

MANISH A. THAKKAR (Advocate)

Mo.+91-98986 93384

Office Add. :- Krihsna LandMark, 3rd Floor, Opp. Panchvati
Party Plot, Nr. C.T.Point Hotel, Anand-Sojitra
Road, Anand-388001

To,
The Real Estate Regulatory Authority,
Gujarat.

This is to notify that there is no encumbrance of any type including
title, rights or financial on the said land of the project “Signature Villa”.

Anand Survey No.830/2,
TP Scheme No.7, Final Plot No.436/Paiki,
Adm 3240.00 Sq. Mtr. Paiki 2020.00 Sq. Mtr. Paiki 1515.00 Sq.Mt.

Village : Anand

Taluka & District : Anand

Name of Land Owners

Krishav Developers Partners

(1) Vishal Harishbhai Patel,

(2) Zinal Vishal Patel,

(3) Deval Ketukumar Patel,

(4) Sandeepkumar Somabhai Patel,

(5) Chirag Dineshbhai Patel,

(6) Pranav Kiranbhai Patel,

(7) Bhavesh R. Patel

At- Ta-Anand, Di-Anand.

The “Signature Villa” project is being developed by “Krishav
Developers”.

The Subjected Property is clear, marketable and free from all
encumbrances.

Place : Anand

Date : 18/08/2022



M.A.Thakkar (Advocate)

(No.G/566/2004)

Krihsna Land Mark, 3rd Floor, Opp.
Panchvati Party Plot, Nr.C.T.Point
Hotel, Anand-Sojitra Road, Anand-
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TITLE CLEARANCE CERTIFICATE

TO WHOM SO IT MAY CONCERN

Applicant :- Krishav Developers Partners
(1) Vishal Harishbhai Patel,
(2) Zinal Vishal Patel,
(3) Deval Ketukumar Patel,
(4) Sandeepkumar Somabhai Patel,
(5) Chirag Dineshbhai Patel,
(6) Pranav Kiranbhai Patel,
(7) Bhavesh R. Patel
Residing-Anand, Ta-Dist-Anand.

Subject :- Title Clearance Certificate & Opinion of title in respect of an
Immovable Property Village-Anand, Ta-Dist-Anand Survey
No.830/2, T.P.Scheme No.7, Final Plot No.436/Paiki, Adm
Area 3240.00 Sq. Mt Paiki 2020.00 Sq. Mt Paiki 1515.00
Sq. Mt Non-Agriculture land, Taluka-Anand, Dist-Anand, in
the Registration District Anand.

With reference to the above & Pursuant to your
Instructions. We have to state that, we have investigated the
title to the property in question more particularly described
in the title cum title clearance certificate thereon to you as
title clear and marketable :-

That from search of the records being maintained by
the District Register Anand and Sub Register Aanad for last
30 Years as also from certain documents permission etc. I



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examined all the said documents and have been satisfied that all title deeds have been stamped as well as authority officer the provision of Law.

- (1) Copy of Village Form No.7/12.
- (2) Copy of Village Form No.6.
- (3) Copy of N.A. Order.
- (4) Approval Lay Out Plan.
- (5) Development Permission by Avkuda
- (6) Copy of Sale Deed No.6202.
- (7) Original search Receipt and Report.

We further find that, the Land Lord Namely Manubhai Motibhai Patel and Girishbhai Motibhai Patel in Government Revenue Survey Revenue Record.

Then after, Subjected Property has been sale Deed and Purchaser to Namely (1) Madhuben Kantibhai Patel and (2) Kantibhai Ishwarbhai Patel and Seller Namely (1) Manubhai Motibhai Patel and (2) Girishbhai Motibhai Patel, on Dated-25/10/1991. The entry was certified by the authority that the effect was also entered revenue record of mutation entry in Government Revenue Record under Sr.No.49220, on Dated-25/08/1994, Which please note.

We further find that in the above said land the land owner obtain Non-Agriculture permission to order declare by District Collector Officer, Anand, vide order No.JAMAN-1/N.A./S.R./67/11/2012-13 on Dt.03/08/2012. The entry was certified by the authority that the effect was also entered revenue record of mutation entry in Government Revenue Record under Sr.No.A-2777, on Dated-12/09/2012, Which please note.





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Then after, Kantibhai Ishwarbhai Patel made a will in favour of Madhuben Kantibhai Patel on Dated-24/06/2017 and Kantibhai Ishwarbhai Patel Died on Dated-30/1/2019 and by will of Kantibhai Ishwarbhai Patel subjected property gone in favour of Madhuben Kantibhai Patel. The entry was certified by the authority that the effect was also entered revenue record of mutation entry in Government Revenue Record under Sr.No.A-24205, on Dated-27/10/2020, Which please note.

Then after, Madhuben Kantibhai Patel sold Subjected property to the purchaser namely krishav Developers Partners (1) Vishal Harishbhai Patel, (2) Zinal Vishal Patel, (3) Deval Ketukumar Patel, (4) Sandeepkumar Somabhai Patel, (5) Chirag Dineshbhai Patel, (6) Pranav Kiranbhai Patel, (7) Bhavesh R. Patel vide sale agreement Regi. No.15138 On Dated :- 22/11/2021.

Then after, Madhuben Kantibhai Patel sold Subjected property to the purchaser namely **Krishav Developers Partners (1) Vishal Harishbhai Patel, (2) Zinal Vishal Patel, (3) Deval Ketukumar Patel, (4) Sandeepkumar Somabhai Patel, (5) Chirag Dineshbhai Patel, (6) Pranav Kiranbhai Patel, (7) Bhavesh R. Patel** vide sale Deed Regi. No.6202 On Dated :- 19/04/2022. The entry was certified by the authority that the effect was also entered revenue record of mutation entry in Government Revenue Record under Sr.No.A-27166 which please note.

Property boundary as per registered Sale Deed No.6202/2022

East :- Land of Maheshdra Chaturabhai.
West :- The land of TP No.7. FP No.434
North :- The land of TP No.7. FP No.434/Paiki remaining land.
South :- 60-ft road of TP No.7



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We further find that in the above said land the land owner obtain Revised Non-Agriculture permission to order declare by District Collector Officer, Anand, vide order No.JAMAN-1/N.A./65(A)67/S.R./05/2022-23/vashi/8199 to 8208 on Dt.16/07/2022.

We further find that in the above said land the land owner obtain Approved layout plan permission to order declare by AVKUDA, vide Development Permission No.1005LD22230045 on Dt.14/06/2022.

OPINION

In view of what is stated herein above, we are of the opinion that the title to the property in question are particularly will be done, So, the subjected property described in the Schedule hereunder written is clear, marketable, free from any charge or encumbrances.

SEARCH RECEIPT

I have taken search in the office of the Sub Registrar in Anand, for last 30 years at Anand, vide Receipt No.6050 (202203700020898) On Dated:18/08/2022.

CERTIFICATE

Thus the title, **Krishav Developers Partners** (1) Vishal Harishbhai Patel, (2) Zinal Vishal Patel, (3) Deval Ketukumar Patel, (4) Sandeepkumar Somabhai Patel, (5) Chirag Dineshbhai Patel, (6) Pranav Kiranbhai Patel, (7) Bhavesh R. Patel in respect of his Immovable Property Village-Anand, Ta-Dist-Anand Survey No.830/2, T.P.Scheme No.7, Final Plot No.436/Paiki, Adm Area 3240.00 Sq. Mt Paiki 2020.00 Sq. Mt Paiki 1515.00 Sq. Mt Non-Agriculture land, Taluka-Anand, Dist-Anand, in the Registration District Anand. The subjected property described in the Schedule hereunder written is clear, marketable, free from any charge or encumbrances.

Date : 18/08/2022

Place : Anand.



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Advocate (Anand)

(No.G/566/2004)

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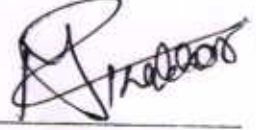
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CERTIFICATE

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