

RAKESH K. VASAVA

Advocate

C/O Prakashbhai P. Patel, Advocate, 301, "Maruti Sunand", 3rd Floor
Opp. Dena Bank, Amul Dairy Road, ANAND - 388001

TO WHOMSOEVER IT MAY CONCERN
TITLE CLEARANCE CERTIFICATE

Applicant :- Dev Developers
"Vrajdharm", Opp. Manish Corner, Anand-Vidyanagar
Road, At. & Po. Anand, Ta. & Dist. Anand

Subject :- TITLE CLEARANCE CERTIFICATE & OPINION
OF TITLE IN RESPECT OF NON AGRICULTURE
LAND SITUATED AT BLOCK/SURVEY NO.1139/2,
TOTAL ADM.HAQ. 0-19-73 ARE A/C NO.1028, T.
P. SCHEME NO.8, F. P. NO.171 PAIKI, ADM.
1480.00 SQ. MTRS OF VILLAGE ANAND, TA. &
DIST. ANAND.



Respected Sir,

With reference to the above and pursuant to your instructions, we have to state that, we have investigated the title to the land in question more particularly described in the title cum title clearance thereon to you as under :-

That from search of the records being maintained by the distinct registrar Anand and Sub Registrar Anand for the last 30 years as also from certain documents permission, papers and plans etc., I have examined all the said original documents and have been satisfied that all title deeds have been stamped as well as authority officer under the provision of Law.

- (1) Certified copy of Village form No.7/12 for last 30 years.
- (2) Certified copy of Village form No.6 for last 30 years.
- (3) Original search receipt.

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(2)

We further find that, the original land lord Jayaben Girishchandra Thakorbbhai found in the Government Revenue record in 7/12.

Then after land lord Jayaben Girishchandra Thakorbbhai Sold the subjected property by her P.O.A. Holder Chiragkumar Girishbbhai Patel to the Jayantibhai Dhoribhai Patel by Regi. Sale Deed No.4958/2009 and the purchaser is entered in the revenue record by mutation entry No.94018, dated : 26/02/2010.

Then after Jayantibhai Dhoribhai Patel convert the subjected property in Non agriculture purpose by the Order of the Collector Anand Order No.JMN-1/N.A./S.R./65/184/2016-17/Vasi/14240 to 14249 on dated : 28/12/2016.

Then after Jayantibhai Dhoribhai Patel revised above N.A. Permission before the Collector, Anand by Order No.JMN-1/N.A./65-A-67/S.R./82/2019-19/Vasi/11769 to 11778 on dated : 28/11/2018.

Then after Jayantibhai Dhoribhai Patel Sold the subjected property to the applicant by Regi. Sale Deed and the purchaser is entered in the revenue record by mutation entry No.A-20701.

By this way applicant only one become sole owner and possession holder of this subject property.

And the Subjected property having possession in the applicant and they are sole owner and possession holder of the subjected property.

Phone 252785

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(3)

SEARCH RECEIPT :-

That as stated above according to the record of revenue dept. And the names of applicants are running in the Revenue Records till today.

Mr. R. K. Vasava Advocate made search for last 30 years at Sub Registrar Office, Anand vide Receipt No.2019037007158, Dated : 20/03/2019 and have been satisfied that property is clear and marketable.

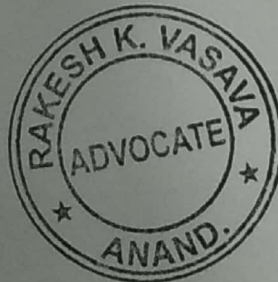
CERTIFICATE

Thus the title of Dev Developers, at. "Vrajdharm", Opp. Manish Corner, Anand-Vidyanagar Road, At. & Po. Anand, Ta. & Dist. Anand in respect of Non agriculture Land situated at block/Survey No.1139/2, total adm.HAQ. 0-19-73 ARE A/c No.1028, T. P. Scheme No.8, F. P. No.171 Paiki, Adm. 1480.00 Sq. Mtrs OF Village Anand, Ta. & Dist. Anand is clear and marketable.

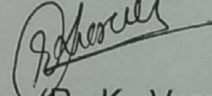
That as stated above I have verified the documents referred above and I am of the opinion that the said land property mentioned in the schedule is title clear and marketable and there is no Charge or encumbrances, over it.

Thanking You

Date : 20/03/2019



Yours Faithfully


(R. K. Vasava)

Advocate