1012/1 land to M/s. Satvik Developers Partnership Firm's Partners through its Authorized Signatory Patel Dilipkumar Narandas by regd. sale deed no. 3436 dated: 19/10/2020 and the said sale entry entered in revenue record vide entry no. 16795 dated: 23/07/2020 and the said entry was certified on 16/09/2020.

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Entry no. 2, 3, 161 not concern with the said survey no. 1012/1.

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. 2020050025054 Dated- 18/12/2020 in sub-registrar office at Kalol **for the last 30 years (i.e.1991 to 2020)** in transpire that the title pertaining to the said land property described herein able is in exclusive possession of the holder and they are the exclusive owners of the said land property as per revenue record.

As per the search report given by sub registrar office that the Register of the sub-Registrar of Kalol of the year 1991 to 2007's records are broke which is not shown clear information. And the computerized search report given to me by sub-registrar of year 2007 to 2020.

As per the search report given by sub registrar office that one sale deed registered in sub registrar office kalol that Sunilbhai Dhirubhai Bhanderi as the director of Bhanderi Happiness Private Limited sold and conveyed the said survey no. 1012/1 land to M/s. Satvik Developers Partnership Firm's Partners through its

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Authorized Signatory Patel Dilipkumar Narandas by regd. sale deed no. 3436 dated: 19/10/2020.

On verification of such record and papers and documents, I have not found any claim and encumbrance, charge over the said piece of Property.

I have also published Notice in the daily newspaper " SANDESH " regarding title of above said land on 19th December, 2020 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 : 31/12/2020

Place : Kalol.


R. K. PUNJABI

Advocate

En.No.G/1313/2000

MO. 9879035049

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

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TITLE CLEARANCE CERTIFICATE

Ref :- Investigation of Title of The Property Bearing
Revenue Survey No. 1012/1, admeasuring 0-36-42
Hac-Are-Sq.mts., T.P. Scheme no. 5 (Kalol-Ola-
Borisna) Final Plot no. 202, 2211 sq. mts. Non-
Agriculture land situated at Village Kalol, Ta. Kalol,
Dist- Gandhinagar.

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Owner :- M/s. Satvik Developers Partnership Firm's Partners
through its Authorized Signatory Patel Dilipkumar Narandas.

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In pursuance to the request of My Clients, I have investigated the titles of the said property. Our clerk has taken also Search of available sub-registry record as well as available revenue record and verification of papers and documents, I am of the opinion that titles of the property under reference are clear, marketable and free from al encumbrances and beyond reasonable doubts. I accordingly, certify the rights and titles of the said land as clear and marketable.

Date : 31/12/2020

Place : Kalol.



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DATE: 31/12/2020

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DESCRIPTION OF THE PROPERTY

All that piece and parcel of property bearing Revenue Survey No. 1012/1, admeasuring 0-36-42 Hac-Are-Sq.mts., T.P. Scheme no. 5 (Kalol-Ola-Borisna) Final Plot no. 202, 2211 sq. mts. Non-Agriculture land situated at Village Kalol, Ta. Kalol, Dist- Gandhinagar.

Date : 31/12/2020

Place : Kalol.




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અરજી પહોંચ

મિલકત નું વર્ણન : સર્વે નં ૧૦૧૨/૧

Search in : કલોલ /KALOL

પહોંચ નંબર ૨૦૨૦૦૫૦૦૨૫૦૫૪ અરજી નંબર
તારીખ ૧૮ માહે

૧૩૨૧૦ અરજી વર્ષ ૨૦૨૦
ડિસેમ્બર સને ૨૦૨૦

રજુ કરનારનું નામ આર કે પંજાબી
નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 1991 2020
ઈંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૪૧૦.૦૦

કુલ એકદરે રૂ. ૪૧૦.૦૦

અંકે રૂપિયા ચાર સો દસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

L. V. VAGHELA
સબ રજીસ્ટ્રાર
કલોલ

અંકે રૂ. : 410.00

20201218699663810

સબ રજીસ્ટ્રાર, કલોલ

2007
2020

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઇન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બીજા અંગેનું પત્રક

Search in : આર કે પંજાબી અરજી નંબર : 13210 ગામ નું નામ : KALOL

મિલકતનું વર્ણન : સર્વે નં ૧૦૧૨/૧

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Gandhinagar Kalol મા -29 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે. નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંચધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (લાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી દેરખાવવાનું રૂ.14500000.00	સર્વે નં.1012/1 લ.આર.ચો.મી.0-36-42 ની જમીન (કિલોગ્રામ-મોટીસાગર) ફોર્મ નં.202 તા.22/11 ચો.મી.આથરે ની સરખાંક વતુ સાથે બીનખેતીની જમીન			સંડેરી હેપીનેશ પ્રાઇવેટ લીમીટેડ ના વતી અને તરફથી તેના ડીરેક્ટર સુનિલ પિરલાઇ પટેલ	મે.સાત્વિક ડેવલોપર્સ નામની ભાગીદારી પેઢીના ભાગીદારો વતી ઓગ્રોરાઇટ સિઝેયરી પટેલ દિલીપકુમાર નારણદાસ	18-07-2020 18-07-2020	4475	

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Gandhinagar
Kalol

રિન્ટ તારીખ : 18/12/2020

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