

TITLE CLEAR CERTIFICATE

Mouje Kalol, Ta. Kalol, Dist : Gandhinagar.

Revenue Survey No. 1009/4, admeasuring 0-28-33 Hac-Are-
Sq.mts., T.P. Scheme no. 5 (Kalol-Ola-Borisna) Final Plot no.
193, 856 sq. mts. Non-Agriculture land.

R. K. PUNJABI

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**B.COM., LL.B
ADVOCATE**

Mobile: 97236 04662

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. Suparn 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. 1009/4,
admeasuring 0-28-33 Hac-Are-Sq.mts.,
T.P. Scheme no. 5 (Kalol-Ola-Borisna)
Final Plot no. 193, 856 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. 1009/4 was belonged to Pa. Mangalbhai Punjiram, but after his death Patel

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Naranbhai Maganbhai became the owner of the said land by partition between brothers vide entry no. 1089 and the same was certified and granted.

Entry No. 1301 is the fragment (tukda) entry and by the sr. no. 223, survey no. 1009/4 declared as Fragment & the said entry was certified.

Thereafter Survey No. 1009/4 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. 1301/223 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 assessment of the said survey no. 1009/4 was redipped by the order and the said order entry entered in revenue record vide entry no. 3948 and certified.

After then, the owner of the said land have taken the loan from Kalol Para Khedut vividh karyakari Mandli ltd. of Rs. 2000/- and the said encumbrance entry entered in revenue record vide entry no. 5924 dated: 15/02/80 and the same was certified.

After then, the death of Patel Naranbhai Magandas on 10/01/1986, his legal heirs (1) Patel Kankuben wd/o. Naranbhai

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(2) Patel Ramalal Naranbhai (3) Patel Joitabhai Naranbhai (4) Patel Divaliben Naranbhai (5) Sitaben Naranbhai Patel (6) Kamlaben Naranbhai Patel and with their names (7) Gordhanbhai Maganbhai and Patel Ishvarbhai Maganbhai's hiers (8) Bhagvanbhai Ishvarbhai Patel (9) Bhaktibhai Ishvarbhai Patel (10) Amitaben Ishvarbhai Patel (11) Taraben Ishvarbhai Patel (12) Shantaben Ishvarbhai Patel (13) Kanchanben Ishvarbhai Patel (14) Kokilaben Ishvarbhai Patel's names also entered as co-portioners and the said entry entered in revenue record vide entry No. 6804 date: 18/03/86 and the same was certified.

After then, the owner of the said land have taken the loan from Kalol Para Khedut vividh karyakari Mandli ltd. of Rs. 2000/- which was paid by the owner. So, the encumbrance cancel entry entered in revenue record vides entry no. 7361 dated: 03/10/89 and the same was certified.

After then, the owner of the said land have taken the loan from Bank of Baroda of Rs. 60,000/- and the said encumbrance entry entered in revenue record vide entry no. 7376 dated: 22/11/95 and the same was certified.

After then, (1) Patel Divaliben Naranbhai (2) Sitaben Naranbhai Patel (3) Kamlaben Naranbhai Patel (4) Amitaben Ishvarbhai Patel (5) Taraben Ishvarbhai Patel (6) Shantaben Ishvarbhai Patel (7) Kanchanben Ishvarbhai Patel (8) Kokilaben

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Ishvarbhai Patel have released their all rights from the said land and their names were deleted from the revenue record vide entry no. 9763 dated: 20/06/2000 and the same was certified.

After then, the partition deed made between the owners of the said land and by this partition Pa. Gordhanbhai Magandas became the owner of the said land and the said Partition entry entered in revenue record vide entry no. 9768 dated: 30/06/2000 and the same was certified.

After then, the death of Patel Gordhanbhai Magandas on 28/03/2002, his legal heirs (1) Patel Chanchalben wd/o. Gordhanbhai (2) Patel Manjulaben Gordhanbhai (3) Patel Dashrathbhai Gordhanbhai (4) Patel Maheshbhai Gordhanbhai (5) Patel Umaben Gordhanbhai (6) Patel Jasvantbhai Gordhanbhai became the owners of the said land and the said entry entered in revenue record vide entry No. 10016 date: 15/04/2002 and the same was certified.

After then, (1) Patel Manjulaben Gordhanbhai (2) Patel Umaben Gordhanbhai have released their all rights from the said land and their names were deleted from the revenue record vide entry no. 10023 dated: 13/05/2002 and the same was certified.

After then, (1) Patel Chanchalben wd/o. Gordhanbhai (2) Patel Maheshbhai Gordhanbhai (3) Jasvantbhai Gordhanbhai

Mobile: 97236 04662

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Patel (4) Patel Dashrathbhai Gordhanbhai's power of attorney holder Divyang Dashrathbhai Patel sold and conveyed the said land to Malek Abdulkadar Gulabbhai vide regd. sale deed no. 1008 dated: 01/03/2006 with the consideration amount of Rs. 60,000/- and the effect to that sale entry entered in revenue record vide entry no. 10749 dated: 26/04/2006 and the same was certified.

After then, Abulkadar Gulabbhai Malek sold and conveyed the said survey no. 1009/4 land to Sunilbhai Dhirubhai Bhanderi by regd. sale deed no. 1977 dated: 13/04/2006 and the said sale entry entered in revenue record vide entry no. 10784 dated: 12/06/2006 and the said entry was certified by the competent authority.

After then, the owner of the said land have taken the loan from Bank of Baroda which was paid by the owner of the land and the said encumbrance cancel entry entered in revenue record vide entry no. 10807 dated: 12/06/2006 and the same was certified.

After then, by the Promulgation order entry no. 11828, the name of Malek Abdulkadar Gulabbhai was deleted and the said correction made by sr. no. 5 of the said order entry.

After then, by the entry no. 10807 the encumbrance was paid and Boja Mukti entry entered but the Boja entry was not

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deleted from the record. So, by the correction order no. E-dhara/land/su.hu./vashi./1330/2011 dated: 30/09/11 of Mamlatdar Kalol the Boja entry was deleted from village form no. 7/12 and the said entry entered in revenue record vide entry no. 13348 dated: 01/10/11 and the same was certified.

After then, the said land was converted into Non-Agriculture land for the resident purpose by the order of Collector vide order no. 1956/06/01/001/2019, date: 22/10/2019 and the said entry entered in revenue record vide entry no. 16468 dated: 22/10/19 and certified on 30/12/19.

After then, the said survey no. 1009/4 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 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.

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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. 1009/4 land to M/s. Satvik Developers Partnership Firm's Partners through its Authorized Signatory Patel Dilipkumar Narandas by regd. sale deed no. 4474 dated: 18/07/2020 and the said sale entry entered in revenue record vide entry no. 16794 dated: 23/07/2020 and the said entry was certified on 16/09/2020.

Entry no. 223, 1001, 1086 not concern with the said survey no. 1009/4.

The aforesaid Report on Title is not the Report of the entire Records. This Report on Title is limited, to understand the

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devolution of title and to ascertain any charge or encumbrances on the said property.

I have also Search vide receipt no. 2020050025053 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. 1009/4 land to M/s. Suparn Developers Partnership Firm's Partners through its Authorized Signatory Patel Dilipkumar Narandas by regd. sale deed no. 4474 dated: 18/07/2020.

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

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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. 9879635049
Off: F-43/44, Citymall-1,
Opp. B.T. Mall-1, Navjivan Compound,
Kalol, Dist. Garkhinegar - 382721
E-mail: rkpunjabi@gmail.com

R. K. PUNJABI

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DATE: 31/12/2020

TITLE CLEARANCE CERTIFICATE

Ref :- Investigation of Title of The
Property Bearing Revenue Survey No.
1009/4, admeasuring 0-28-33 Hac-Are-
Sq.mts., T.P. Scheme no. 5 (Kalol-Ola-
Borisna) Final Plot no. 193, 856 sq. mts.
Non-Agriculture land situated at Village
Kalol, Ta. Kalol, Dist- Gandhinagar.

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

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

2...

DESCRIPTION OF THE PROPERTY

All that piece and parcel of property bearing Revenue Survey No. 1009/4, admeasuring 0-28-33 Hac-Are-Sq.mts., T.P. Scheme no. 5 (Kalol-Ola-Borisna) Final Plot no. 193, 856 sq. mts. Non-Agriculture land situated at Village Kalol, Ta. Kalol, Dist- Gandhinagar.

Date : 31/12/2020

Place : Kalol.



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.punjabi7@gmail.com

અરજી પહોંચ

મિલકત નું વર્ણન : સર્વે નં ૧૦૦૯/૪

Search in : કલોલ /KALOL

પહોંચ નંબર ૨૦૨૦૦૫૦૦૨૫૦૫૩

અરજી નંબર

૧૩૨૦૯

અરજી વર્ષ

૨૦૨૦

તારીખ ૧૮

માર્ગે

ડિસેમ્બર

સને

૨૦૨૦

રજુ કરનારનું નામ આર કે મંજાવી

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી..... Year: 1991 2020

૪૧૦.૦૦

દેડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

કુલ એકદરે રૂ.

૪૧૦.૦૦

અંકે રૂપીયા ચાર સો દસ પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

L. V. VAGHRA

સબ રજીસ્ટ્રાર

કલોલ

અંકે રૂ. : 410.00

20201218913083341

સબ રજીસ્ટ્રાર, કલોલ

2007

2020

સુપરિટેન્ડેન્ટ ઓફ પ્રસ અને ઇન્સ્પેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ ભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બીજા અંગેનું પત્રક

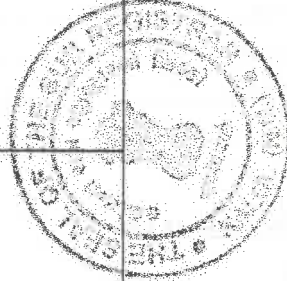
Search In : આર કે પંજાબી અરજી નંબર : 13209 ગામ નું નામ : KALOL

મિલકતનું વર્ણન : સર્વે નં ૧૦૦૯/૪

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Gandhinagar Kalol મા -29 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પુરતોજ મર્યાદીત આ શોધમાં તા સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ભરાપણા વિશે બાંધકામી આપતા નથી અને એમાંની કોઇપણ માહિતી સબંધમાં નુંકશાની માટેના કોઇપણ હકદારા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના હિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધાર નંબર (જો કંઈ પણ હોય તો)	દોષ્ટકન આકાર અથવા જુડી આપવામાં આવે ત્યારે તે	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામાં અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામાં અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફરખન/વચાબ રૂા. 5500000.00	સર્વે નં. 1009/4 હા. આર. ઓ. મી. 0-28-33 ની જમીન (કલોલ-ઓળા-બોરીસાણા) ફા. પ્લોટ નં. 193 તા. 856.00 ચો. મી. આશરે ની રજીસ્ટ્રેશન લેનુ સાથે બીનમંદીની જમીન		ગરેરી હેપીનેશ પ્રાઇવેટ લીમીટેડ ના વતી અને તરફથી તેના ડીરેક્ટર સુનિલ ચિંટલાઇ પટેલ	મે સુપણા ડેવલોપર્સ નામની ભાગીદારી પેઢીના ભાગીદારો વતી ઓથોરાઇઝેડ સિએચરી પટેલ દિલીપકુમાર નારણદાસ	18-07-2020	4474	

Sub-Registrar Office(SRO) Gandhinagar
Kalol

પ્રિન્ટ તારીખ : 19/12/2020

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