

TITLE CLEAR

CERTIFICATE

Mouje Kalol, Ta. Kalol, Dist. : Gandhinagar

Survey no. 1021, N.A. land

R. K. PUNJABI

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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: 24/08/2018

TITLE CLEARANCE

CERTIFICATE

TO,

1. PATEL HARESHKUMAR RAMANLAL
2. PATEL RAMANLAL MAGANDAS

Residing at :- Kalol.

Sir,

SUB :-

Investigation of Title To The Property Bearing
Revenue Survey No. 1021 admeasuring
Hec.Are.Sqm. 1-49-73 i.e. 14973 Sq. mts,
N.A. Land A/c No. 2427 situated in the sim of
Village Kalol, Ta. Kalol, Dist- Gandhinagar.

In pursuance of your instruction to investigate the title of the aforesaid property, I have caused searches to be taken of relevant revenue records available from the office of the Sub Registrar of Assurances for a period of last about thirty years. I have also perused the following papers, documents, evidences produced before us & I have relied on the facts mentioned therein believing the same to be true.

Originally above said land of Survey no. 1021 belonged to Pa. Khushaldas and his legal heir Kachrabhai Khusaldas's



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name entered in revenue record after his death vide entry no. 129.

Entry No. 1013/218 is the entry of protected tenant namely Mafat Shivdas. And by the Entry no. 1483/364 his name was deleted from revenue record as a tenant.

Entry no. 1167 not concern with survey no. 1021.

Entry no. 1576 is the entry of encumbrance of mandali.

Then after the death of Kachara Khusaldas on 21/1/83, his legal heirs (1) Revaben wd./o Kacharabhai Khusaldas (2) Ghanshyambhai Kacharabhai (3) Naranbhai Kacharabhai (4) Amrutbhai Kacharabhai (5) Haribhai Kacharabhai (6) Jadiben wd./o Govindbhai Kacharabhai (7) Kanubhai Govindbhai (8) Bhogilal Govindbhai (9) Mahendrabhai Govindbhai (10) Rameshbhai Govindbhai sa.pa.ka. Jadiben (11) Laxmiben Kacharabhai (12) Maniben Kacharabhai's names entered in revenue record vide entry no. 6784 on 19/10/85 and same was certified.

Entry no. 11166 is the entry of cancellation of encumbrance of Mandli.



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After then, Revaben wd./o Kacharabhai Khusaldas's death on date: 05/07/06, her name was deleted from the revenue record vide entry no. 11381 dated 27/03/08 and the same was certified on 22/05/08.

Then after the death of Laxmiben Kacharabhai Patel on 22/06/89, her legal heirs (1) Kailashben Shivdas (2) Ashokbhai Shivdas (3) Narendra Shivdas (4) Rashmika Shivdas's names entered in revenue record vide entry no. 11382 dated 27/3/08 and the same was certified on 22/05/08.

Then after (1) Ghanshyambhai Kacharabhai (2) Naranbhai Kacharabhai (3) Amrutbhai Kacharabhai (4) Haribhai alias Harikrishna Kacharabhai (5) Jadiben wd./o Govindbhai Kacharabhai (6) Kanubhai Govindbhai (7) Bhogilal Govindbhai (8) Mahendrabhai Govindbhai (9) Rameshbhai Govindbhai (10) Maniben Kacharabhai (11) Kailashben Shivdas (12) Ashokbhai Shivdas (13) Narendra Shivdas (14) Rashmika Shivdas sold out and conveyed survey no. 1021, 14973 sqm. land to (1) Ramanlal Magandas Patel (30 percent part) (2) Patel Maheshbhai Kalidas (19 percent part) (3) Patel Vitthaldas Magandas (19 percent part) (4) Patel Ambalal Madhavdas (12 percent part) (5) Patel Dahyabhai Joitaram (8 percent part) (6) Patel Laljibhai Punjirambhai (7 percent part) (7) Patel Kirtikumar Chhotalal (5 percent part) and sale deed



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for the same was executed on 02/05/08 by registration no. 4409 and their names entered in revenue record vide entry no. 11425 dated 03/05/08 and the same was Certified on 07/06/08.

Entry no. 11828 is the entry of Promulgation.

Then after (1) Ramanlal Magandas Patel (30 percent part) (2) Patel Maheshbhai Kalidas (19 percent part) (3) Patel Vitthaldas Magandas (19 percent part) (4) Patel Ambalal Madhavdas (12 percent part) (5) Patel Dahyabhai Joitaram (8 percent part) (6) Patel Laljibhai Punjirambhai (7 percent part) (7) Patel Kirtikumar Chhotalal (5 percent part) sold out and conveyed survey no. 1021 paiki 7486.5 sqm. land to (1) Minaben Rajeshkumar Patel (50 percent part) (2) Kokilaben Nayankumar Patel (50 percent part) and sale deed for the same was executed on 17/10/11 by registration no. 7843 and entry of that effect entered in revenue record vide entry no. 13366 dated 17/10/11 But the entry was cancelled by Deputy Mamlatdar on 09/12/11.

Then after Survey no. 1021 & 1009/1 total admeasuring 23775 sqm. land converted into non agriculture use for Residential purpose by order no. cb/land/ n.a./s.r. 256/ vashi 19531 to 19547/2011 of Gandhinagar Collector and the said entry entered in revenue record vide entry no. 13412 on



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14/11/11 and certified on 06/01/12.

Then after (1) Ramanlal Magandas Patel (30 percent part) (2) Patel Maheshbhai Kalidas (19 percent part) (3) Patel Vitthaldas Magandas (19 percent part) (4) Patel Ambalal Madhavdas (12 percent part) (5) Patel Dahyabhai Joitaram (8 percent part) (6) Patel Laljibhai Punjirambhai (7 percent part) (7) Patel Kirtikumar Chhotalal (5 percent part) sold out and conveyed survey no. 1021 paiki 7486.5 sqm. land to (1) Minaben Rajeshkumar Patel (50 percent part) (2) Kokilaben Nayankumar Patel (50 percent part) and sale deed for the same was executed on 17/10/11 by registration no. 7843 and entry of that effect entered in revenue record vide entry no. 13631 dated 21/03/12 and certified on 20/06/12.

Entry no. 13762 is the entry of correction of the name of Minaben in place of Miniben.

Entry no. 14358 is the entry of revised N.A. order of survey no. 1009/1. So not concern with survey no. 1021.

Then after (1) Minaben Rajeshkumar Patel (50 percent part) (2) Kokilaben Nayankumar Patel (50 percent part) sold out and conveyed survey no. 1021 paiki 7486.5 sqm. land as per T.P. no. 5, Final Plot no. 214, 8990 sqm paiki vendee's Part



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4495 sqm. N.A. land to Patel Hareshkumar Ramanlal (50 percent Part) and Patel Ramanlal Maganlal (50 percent part). And sale deed for the same was executed on 27/02/18 by registration no. 2282 and entry of that effect entered in revenue record vide entry no. 15648 dated 08/03/18 and certified on 16/05/18.

Then after (1) Patel Vitthaldas Magandas's p.o.a. Ramanlal Maganlal (2) Ramanlal Magandas Patel (30 percent part) sold out and conveyed survey no. 1021 paiki 7486.5 sqm. paiki $\frac{1}{2}$ land as per T.P. no. 5, Final Plot no. 214, 8990 sqm paiki vendee's $\frac{1}{2}$ Part 2202.55 sqm. N.A. land to Patel Hareshkumar Ramanlal (50 percent Part) and Patel Ramanlal Maganlal (50 percent part). And sale deed for the same was executed on 04/04/18 by registration no. 3954 and entry of that effect entered in revenue record vide entry no. 15692 dated 06/04/18 and certified on 16/05/18.

Then after (1) Maheshbhai Kalidas Patel (2) Ambalal Madhavdas Patel (3) Dahyabhai Joitabhai Patel (4) Laljibhai Punjirambhai Patel (5) Kirtikumar Chhotalal Patel's p.o.a. Chhotalal Kachardas patel sold out and conveyed survey no. 1021 paiki 3818.50 sqm. land as per T.P. no. 5, Final Plot no. 214, 8990 sqm paiki vendee's Part 2292.45 sqm. N.A. land to Patel Hareshkumar Ramanlal (50 percent Part) and Patel



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Ramanlal Maganlal (50 percent part). And sale deed for the same was executed on 11/06/18 by registration no. 6226 and entry of that effect entered in revenue record vide entry no. 15802 dated 15/06/18 and certified on 31/07/18.

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" regarding title of above said land on 09th August 2018 inviting any claim, objection etc. in, upto against the aforesaid property. I have not received any claim from any concern parties and no any objection were come on records till today.

I have also Search vide receipt no. 2018050020017 in sub-registrar office at Kalol and the records for some years are not available of book no. 2 of sub-registrar. And the year 1989 to 2007's records are broke which is not shown clear information. The search report given by sub-registrar office Kalol for the years of the 2007 to 2018.

As per the search report given by sub registrar office, Kalol that one of the sale deed registered in the Sub-Registrar



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Office, Kalol that (1) Ghanshyambhai Kacharabhai (2) Naranbhai Kacharabhai (3) Amrutbhai Kacharabhai (4) Haribhai alias Harikrishna Kacharabhai (5) Jadiben wd./o Govindbhai Kacharabhai (6) Kanubhai Govindbhai (7) Bhogilal Govindbhai (8) Mahendrabhai Govindbhai (9) Rameshbhai Govindbhai (10) Maniben Kacharabhai (11) Kailashben Shivdas (12) Ashokbhai Shivdas (13) Narendra Shivdas (14) Rashmika Shivdas sold out and conveyed survey no. 1021, 14973 sqm. land to (1) Ramanlal Magandas Patel (30 percent part) (2) Patel Maheshbhai Kalidas (19 percent part) (3) Patel Vitthaldas Magandas (19 percent part) (4) Patel Ambalal Madhavdas (12 percent part) (5) Patel Dahyabhai Joitaram (8 percent part) (6) Patel Laljibhai Punjirambhai (7 percent part) (7) Patel Kirtikumar Chhotalal (5 percent part) and sale deed for the same was executed on 02/05/08 by registration no. 4409.

As per the search report given by sub registrar office, Kalol that one of the sale deed registered in the Sub-Registrar Office, Kalol that (1) Ramanlal Magandas Patel (30 percent part) (2) Patel Maheshbhai Kalidas (19 percent part) (3) Patel Vitthaldas Magandas (19 percent part) (4) Patel Ambalal Madhavdas (12 percent part) (5) Patel Dahyabhai Joitaram (8 percent part) (6) Patel Laljibhai Punjirambhai (7 percent part) (7) Patel Kirtikumar Chhotalal (5 percent part) sold out and



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conveyed survey no. 1021 paiki 7486.5 sqm. land to (1) Minaben Rajeshkumar Patel (50 percent part) (2) Kokilaben Nayankumar Patel (50 percent part) and sale deed for the same was executed on 17/10/11 by registration no. 7843.

As per the search report given by sub registrar office, Kalol that one of the Power of attorney registered in the Sub-Registrar Office, Kalol that Patel Kirtikumar Chhotalal has given power of attorney to Chhotalal Kachardas Patel and the same was executed on 21/06/13 by registration no. 4807.

As per the search report given by sub registrar office, Kalol that one of the Power of attorney registered in the Sub-Registrar Office, Kalol that Patel Lilaben Vishnubhai has given power of attorney to Gayatriben Vishnubhai Patel and the same was executed on 19/07/13 by registration no. 5479.

As per the search report given by sub registrar office, Kalol that one of the sale deed registered in the Sub-Registrar Office, Kalol that (1) Minaben Rajeshkumar Patel (50 percent part) (2) Kokilaben Nayankumar Patel (50 percent part) sold out and conveyed survey no. 1021 paiki 7486.5 sqm. land as per T.P. no. 5, Final Plot no. 214, 8990 sqm paiki vendee's Part 4495 sqm. N.A. land to Patel Hareshkumar Ramanlal (50 percent Part) and Patel Ramanlal Maganlal (50 percent part).



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And sale deed for the same was executed on 27/02/18 by registration no. 2282.

As per the search report given by sub registrar office, Kalol that one of the sale deed registered in the Sub-Registrar Office, Kalol that (1) Patel Vitthaldas Magandas's p.o.a. Ramanlal Maganlal (2) Ramanlal Magandas Patel (30 percent part) sold out and conveyed survey no. 1021 paiki 7486.5 sqm. paiki $\frac{1}{2}$ land as per T.P. no. 5, Final Plot no. 214, 8990 sqm. paiki vendee's $\frac{1}{2}$ Part 2202.55 sqm. N.A. land to Patel Hareshkumar Ramanlal (50 percent Part) and Patel Ramanlal Maganlal (50 percent part). And sale deed for the same was executed on 04/04/18 by registration no. 3954.

As per the search report given by sub registrar office, Kalol that one of the sale deed registered in the Sub-Registrar Office, Kalol that (1) Maheshbhai Kalidas Patel (2) Ambalal Madhavdas Patel (3) Dahyabhai Joitabhai Patel (4) Laljibhai Punjirambhai Patel (5) Kirtikumar Chhotalal Patel's p.o.a. Chhotalal Kachardas patel sold out and conveyed survey no. 1021 paiki 3818.50 sqm. land as per T.P. no. 5, Final Plot no. 214, 8990 sqm paiki vendee's Part 2292.45 sqm. N.A. land to Patel Hareshkumar Ramanlal (50 percent Part) and Patel Ramanlal Maganlal (50 percent part). And sale deed for the same was executed on 11/06/18 by registration no. 6226.



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As per the search report given by sub registrar office, Kalol that one development Agreement registered in the Sub-Registrar Office, Kalol that (1) Patel Ramanlal Maganlal (2) Hareshkumar Ramanlal Patel have made development Agreement with Shrinath Developers Partnership Firm and Agreement for the same was executed on 18/08/18 by registration no. 8701.

Except the above sale deeds and agreement no any sale deeds or any kinds of agreement is registered in the register of Sub-Registrar of Kalol.

I am of the opinion that titles to above said property are clear, marketable and free from all encumbrances subject however to :-

- (a) Usal Declaration on title being made & any other Act, Law, Rule, if any, applicable.

Date : 24-08-2018

Place : Kalol.



R. K. PUNJABI
Advocate

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

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