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JATIN R. SATHWARA

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101, Maruti Spand Complex, Jitodiya Road,

Anand-388 001

(Enrolment No. : G/2195/2010)

Date : 12/10/21

To,

S. K. Developers - Partnership Firm's Partners

(1) Kalpeshkumar Bhagubhai Patel

(2) Vivek Ketan Patel

(3) Gunjan Dipakbhai Patel

(4) Sunilkumar Rasiklal Shah

(5) Keyur Kamleshbhai Patel

Anand-388001

TITLE CLEARANCE CERTIFICATE

Sub: Title Clear Certificate in respect of Property bearing Revenue Survey No. 1100/1/3/2, Total admeasuring Hc. 0-29-38 Are, T.P. Scheme No. 8, F.P. No. 132, total admeasuring 1342.00 Sq. mtrs, N.A. land of Anand, Ta. & Dist. Anand.

Owners of the above said property:

S. K. Developers - Partnership Firm's Partners

(1) Kalpeshkumar Bhagubhai Patel

(2) Vivek Ketan Patel

(3) Gunjan Dipakbhai Patel

(4) Sunilkumar Rasiklal Shah

(5) Keyur Kamleshbhai Patel

Be it known to you that in respect of the above subject matter, the applicant namely: S. K. Developers Partnership Firm's Partners (1) Kalpeshkumar Bhagubhai Patel etc. have applied for the Title Clear Certificate in respect of their Property bearing N.A. land of Revenue Survey No. 1100/1/3/2, Total admeasuring He. 0-29-38 Are, T.P. Scheme No. 8, F.P. No. 132, total admeasuring 1342.00 Sq. mtrs. of Anand, Ta. & Dist. Anand. [hereinafter referred to as "the said property"].



- [1] That the above said land bearing Revenue Survey No. 1100/1/3/2, Total admeasuring H.c. 0-29-38 Are Are of Anand, Ta. & Dist. Anand held in the year 1990 by Chandulal Bhogilal Shah which is recorded in Revenue record by mutation entry No. 35998 on 13/10/1986.
- [2] That the name of Rameshchandra Chandulal Shah and Jitendra Chandulal Shah was been entered in revenue record as co-possessor and it is mentioned by mutation entry No 68134 on 07/07/2001 and it is certified.
- [3] That one of the Co-owner Rameshchandra Chandulal Shah expired on 02/04/2004. After the death of Rameshchandra Chandulal Shah, legal heirs of deceased have been entered in revenue record, which are (1) Pannaben wd/o. Rameshchandra Chandulal Shah (2) Priteshbhai Rameshchandra Shah and (3) Keyur Rameshchandra Shah and it mentioned by mutation entry No. **76699 on 30/04/2004** for the above said property.

That the above said land has been included in T. P. Scheme No. 8 and authority allotted Final Plot No. 132, admeasuring 1342.00 Sq.mtrs. to the above said land.

- [4] That there was a distribution deed executed between the legal heirs of deceased i.e. (1) Chandulal Bhogilal shah (2) Shardaben Chandulal Shah and (3) Rameshchandra Chandulal Shah for the above said property and other properties. And in the said distribution (1) Pannaben Rameshchandra Shah (2) Priteshkumar Rameshchandra Shah and (3) Keyurkumar Rameshchandra Shah have obtained land bearing R.S. No. 1100/1/3/2, T.P. Scheme No. 8, F.P. No. 132, total admeasuring 1342.00 Sq. mtrs. land of village Anand.
- [5] That Chandulal Bhogilal Shah expired on 05/07/2007 and hence his name has been deleted from the revenue record of the above said land and other properties and it is mentioned by mutation entry No. **88367 on 13/03/2008** and it is certified.
- [6] That the owners have obtained N.A. Permission for Commercial purpose of the above said land from the Collector. Anand vide their Order No.JMN-1/NA/65/SR/14/2019-20/Vashi/3867 to 3875 on 30/05/2020.
- [7] That this land has been included in City Survey Area limit hence C.S. No. 132/2 has been allotted to the above said land.
- [8] That Order of Collector, Anand vide their Order No. JMN 1/NA/65/SR/14/2019-20/Vashi/3867 to 3875 on 30/05/2020 relating to N.A. Permission for Commercial purpose of the above said land has been mutated in City Survey Property Card vide mutation entry No. **58 on 10/12/2020** and it is certified.



- [9] As an owners; (1) Pannaben Rameshchandra Shah (2) Priteshkumar Rameshchandra Shah and (3) Keyurbhai Rameshchandra Shah have executed registered sale deed for consideration of Rs. 1,32,00,000 in favour of S. K. Developers - Partnership Firm's Partners Kalpeshkumar Bhagubhai Patel himself and POA holder of (1) Vivek Ketan Patel (2) Gunjan Dipakbhai Patel (3) Sunilkumar Rasiklal Shah (4) Keyur Kamleshbhai Patel by registered sale deed No. 945 on 21/01/2021 for the above said N.A. land of Revenue Survey No. 1100/1/3/2, Total admeasuring He. 0-29-38 Are, T.P. Scheme No. 8, F.P. No. 132, total admeasuring 1342.00 Sq. mtrs. of Anand, Ta. & Dist. Anand. That the said sale deed has been duly registered with the Sub Registrar, Anand and it is mentioned in City Survey record by mutation entry No. 67 on 08/02/2021 and it is certified.
- [10] That mutation entry No. 68 on 20/02/2021 is relating to correction in the name of company; i.e. S. K. Developers instead of H. K. Developers. That by virtue of this S. K. Developers Partnership Firm's Partners (1) Kalpeshkumar Bhagubhai Patel (2) Vivek Ketan Patel (3) Gunjan Dipakbhai Patel (4) Sunilkumar Rasiklal Shah (5) Keyur Kamleshbhai Patel became the absolute owner and possessor of the above said N.A. land of Revenue Survey No. 1100/1/3/2. Total admeasuring He. 0-29-38 Are, T.P. Scheme No. 8, F.P. No. 132, C.S. No. 132/2 total admeasuring 1342.00 Sq. mtrs. of Anand, Ta. & Dist. Anand.
- [11] I have taken search in the office of the Sub Registrar, Anand for last 20 years vide Receipt (Transaction ID) No. 20210923378193756 on dated: 23-09-2021 and the record do not show any encumbrances in respect of the above said property of village Anand, Ta. & Dist. Anand.
- [12] My opinion is based on reference to the following documents as to the said property:
- Village Form 7/12 and Form No. 6 dtd. 23/09/2021
 - Copy of Registered Sale Deed No. 945 on 21/01/2021 & Index-II
 - City Survey Property Card
 - Search receipt (Transaction ID) No. 20210923378193756 dtd. 23/09/2021

Date: 12/10/2021
Anand.


Jatin R. Sathwara
Advocate

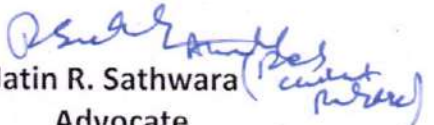


TITLE CLEARANCE CERTIFICATE**TO WHOMSOEVER IT MAY CONCERN**

I, the undersigned Parth J. Patel, Advocate at Anand, do hereby certify and opinion having perused and verified all the available records since 2000 as to the said Property bearing N.A. land of Revenue Survey No. 1100/1/3/2. Total admeasuring Hc. 0-29-38 Are, T.P. Scheme No. 8. F.P. No. 132. C.S. No. 132/2 total admeasuring 1342.00 Sq. mtrs, of Anand, Ta. & Dist. Anand are Clear. Marketable and free from any encumbrances whatsoever over it. The said property is free from any liability, impediment or any financial burden whatsoever upon it and is of considerable market value.

Date: 12/10/2021
Anand.




Jatin R. Sathwara
Advocate



Search in : P J Patel (Adv) અરજી નંબર : 8022021098023 ગામ નું નામ : ANAND મિલકતનો પ્રકાર: Non-Agriculture

Search Year : 2007 - 2021 મિલકતનું વર્ણન: Survey No : રે.સ.નં.1100/1/3/2 ટી.પી.નં.8 ફા.132 સીટી.સ.નં.132

દસ્તાવેજની આ શોધ S.R.O - Anand માં 15 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા પુરતોજ મર્યાદીત છે. આ શોધમા તા 23-09-2021 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર 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 ફેરખત/વચાણ ફા.13200000.00	સર્વે નં 1100/1/3/2 જેનો સીટી સ નં 132/1 જેનો ટી પી નં 8 જેનો ફા પ્લોટ નં 132 જેનું ફા પ્લોટ મુજબનું ક્ષે 1342.00 ચો મી વાળી બીનખેતીવાયક જમીન		પન્નાબેન તે રમેશચંદ્ર ચંદુલાલ શાહના વિધવા પત્ની પ્રિતેશભાઈ રમેશચંદ્ર શાહ કેયુરભાઈ રમેશચંદ્ર શાહ	એસ કે ડેવલોપર્સ ભાગીદારી પેઢીના ભાગીદારો કલ્પેશકુમાર ભગુભાઈ પટેલ પોતે જાતે તથા 1 થી 4 ના કુ મુ તરીકે 1-વિવેક કેતન પટેલ 2-ગુંજન દીપકભાઈ પટેલ 3-સુનીલકુમાર રસીકલાલ શાહ 4-કેયુર કમલેશભાઈ પટેલ.	21-01-2021 21-01-2021	945		

ઇ-પેમેન્ટ ટ્રાન્ઝેક્શન ID No.20210923378193756 તા 23-09-2021 થી મળેલ છે.

Search by : સબ-રજીસ્ટ્રાર K D Rathva