



ADVOCATES & NOTARY

Earth Associates

OFFICE : 214-215, Silver Square, Opp. Bank of Baroda, Nr. Dipak School, Gangotri Circle Road, Nikol, Ahmedabad.

COURT: 001/146, Advocate Room, City Civil & Sessions Court, Bhadra, Ahmedabad.

Email: mishrashiv080@gmail.com , Mob. 8141437067

Ref No.TC/95/2023

To,

Grace Realty,

Mouje-Zundal, Tal-Gandhinagar,

Dist-Gandhinagar.

TITLE CLEARANCE CERTIFICATE

Reg.: Investigation of title for an immovable property being non agriculture uses land bearing revenue Survey No.466/1 admeasuring 4452 sq.mts., Town Planning Scheme No.409/B (Zundal), Final Plot No.113 admeasuring 2671 sq. mts. of Mouje-Zundal, Taluka Gandhinagar in the Registration Dist. of Gandhinagar more particularly described in the schedule hereunder written belongs to Grace Realty.

This is to certify that I have caused necessary searches to be taken with the available revenue records and Sub -Registry records for a period of last thirty years as annexed herewith and perusal and verification of copies of title deeds/documents produced to me by the above mentioned parties. Accordingly I have investigated the title to the said property as detailed and described in the Title Report annexed herewith and believing the same to be true, correct and genuine I hereby opine that the title of the said land is found clear, marketable and free from all charges or encumbrances and reasonable doubts; subject to:



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- a) Usual Declaration cum Indemnity on Title being made.
- b) To follow the laws applicable and in force, at the relevant time, to effect legally or properly sale, transfer or other transaction in connection of said lands or units planned over it.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of immovable property being non agriculture uses land bearing revenue Survey No.466/1 admeasuring 4452 sq.mts., Town Planning Scheme No.409/B (Zundal), Final Plot No.113 admeasuring 2671 sq. mts. of Mouje-Zundal, Taluka Gandhinagar in the Registration Dist. of Gandhinagar.

DATED THIS 14th day of April' 2023 at Ahmedabad.

S. D. Mishra
Advocate & Notary





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Ref No.TCR/95/2023

To,
Grace Realty,
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Dist-Gandhinagar.

REPORT ON TITLE

Reg.: Investigation of title for an immovable property being non agriculture uses land bearing revenue Survey No.466/1 admeasuring 4452 sq.mts., Town Planning Scheme No.409/B (Zundal), Final Plot No.113 admeasuring 2671 sq. mts. of Mouje-Zundal, Taluka Gandhinagar in the Registration Dist. of Gandhinagar more particularly described in the schedule hereunder written belongs to Grace Realty..

I have caused necessary searches to be taken with the Revenue and Sub Registry records. I have taken root of title commencing from about 1987, prior to more than 30 years from as of now. For detailed facts and particulars, references may be taken from the documents, papers writings and records furnished to me and referred to herein below.

1. That the property is in question i.e. restricted tenure agriculture land situated at mouje- Zundal, Taluka-Gandhinagar in the Registration District and Sub District of Gandhinagar, bearing old revenue Survey No.466/1 admeasuring Acre-1 Guntha-4 restricted tenure



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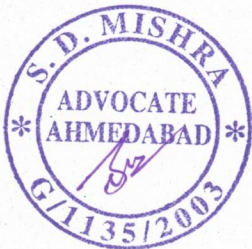


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land prior to 1951 belongs to Jesangji Jamaji and later on prior to 1954 belongs to 1. Minor Bhikhaji Jesangji Jamaji, 2. Minor Ganga Jesangji Jamaji through their legal guardian Bai Shivi widow of Jesangji Jamaji. Ref. mutation entry no.2105 dated 29/09/1954.

2. Thereafter said land had been declared as fragment land under section 5 of the provisions of The Bombay Prevention of the Fragmentation and Consolidation of Holdings Act 1947 as the area of the said land was lesser than the declared standard area. Ref. mutation entry no. 1642 dated 30/05/1951.
3. That the owner of said land Jesangji Jamaji died intestate on or before two years ago leaving behind 1. Minor Bhikhaji Jesangji Jamaji, 2. Minor Ganga Jesangji Jamaji through their legal guardian Bai Shivi widow of Jesangji Jamaji. Accordingly their names have been entered in the record of said land. Ref. mutation entry no. 2294 dated 27/11/1959.
4. Thereafter as per the order of Agriculture Land Tribunal dated 22/06/1960 it was resolved that said land is restricted tenure land and the tenant of said land Kamra Soma has without permission cultivated said land hence there is no question to purchase said land. Ref. mutation entry no.2372 dated 16/07/1960.
5. Thereafter the owner of said land had availed loan over the said land from Zundal Seva Sahkari Mandali Ltd. Accordingly said mandala has created its charge over the said land. Ref.mutation entry no.3353 dated 26/03/1977.
6. Thereafter the owner of said land had applied to convert said restricted tenure land into old tenure before the Hon. District Collector, Gandhinagar whereby Hon. Collector, Gandhiangar vide order dated 08/07/2010 bearing no.CB/Ganot/Vashi-7384 to 7389/2010 ordered to convert said restricted tenure land into old





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tenure of agriculture uses. Ref. mutation entry no.6315 dated 12/07/2010.

7. Thereafter the owner of said land had repaid the loan availed over the said land from Zundal Seva Sahkari Mandali Ltd. Accordingly said mandali has issued no due certificate dated 19/04/2010 and released said land from its charge. Ref. mutation entry no.6490 dated 24/11/2010.
8. Thereafter the co-owner of said land Shiviben Jesangji Jamaji died intestate on 05/03/1975; subsequently her name was deleted from the revenue record of said land. Ref. mutation entry no.6491 dated 24/11/2010.
9. Thereafter the owner of the said land 1.Bhikhaji Jesangji Jamaji and 2. Ganga Jesangji Jamaji sold conveyed and transferred said land of Survey no.466/1 admeasuring 4452 sq. mts. land to 1. Pratapbhai Becharbhai Patel and 2. Mahendrabhai Becharbhai Patel by way of saledeed dated 07/02/2011 registered before the sub registrar office at Gandhinagar under sr.no.1744. Ref. mutation entry no.6599 dated 07/02/2011.
10. Thereafter the co-owner of said land Pratapbhai Becharbhai died intestate on 17/12/2012 leaving behind him his legal heir 1.Induben widow of Pratapbhai, 2. Kokilaben Pratapbhai, 3. Kusumben Pratapbhai, 4. Bhagwatiben Pratapbhai, 5. Shaileshbhai Pratapbhai and 6. Rakeshbhai Pratapbhai. Accordingly their names have been entered in the record of said land. Ref. mutation entry no. 7110 dated 11/01/2013.
11. Thereafter the owner of the said land 1. Shaileshbhai Prtapbhai, 2. Kusumben Pratapbhai, 3. Bhagwatiben Pratapbhai, 4. Rakeshbhai Pratapbhai, 5. Kokilaben Pratapbhai, 6. Mahendrabhai Becharbhai Patel and 7. Induben widow of Pratapbhai sold conveyed and





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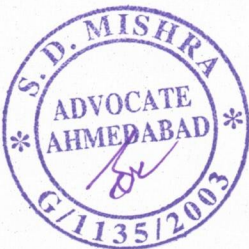
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transferred said land of Survey no.466/1 admeasuring 4452 sq. mts. land to 1. Jalpeshkumar Maheshbhai Maheta (50% share) and 2. Jaykumar Maheshbhai Maheta (50% share) by way of saledeed dated 03/03/2017 registered before the sub registrar office at Gandhinagar under sr.no.2546. Ref. mutation entry no.8351 dated 03/03/2017.

12. Thereafter the owner of said land had applied to convert said land into other than agriculture uses before the Hon. District Collector, Gandhinagar whereby Hon. Collector, Gandhinagar vide order dated 25/05/2018 bearing no.CB/Ganot/Vashi.4006 to 4014/2018 allowed the use of said land of Survey No.466/1, TP No.409/B, FP No.113 adm.2671 sq. mts. paiki 2404 sq.mts. Residential and 267 sq. mts. commercial purposes as per the terms and condition contained in said order. Ref. mutation entry no.8816 dated 03/06/2018.

13. Thereafter said land of Survey No.466/1, TP No.409/B, FP No.113 adm.2671 sq. mts. has been granted Non-Agriculture use permission (2404 sq.mts. Residential and 267 sq. mts. commercial purposes) by way of order passed by the Hon. District Collector, Gandhinagar on 27/08/2018 bearing order no. CB/Jamin/ B.Khe./ S.R.14/18/Vashi.30698 to 30713/2018 on the terms and conditions contained therein. Ref. mutation entry no.8960 dated 09/10/2018.

14. Thereafter the owner of the said land 1. Jalpeshkumar Maheshbhai Maheta (50% share) and 2. Jaykumar Maheshbhai Maheta (50% share) sold conveyed and transferred said land of Survey no.466/1 admeasuring 4452 sq. mts. Draft T.P. No.409/B, Final Plot No.113 adm. 2671 sq.mts. (Wherein 2404 sq.mts. residential and 267 sq.mts. commercial) land to 1. Gitaben D/o. Devidas Shah wife of Sunilkumar and 2. Paulami Harsh Dhavan by way of saledeed





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dated 14/09/2018 registered before the sub registrar office at Gandhinagar under sr.no.18697. Ref. mutation entry no.9065 dated 10/01/2019.

15. Thereafter the owner of the said land 1. Gitaben D/o. Devidas Shah wife of Sunilkumar and 2. Paulami Harsh Dhavan sold conveyed and transferred said land of Survey no.466/1 admeasuring 4452 sq. mts. Draft T.P. No.409/B, Final Plot No.113 adm. 2671 sq.mts. (Wherein 2404 sq.mts. residential and 267 sq.mts. commercial) land to 1. Brijes Prabhudas Patel (72% Share), 2. Jigneshbhai Lalbhai Patel (10% share), 3. Hiteshkumar Motilal Patel (8% share), 4. Ankit Satishbhai Shah (5% share) and 5. Nikesh Ravjibhai Patel (5% share) by way of saledeed dated 29/05/2019 registered before the sub registrar office at Gandhinagar under sr.no.12776. Ref. mutation entry no.9228 dated 01/06/2019.
16. Thereafter the owner of the said land 1. Brijes Prabhudas Patel (72% Share), 2. Jigneshbhai Lalbhai Patel (10% share), 3. Hiteshkumar Motilal Patel (8% share), 4. Ankit Satishbhai Shah (5% share) and 5. Nikesh Ravjibhai Patel (5% share) sold conveyed and transferred said land of Survey no.466/1 admeasuring 4452 sq. mts. Draft T.P. No.409/B, Final Plot No.113 adm. 2671 sq.mts. (Wherein 2404 sq.mts. residential and 267 sq.mts. commercial) land to Aalay Buildcon, a partnership firm by way of saledeed dated 30/03/2021 registered before the sub registrar office at Gandhinagar under sr.no.12168. Ref. mutation entry no.10193 dated 03/06/2021.
17. Thereafter the owner of the said land Aalay Buildcon, a partnership firm through its administrative partner Sandip Arvindbhai Patel sold conveyed and transferred said land of Survey no.466/1 admeasuring 4452 sq. mts. T.P. No.409/B, Final Plot No.113 adm.

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2671 sq.mts. land to Grace Realty, a partnership firm by way of saledeed dated 22/06/2022 registered before the sub registrar office at Gandhinagar under sr.no.27824. Ref. mutation entry no.10671 dated 30/06/2022.

18. Thereafter the owner of the said land had planned a commercial and Residential Project over the said land together with the land of Survey no.466/2, TP-409/B, FP-114 namely "Imperia Grace" comprising building block- A+B+C & D comprising 224 Flats on First Floor to Fourteenth Floor and parking on 1st and 2nd Basement and 31 shops on Ground Floor on the said Land and prepared planned and details drawing for the same and applied before the GMC for construction of residential building and plans for the same was approved by Gandhinagar Municipal Corporation and issued Development Permission dated 11/04/2023 bearing permission no. P.R.M./GMC/682/Zundal-409B/10/2022/7060 for Block-A+B+C & D.
19. That for the issuance of the Title Report and Certificate in respect of said land no public notice was given, however relying on the documents and papers produced to me and as per the search of sub registry record and revenue record this title certificate was issued.
20. Said report is reference of Revenue and Sub Registry records relevant for the purpose to study the devolution of title and to determine any charge or encumbrances, and does not contain whole revenue or Sub registry records.
21. As reported by my search Clerk, who has taken the search of Sub Registry records, it is found that some of the records is not maintained properly or damaged or found in torn condition in the office of Sub Registrar. Hence search may lack some particulars.





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22. I am informed by you that the said land was not given in security, nor you have created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings, nor any order, Decree or attachment or any order of any court or competent authority is in commission against the said property adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force, nor the said land has been declared to be unfit for human habitation and there are no other facts or particulars which can adversely affect the title.

Accordingly, I hereby opine that, the said non agriculture uses land bearing revenue Survey No.466/1 admeasuring 4452 sq.mts., Town Planning Scheme No.409/B (Zundal), Final Plot No.113 admeasuring 2671 sq. mts. of Mouje-Zundal, as on date solely belongs to Grace Realty and its partners from the search of the record concerned, it appears that there is no charge or encumbrances over the said land. That Grace Realty is the owner of the said land and except it no any other person having any right, title or interest over the said land. That the said land is clear, marketable and free from any charge or encumbrances and free from reasonable doubts till this date subject to:-

- a). Usual Declaration cum Indemnity on Title being made.
- b). To follow the laws applicable and in force, at the relevant time, to effect legally or properly sale, transfer or other transaction in connection of said lands or units planned over it.

DATED THIS 14th day of April' 2023 at Ahmedabad.



S.D. Mishra
Advocate & Notary



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Ref No.TC/254/2022

To,

Grace Realty,

Mouje-Zundal, Tal-Gandhinagar,

Dist-Gandhinagar.

TITLE CLEARANCE CERTIFICATE

Reg.: Investigation of title for an immovable property being non agriculture uses land bearing revenue Survey No.466/2 admeasuring 3845 sq.mts., Town Planning Scheme No.409/B (Zundal), Final Plot No.114 admeasuring 2307 sq. mts. of Mouje-Zundal, Taluka Gandhinagar in the Registration Dist. of Gandhinagar more particularly described in the schedule hereunder written belongs to Grace Realty.

This is to certify that I have caused necessary searches to be taken with the available revenue records and Sub -Registry records for a period of last thirty years as annexed herewith and perusal and verification of copies of title deeds/documents produced to me by the above mentioned parties. I gave a public notice published in the daily newspaper "Gujarat Samachar" on 17th day of September 2022, inviting claims, if any, in upon or to the property above referred to. I haven't received any claim till the issuance of title in response thereto. Accordingly I have investigated the title to the said property as detailed and described in the Title Report annexed



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herewith and believing the same to be true, correct and genuine I hereby opine that the title of the said land is found clear, marketable and free from all charges or encumbrances and reasonable doubts; subject to:

- a) Usual Declaration cum Indemnity on Title being made.
- b) To follow the laws applicable and in force, at the relevant time, to effect legally or properly sale, transfer or other transaction in connection of said lands or units planned over it.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of immovable property being non agriculture uses land bearing revenue Survey No.466/2 admeasuring 3845 sq.mts., Town Planning Scheme No.409/B (Zundal), Final Plot No.114 admeasuring 2307 sq. mts. of Mouje-Zundal, Taluka Gandhinagar in the Registration Dist. of Gandhinagar.

DATED THIS 14th day of April' 2023 at Ahmedabad.

S. D. Mishra
Advocate & Notary





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I have caused necessary searches to be taken with the Revenue and Sub Registry records. I have taken root of title commencing from about 1987, prior to more than 30 years from as of now. For detailed facts and particulars, references may be taken from the documents, papers writings and records furnished to me and referred to herein below.

1. That the property is in question i.e. agriculture land situated at mouje- Zundal, Taluka-Gandhinagar in the Registration District and Sub District of Gandhinagar, bearing old revenue Survey No.466/2 admeasuring Acre-0 Guntha-38 restricted tenure land prior to 1951





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- belongs to Bhaijiji Fulaji and later on prior to 1954 belongs to 1. Saluji Jehaji, 2. Shakraji Jehaji, Minor Aataji Jehaji's legal guardian Saluji Jehaji. Ref. mutation entry no.2105 dated 29/09/1954.
2. Thereafter said land had been declared as fragment land under section 5 of the provisions of The Bombay Prevention of the Fragmentation and Consolidation of Holdings Act 1947 as the area of the said land was lesser than the declared standard area. Ref. mutation entry no. 1642 dated 30/05/1951.
 3. Thereafter as per the order of Revenue Tribunal dated 22/06/1960 it was held that the tenant of said land without permission had cultivated said land therefore the question to decide purchase price would not arise. Ref. mutation entry no.2369 dated 16/07/1960.
 4. Thereafter the owner of said land Saluji Jehaji died intestate on 07/10/1992 leaving behind him his legal heir 1. Thakor Shantaben widow of Saluji Jehaji and 2. Thakor Jadiben Saluji.. Ref. mutation entry no.3239 dated 14/07/1974.
 5. Thereafter the owner of said land Shakraji Jehaji died intestate on 07/10/1992 leaving behind him his legal heir 1. Somaji Shakraji, 2. Menaben Shakraji and 3. Kalaji Shakraji.. Ref. mutation entry no.4890 dated 01/10/2003.
 6. Thereafter the owner of said land Aataji Jehaji died intestate on 16/07/2007 leaving behind him his legal heir 1. 1. Hiraben widow of Aataji, 2. Reshamben Aataji, 3. Nanduji Aataji, 4. Dahyaji Aataji, 5. Baldevji Aataji and 6. Ranchhodji Aataji. Ref. mutation entry no.5647 dated 21/08/2007.
 7. Thereafter the co-owner of said land Menaben Shakraji released, relinquished and waived all her undivided right title and interest pertain to said land in favour of other co-owners. Accordingly her





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name was deleted from the revenue record of said land. Ref. mutation entry no.5649 dated 21/08/2007.

8. Thereafter the co-owner of said land Shantaben widow of Saluji Jehaji died on or before 5 years ago. Accordingly her name was deleted from the revenue record of said land. Ref. mutation entry no.5654 dated 21/08/2007. Said entry is cancelled by the circle officer.
9. Thereafter the co-owner of said land Shantaben widow of Saluji Jehaji died on or before 5 years ago. Accordingly her name was deleted from the revenue record of said land. Ref. mutation entry no.5658 dated 29/08/2007.
10. Thereafter Thakor Hajuben Mangaji being applicant filed RTS/Revision/S.R.No.91/08 before the Hon. Collector, Gandhinagar against Thakor Shakraji Mangaji and others whereby the Collector Gandhinagar on 29/04/2011 passed an order to dispose off said matter from case register. Ref. mutation entry no.6693 dated 30/05/2011.
11. Thereafter the co-owner of said land Kalaji Shakraji died intestate on 20/12/2014 leaving behind him his legal heir 1. Sarlaben widow of Kalaji and 2. Shwetaben Kalaji. Ref. mutation entry no.7718 dated 10/03/2015.
12. Thereafter the co-owner of said land 1. Sarlaben widow of Kalaji D/o. Ramtaji Thakor and 2. Shwetaben D/o. Kalaji wife of Pravinji Thakor released, relinquished and waived all their undivided right title and interest pertain to said land of Survey no. 466/2 adm. 3845 sq. mts. paiki 640.83 sq. mts. in favour of Somaji Shakraji by way of release deed dated 02/07/2015 registered under sr.no.9301. Accordingly their names have been deleted from the revenue record of said land. Ref. mutation entry no.7822 dated 03/07/2015.





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13. Thereafter as per the order of Mamlatdar, Gandhingar dated 06/10/2017 bearing no.Mam/Jamin/Vashi/3987/17 it was ordered to enter the name of Bhaiji Fulaji in the column of occupier and to delete the name of current occupier running in 7/12 of said land. Ref. mutation entry no.8542 dated 07/10/2017.
14. Thereafter the owner of said land Bhaiji Fulaji died, 2. Diwaliben bhaiji died, 3. Masangji Bhaiji died on 04/12/1988, 4. Bhupatji Bhaiji died on 15/04/1988, 5. Kalaji Bhaiji died on 10/04/1984, 6. Chanchalben wife of Masangji died, 7. Ramanji Masangji died, 8. Champaben D/o. Masangji died, 9. Punjiben wife of bhupatji died on 16/11/1992, 10. Shakriben D/o. Bhupatji died on 31/07/2013, 11. Amraji Bhupatji died on 12/11/2003, 12. Babuben wife of Kalaji died on 17/11/1986 and 13. Kamuben D/o. Kalaji died on 11/00/2005 leaving behind them their legal heir namely 1. Kantiji Masangji, 2. Sarojben widow of Ramanji Masangji, 3. Manjulaben Ramanji, 4. Nilamben Ramanji, 5. Ashaben Ramanji, 6. Rinaben Ramanji, 7. Dipakji Manaji, 8. Lilaben Manaji, 9. Champaben widow of Amaji Bhaiji, 10. Laxmiben Amaji, 11. Kanuji Amaji, 12. Baldevji Somaji, 13. Ramilaben Somaji, 14. Fataji Somaji, 15. Punjaji Kalaji, 16. Manguben Kalaji, 17. Raghuji Shakraji, 18. Bharatji Shakraji, 19. Parbatji Shakraji, 20. Kanji Shakraji, 21. Tiniben @ Laxmiben Shakraji and 22. Shankarji Jivanji. Accordingly said legal heir became joint owner of said land. Ref. mutation entry no.8550 dated 18/10/2017.
15. Thereafter the co-owner of said land 1. Badevji Somaji Thakor, 2. Ramilaben Somaji Thakor and 3. Fataji Somaji Thakor released, relinquished and waived all their undivided right title and interest pertain to said land of Survey no.466/2 paiki undivided share in favour of Kanuji Amaji Thakor by way notarized affidavit.



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Accordingly their names have been deleted from the revenue record of said land. Ref. mutation entry no.8552 dated 18/10/2017.

16. Thereafter the co-owner of said land 1. Raghuji Shakraji Thakor, 2. Bharatji Shakraji Thakor, 3. Parbatji Shakraji Thakor, 4. Kanji Shakraji Thakor and 5. Tiniben @ Laxmiben Shakraji released, relinquished and waived all their undivided right title and interest pertain to said land of Survey no.466/2 paiki undivided share in favour of Punjaji Kalaji Thakor by way notarized affidavit. Accordingly their names have been deleted from the revenue record of said land. Ref. mutation entry no.8553 dated 18/10/2017.
17. Thereafter the co-owner of said land 1. Shankarji Jivanji Thakor released, relinquished and waived all his undivided right title and interest pertain to said land of Survey no.466/2 paiki undivided share in favour of Punjaji kalaji Thakor by way notarized affidavit. Accordingly his name has been deleted from the revenue record of said land. Ref. mutation entry no.8554 dated 18/10/2017
18. Thereafter the co-owner of said land 1. Dipakji Manaji Thakor and 2. Lilaben Manaji Thakor released, relinquished and waived all their undivided right title and interest pertain to said land of Survey no.466/2 paiki undivided share in favour of Kantiji Masangji Thakor by way notarized affidavit. Accordingly their names have been deleted from the revenue record of said land. Ref. mutation entry no.8555 dated 18/10/2017.
19. Thereafter the co-owner of said land 1. Manguben Kalaji Thakor released, relinquished and waived all her undivided right title and interest pertain to said land of Survey no.466/2 paiki undivided share in favour of Punjaji Kalaji Thakor by way notarized affidavit. Accordingly her name has been deleted from the revenue record of said land. Ref. mutation entry no.8571 dated 11/11/2017.





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20. Thereafter the co-owner of said land 1. Laxmiben Amaji Thakor released, relinquished and waived all her undivided right title and interest pertain to said land of Survey no.466/2 paiki undivided share in favour of Kanuji Amaji Thakor by way notarized affidavit. Accordingly her name has been deleted from the revenue record of said land. Ref. mutation entry no.8572 dated 11/11/2017
21. Thereafter the co-owner of said land 1. Kantiji Masangji Thakor, 2.. Sarojben widow of Ramanji Masangji Thakor, 3. Manjulaben Ramanji Thakor, 4. Nilamben Ramanji Thakor, 5. Ashaben Ramanji Thakor and 6. Rinaben Ramanji Thakor released, relinquished and waived all their undivided right title and interest pertain to said land of Survey no.466/2 paiki undivided share in favour of Punjaji Kalaji Thakor by way notarized affidavit. Accordingly their names have been deleted from the revenue record of said land. Ref. mutation entry no.8573 dated 11/11/2017.
22. Thereafter as per the order dated 23/03/2018 bearing no.CB/Gano/Vashi.1629 to 1637/2018 of Collector, Gandhinagar said land of Survey no.465 admeasuring 5868 sq. mts. converted into old tenure for agriculture uses from restricted tenure as per the terms and condition contained in said order. Ref. mutation entry no.8725 dated 12/04/2018.
23. Thereafter the owner of the said land 1.Champaben widow of Amaji Bhaijiji, 2. Kanuji Amaji and 3. Punjaji Kalaji sold conveyed and transferred said land of Survey no.466/2 admeasuring 3845 sq. mts. land to 1. Kantibhai Narottamdas Patel, 2. Mukeshkumar Kantibhai Patel and 3. Dilipkumar Kantibhai Patel by way of saledeed dated 18/05/2018 registered before the sub registrar office at Gandhinagar under sr.no.9598. Ref. mutation entry no.8798 dated 23/05/2018.





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24. Thereafter said land of survey no.466/2, F.P. No.114 admeasuring 2307 sq. mts. has been granted Non-Agriculture use permission by way of order passed by the Hon. District Collector, Gandhinagar on 29/09/2018 bearing order no. CB/Jamin/B.Khe./S.R.293/40/18/Vashi.35571 to 35585/2018 on the terms and conditions contained therein. Ref. mutation entry no.8965 dated 09/10/2018.
25. Thereafter the owner of the said land 1. Kantibhai Narottamdas Patel, 2. Mukeshkumar Kantibhai Patel and 3. Dilipkumar Kantibhai Patel sold conveyed and transferred said land of Survey No.466/2 admeasuring 3845 sq.mts., Town Planning Scheme No.409/B (Zundal), Final Plot No.114 admeasuring 2307 sq. mts. to Gardania Infrabuild LLP representing through its partners 1.Parimal Manjibhai Patel, 2. Swikar Shailesndrabhai Patel, 3. Viraj Keshavbhai Patel and 4. Suketu Pravinchandra Pandya by way of saledeed dated 30/03/2021 registered before the sub registrar office at Gandhinagar under sr.no.12121. Ref. mutation entry no.10138 dated 15/04/2021.
26. Thereafter said land of survey no.466/2 admeasuring 3845 sq. mts. paiki 2307 sq. mts. land has been granted revised Non-Agriculture use permission by way of order passed by the Hon. District Collector, Gandhinagar on 11/08/2021 bearing order no. 1455/06/03/057/2021 on the terms and conditions contained therein. Ref. mutation entry no.10292 dated 11/08/2021.
27. Thereafter the owner of the said land Gardania Infrabuild LLP representing through its partners 1.Parimal Manjibhai Patel, 2. Swikar Shailesndrabhai Patel, 3. Viraj Keshavbhai Patel and 4. Suketu Pravinchandra Pandya sold conveyed and transferred said land of Survey No.466/2 admeasuring 3845 sq.mts., Town Planning Scheme No.409/B, Final Plot No.114 admeasuring 2307 sq. mts. to





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Marutinandan Developers, a partnership firm by way of saledeed dated 19/01/2022 registered before the sub registrar office at Gandhinagar under sr.no.1368. Ref. mutation entry no.10473 dated 24/01/2022.

28. Thereafter the owner of the said land Marutinandan Developers, a partnership firm representing through its administrative partner Bhupatbhai Savjibhai Bhalala sold conveyed and transferred said land of Survey No.466/2 admeasuring 3845 sq.mts., Town Planning Scheme No.409/B, Final Plot No.114 admeasuring 2307 sq. mts. land to Grace Realty, a partnership firm representing through its administrative partner Aniket Jayeshbhai Patel by way of saledeed dated 07/04/2023 registered before the sub registrar office at Gandhinagar under sr.no.17530. Ref. mutation entry no.11009 dated 12/04/2023. Said entry is pending for certification.
29. Thereafter the owner of the said land had planned a commercial and Residential Project over the said land together with the land of Survey no.466/1, TP-409/B, FP-1134 namely "Imperia Grace" comprising building block- A+B+C & D comprising 224 Flats on First Floor to Fourteenth Floor and parking on 1st and 2nd Basement and 31 shops on Ground Floor on the said Land and prepared planned and details drawing for the same and applied before the GMC for construction of residential building and plans for the same was approved by Gandhinagar Municipal Corporation and issued Development Permission dated 11/04/2023 bearing permission no. P.R.M./GMC/682/Zundal-409B/10/2022/7060 for Block-A+B+C & D.
30. That for the issuance of the Title Report and Certificate in respect of said land a public notice inviting objections and claims from the public at large was issued in the daily newspaper "Gujarat Samachar" on 17th day of September' 2022 Ahmedabad, inviting





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claims, if any, in upon or to the property above referred to. In lieu of the said public notice no any objection has been received by us any person till that date.

31. Said report is reference of Revenue and Sub Registry records relevant for the purpose to study the devolution of title and to determine any charge or encumbrances, and does not contain whole revenue or Sub registry records.
32. As reported by my search Clerk, who has taken the search of Sub Registry records, it is found that some of the records is not maintained properly or damaged or found in torn condition in the office of Sub Registrar. Hence search may lack some particulars.
33. I am informed by you that the said land was not given in security, nor you have created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings, nor any order, Decree or attachment or any order of any court or competent authority is in commission against the said property adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force, nor the said land has been declared to be unfit for human habitation and there are no other facts or particulars which can adversely affect the title.

Accordingly, I hereby opine that, said non agriculture uses land bearing revenue Survey No.466/2 admeasuring 3845 sq.mts., Town Planning Scheme No.409/B (Zundal), Final Plot No.114 admeasuring 2307 sq. mts. of Mouje-Zundal, as on date solely belongs to Grace Realty and its partners from the search of the record concerned, it appears that there is no charge or encumbrances over the said land. That Grace Realty is the owner of the said land and except it no any other person having any right,





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title or interest over the said land. That the said land is clear, marketable and free from any charge or encumbrances and free from reasonable doubts till this date subject to:-

- a). Usual Declaration cum Indemnity on Title being made.
- b). To follow the laws applicable and in force, at the relevant time, to effect legally or properly sale, transfer or other transaction in connection of said lands or units planned over it.

DATED THIS 14th day of April' 2023 at Ahmedabad.


S. D. Mishra

Advocate & Notary

