



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.TCR/36/2023

To,
Radhe Buildcon,
Mouje-Koba, Tal.-Gandhinagar,
Dist.-Gandhinagar.

REPORT ON TITLE

Reg.: Investigation of title for an immovable property being multipurpose uses non-agriculture land bearing Survey no.121/4+121/5+121/7+122/3/002/P1 admeasuring 4274 sq.mts. included in Town Planning Scheme No.2 allotted Final Plot No.67/2 admeasuring 4274 sq. mts. of Mouje-Koba, Taluka- Gandhinagar in the Registration Dist. and Sub-Dist. of Gandhinagar more particularly described in the schedule hereunder written belongs to Radhe Buildcon, a partnership firm and its partners.

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.



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- a. That the property is in question i.e. restricted tenure agriculture land situated at mouje- Koba, Taluka-Gandhinagar in the Registration District and Sub District of Gandhinagar, bearing revenue Survey No.121/4 admeasuring Acre-0 Guntha-32 much prior to 1951 belongs to Manilal Khodaji. Ref. mutation entry no.534 dated 15/06/1937.
- b. Thereafter as per section 3 A of Tenancy Act the name of Nathuji Shivaji was entered as protective tenant for the year 1946-47 in the said land. Ref. mutation entry no.684 dated 15/01/1948.
- c. Thereafter said land was declared as fragment land under the provision of sections-5 and 6 of "The Bombay Prevention of Fragmentation and Consolidation of Holding Act-1947" as it has lesser area then the declared standard area. Ref. mutation entry no.729 dated 24/09/1951.
- d. Thereafter by virtue of order dated 28/07/1953 and 02/02/1955 respectively passed by the Hon. Collector bearing no. Ta.Hu.No. W.T.N.4035 dated 28/07/1953 below W.T.N. 908 dated 02/02/1955 the Jat Inam Act got abolished and on abolition of the said act the land and from 01/08/1955 the full assessment is levied the entry of Jat Inam removed from the revenue record of said land. Ref. mutation entry no.970 dated 25/04/1955.
- e. Thereafter as per the order of Agriculture Land Tribunal and Add. Mamlatdar Daskroi dated 19/01/1961 in Tri.Case No.59/Koba it was resolved that the tenant of said land Tarbhovan Nathu and land owner Manilal Khodaji were relatives therefore the name of tenant Tarbhovan Nathuji was not the tenant in said land, hence his name was deleted. Ref. mutation entry no.1130 dated 16/02/1962.

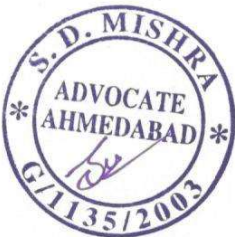




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- f. Thereafter the entry of fragment was deleted from the record of said land as said land is getting cultivated for last 10 years. Ref. mutation entry no.2090 dated 17/11/1990.
 - g. Thereafter the owner of said land Barot Manilal Khodabhai sold conveyed and transferred said land of Survey no.121/4 to 1.Jagdishbhai Jethabhai Prajapati, 2. Rajeshbhai Jethabhai Prajapati and 3. Jayeshbhai Jethabhai Prajapati by way of saledeed dated 02/01/1991. Ref. mutation entry no.2096 dated 08/01/1991.
2. That the property is in question i.e. restricted tenure agriculture land situated at mouje- Koba, Taluka-Gandhinagar in the Registration District and Sub District of Gandhinagar, bearing revenue Survey No.121/5 admeasuring Acre-0 Guntha-32 much prior to 1951 belongs to Vadilal Mohanlal. Ref. mutation entry no.506 dated 02/06/1936.
- a. Thereafter as per section 3 A of Tenancy Act the name of Nathuji Shivaji was entered as protective tenant for the year 1946-47 in the said land. Ref. mutation entry no.684 dated 15/01/1948.
 - b. Thereafter said land was declared as fragment land under the provision of sections-5 and 6 of "The Bombay Prevention of Fragmentation and Consolidation of Holding Act-1947" as it has lesser area then the declared standard area. Ref. mutation entry no.729 dated 24/09/1951.
 - c. Thereafter by virtue of order dated 28/07/1953 and 02/02/1955 respectively passed by the Hon. Collector bearing no. Ta.Hu.No. W.T.N.4035 dated 28/07/1953 below W.T.N. 908 dated 02/02/1955 the Jat Inam Act got abolished and on abolition of the said act the land and from 01/08/1955 the full assessment is



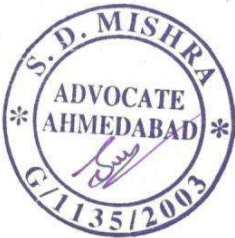


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levied the entry of Jat Inam removed from the revenue record of said land. Ref. mutation entry no.970 dated 25/04/1955.

- d. Thereafter as per the order of Agriculture Land Tribunal and Add. Mamlatdar Daskroi dated 02/02/1962 in Tri.Case No.60/Koba it was resolved that the tenant of said land Tarbhovan Nathuji Shivaji and land owner Vadilal Mohanlal were relatives therefore the name of tenant Tarbhovan Nathuji Shivaji was not the tenant in said land, hence his name was deleted. Ref. mutation entry no.1131 dated 16/02/1962.
- e. Thereafter the owner of said land Vadilal Mohanbhai and Pratapbhai Mohanbhai had availed loan over the said land from Dena Bank, Koba Branch. Accordingly said bank has created its charge over the said land. Ref. mutation entry no.1966 dated 10/04/1986.
- f. Thereafter the owner of said land had repaid the loan availed over the said land from Dena Bank, Koba branch. Accordingly said bank has issued no due certificate and released said land from its charge. Ref. mutation entry no.2053 dated 13/09/1989.
- g. Thereafter the entry of fragment was deleted from the record of said land as said land is getting cultivated for last 10 years. Ref. mutation entry no.2060 dated 21/10/1989.
- h. Thereafter the owner of said land Vadilal Mohanbhai Barot and Pratapbhai Mohanbhai Barot sold conveyed and transferred said land of Survey no.121/5 to 1.Jagdishbhai Jethabhai Prajapati, 2. Rajeshbhai Jethabhai Prajapati and 3. Jayeshbhai Jethabhai Prajapati by way of saledeed dated 23/11/1989 and correction deed dated 09/05/1990. Ref. mutation entry no.2068 dated 18/05/1990.

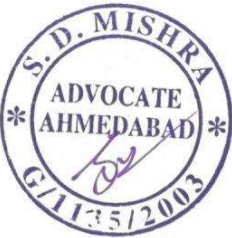




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3. That the property is in question i.e. restricted tenure agriculture land situated at mouje- Koba, Taluka-Gandhinagar in the Registration District and Sub District of Gandhinagar, bearing revenue Survey No.121/7 admeasuring Acre-0 Guntha-33 much prior to 1951 belongs to Punjabhai Bechardas. Ref. mutation entry no.568 dated 11/08/1940.
- a. Thereafter said land was declared as fragment land under the provision of sections-5 and 6 of "The Bombay Prevention of Fragmentation and Consolidation of Holding Act-1947" as it has lesser area then the declared standard area. Ref. mutation entry no.729 dated 24/09/1951.
- b. Thereafter by virtue of order dated 28/07/1953 and 02/02/1955 respectively passed by the Hon. Collector bearing no. Ta.Hu.No. W.T.N.4035 dated 28/07/1953 below W.T.N. 908 dated 02/02/1955 the Jat Inam Act got abolished and on abolition of the said act the land and from 01/08/1955 the full assessment is levied the entry of Jat Inam removed from the revenue record of said land. Ref. mutation entry no.970 dated 25/04/1955.
- c. That the owner of said land Punjabhai Becharbhai had partitioned his joint family land between his son Dahyabhai Punjabhai and Nathabhai Punjabhai whereby said land of Survey no.121/7 came into the part of Nathabhai Punjabhai. Ref. mutation entry no.1189 dated 02/06/1962.
- d. Thereafter the owner of said land Nathabhai Punjabhai died intestate on 12/12/1973 leaving behind him his legal heir namely 1. Maniben widow of Nathabhai Punjabhai, 2.Lilaben Nathabhai, 3. Shantaben Nathabhai, 4. Jayantilal Nathabhai, 5. Bachubhai Nathabhai and 6. Minor Rameshbhai Nathabhai. Accordingly





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their names have been entered in the record of said land. Ref.mutation entry no.1499 dated 03/01/1974.

- e. Thereafter the co-owner of the said land 1.Lilaben Nathabhai and 2. Shantaben Nathabhai released, relinquished and waived their entire undivided share pertain to said land in favour of other co-owner. Accordingly their names have been deleted from the revenue record of said land. Ref. mutation entry no.1736 dated 15/07/1981.
- f. That the owner of said land 1. Maniben widow of Nathabhai Punjabhai, 2. Jayantilal Nathabhai, 3. Bachubhai Nathabhai and 4. Rameshbhai Nathabhai had made family partition for their joint family land whereby said land of Survey no.121/7 came into the part of Bachubhai Nathabhai. Ref. mutation entry no.1737 dated 15/07/1981.
- g. Thereafter the owner of said land Bachubhai Nathabhai had availed loan over the said land from Dena Bank, Koba Branch. Accordingly said bank has created its charge over the said land. Ref. mutation entry no.1964 dated 10/04/1986.
- h. Thereafter the owner of said land had repaid the loan availed over the said land from Dena Bank, Koba branch. Accordingly said bank has issued no due certificate and released said land from its charge. Ref. mutation entry no.2087 dated 23/10/1990.
- i. Thereafter the entry of fragment was deleted from the record of said land as said land is getting cultivated for last 10 years. Ref. mutation entry no.2089 dated 23/10/1990.
- j. Thereafter the owner of said land Patel Bachubhai Nathabhai sold conveyed and transferred said land of Survey no.121/7 to 1.Jagdishbhai Jethabhai Prajapati, 2. Rajeshbhai Jethabhai Prajapati and 3. Jayeshbhai Jethabhai Prajapati by way of



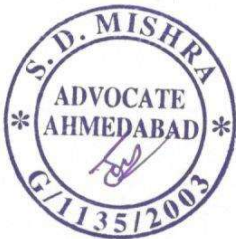


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saledeed dated 26/11/1990. Ref. mutation entry no.2094 dated 30/11/1990.

4. That the property is in question i.e. restricted tenure agriculture land situated at mouje- Koba, Taluka-Gandhinagar in the Registration District and Sub District of Gandhinagar, bearing revenue Survey No.122/3 admeasuring Acre-0 Guntha-33 much prior to 1951 belongs to Punjabhai Bechardas. Ref. mutation entry no.568 dated 11/08/1940.
 - a. Thereafter said land was declared as fragment land under the provision of sections-5 and 6 of "The Bombay Prevention of Fragmentation and Consolidation of Holding Act-1947" as it has lesser area then the declared standard area. Ref. mutation entry no.729 dated 24/09/1951.
 - b. Thereafter by virtue of order dated 28/07/1953 and 02/02/1955 respectively passed by the Hon. Collector bearing no. Ta.Hu.No. W.T.N.4035 dated 28/07/1953 below W.T.N. 908 dated 02/02/1955 the Jat Inam Act got abolished and on abolition of the said act the land and from 01/08/1955 the full assessment is levied the entry of Jat Inam removed from the revenue record of said land. Ref. mutation entry no.970 dated 25/04/1955.
 - c. That the owner of said land Punjabhai Becharbhai had partitioned his joint family land between his son Dahyabhai Punjabhai and Nathabhai Punjabhai whereby said land of Survey no.122/3 came into the part of Nathabhai Punjabhai. Ref. mutation entry no.1189 dated 02/06/1962.
 - d. Thereafter the owner of said land Nathabhai Punjabhai died intestate on 12/12/1973 leaving behind him his legal heir namely
 1. Maniben widow of Nathabhai Punjabhai, 2.Lilaben Nathabhai,
 3. Shantaben Nathabhai, 4. Jayantilal Nathabhai, 5. Bachubhai





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Nathabhai and 6. Minor Rameshbhai Nathabhai. Accordingly their names have been entered in the record of said land. Ref.mutation entry no.1499 dated 03/01/1974.

- e. Thereafter the co-owner of the said land 1.Lilaben Nathabhai and 2. Shantaben Nathabhai released, relinquished and waived their entire undivided share pertain to said land in favour of other co-owner. Accordingly their names have been deleted from the revenue record of said land. Ref. mutation entry no.1736 dated 15/07/1981.
- f. That the owner of said land 1. Maniben widow of Nathabhai Punjabhai, 2. Jayantilal Nathabhai, 3. Bachubhai Nathabhai and 4. Rameshbhai Nathabhai had made family partition for their joint family land whereby said land of Survey no.122/3 came into the part of Rameshbhai Nathabhai Patel. Ref. mutation entry no.1737 dated 15/07/1981.
- g. Thereafter the owner of said land Rameshbhai Nathabhai had availed loan over the said land from Dena Bank, Koba Branch. Accordingly said bank has created its charge over the said land. Ref. mutation entry no.1975 dated 05/07/1986.
- h. Thereafter the owner of said land Rameshbhai Nathabhai had availed loan over the said land from Dena Bank, Koba Branch. Accordingly said bank has created its charge over the said land. Ref. mutation entry no.1999 dated 07/07/1987.
- i. Thereafter the name of late Maniben widow of Nathabhai Punjabhai was deleted from the revenue record of said land as said land was went into the share of Rameshbhai Nathabhai Patel as per partition however the name of said deceased was running in the said land, therefore her name was deleted from





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the record of said land. Ref. mutation entry no.2088 dated 23/10/1990.

- j. Thereafter the entry of fragment was deleted from the record of said land as said land is getting cultivated for last 10 years. Ref. mutation entry no.2090 dated 17/11/1990.
- k. Thereafter as per the order of Hon. Collector, Gandhinagar dated 20/07/1993 bearing no.CB/Ganot/Vashi-2320-26/93 the permission under sec-63 of Tenancy Act was granted to Gangotri Co.Op. Hou. Soc. Ltd. to construct houses of Sahkari Mandali as per the terms and condition contained in said order. Ref. mutation entry no.2172 dated 22/07/1993.
- l. Thereafter the owner of said land had repaid the loan availed over the said land from Dena Bank, Koba branch. Accordingly said bank has issued no due certificate dated 31/07/1993 and released said land from its charge. Ref. mutation entry no.2173 dated 31/07/1993.
- m. Thereafter the possession of said land of Survey No.122/3 and 122/4 was exchanged as per spot wherein the possession of said land of Survey no.122/3 was given to Jagdishbhai Jethabhai and others in place of land of Survey no.122/4 which they were cultivating. Ref. mutation entry no.2188 dated 10/09/1993.
5. Thereafter the co-owner of the said land Jagdishbhai Jethabhai released, relinquished and waived his undivided share pertain to said land in favour of Rajeshbhai Jethabhai and Jayeshbhai Jethabhai. Accordingly his name was deleted from the revenue record of said land. Ref. mutation entry no.2909 dated 05/03/2004.
6. Thereafter as per the order of District Collector, Office Gandhinagar dated 29/03/2008 bearing no.CB/Ganot/Ga.Dha.Ka.-63/Vashi.1559



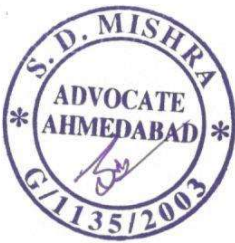


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to 1563/08 it was ordered to read Survey No.123/2 in place of Survey No.123/3 and Survey No.122/4 in place of Survey no.122/3 in the order of Hon. Collector, Gandhinagar dated 20/07/1993 bearing no.CB/Ganot/Vashi-2320-26/93. Ref. mutation entry no.3421 dated 11/04/2008.

7. Thereafter as per the order of District Collector, Office Gandhinagar dated 29/03/2008 bearing no.CB/Ganot/Ga.Dha.Ka.-63/Vashi.1559 to 1563/08 it was ordered to read Survey No.123/2 in place of Survey No.123/3 and Survey No.122/4 in place of Survey no.122/3 in the order of Hon. Collector, Gandhinagar dated 20/07/1993 bearing no.CB/Ganot/Vashi-2320-26/93. Ref. mutation entry no.3449 dated 04/06/2008.
8. Thereafter as per the order of Mamlatdar, Dahegam dated 18/0/2008 bearing no.Jamin/Vashi.6823/08 the computerized 7/12 of said land was compared with manual 7/12 and form-6, the mistake finds therein were rectified. Ref. mutation entry no.3604 dated 22/01/2009.
9. Thereafter the owner of the said land Rajeshbhai Jethabhai Prajapati sold, conveyed and transferred said agricultural land bearing Survey No.121/4 adm. 3237 sq.mts., Survey No. 121/5 adm. 3237 sq.mts., Survey No. 121/7 adm. 3338 sq.mts. and Survey No. 122/3 adm. 3339 sq.mts. altogether 13151 sq. mts. to 1.Nileshbhai Ramanbhai Patel (15% Share), 2.Jikeshkumar Mangaldas Patel (15% Share), 3.Sureshbhai Naranbhai Patel (25% Share), 4.Pankajbhai Haribhai Patel (30% Share) and 5.Nileshbhai Nanubhai Balgha (15% Share) by way of Sale deed, Dated 28/03/2019 registered before the sub-registrar office at Gandhinagar under serial No.7231. Ref. mutation entry no.5360 dated 29/03/2019. Said entry was certified on





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26/06/2019 as per the order of Mamlatdar, Gandhiangar bearing no.RTS/Takrari Nondh Case No.84/19.

10. Thereafter Jayeshbhai Jethabhai Prajapati being plaintiff filed RTS/Appeal/S.R.No.234/2019 against the order of Mamlatdar, Gandhiangar bearing no.RTS/Takrari Nondh Case No.84/19 certifying mutation entry no.5360 before the Hon. Dy. Collector, Gandhinagar whereby Hon. Dy. Collector, Gandhinagar after hearing the matter by way of order dated 01/09/2020 rejected the appeal of Appellant and upheld the order of Mamlatdar, Gandhiangar bearing no.RTS/Takrari Nondh Case No.84/19 certifying mutation entry no.5360. Ref. mutation entry no. 6586 dated 11/09/2020.
11. Thereafter said lands of Survey no.121/4+121/5+121/7+122/3 admeasuring 13151 sq.mts. included in Town Planning Scheme No.2 (Koba-Kudasan) and allotted Final Plot No.67 admeasuring 8548 sq. mts. in lieu of said land.
12. Thereafter as per the Durasti Patrak no.72 sent by the D.I.L.R., Gandhinagar bearing no.KJP/SR/Gandhi/308/2020-21 dated 30/10/2021 said land bearing Survey No.121/4 adm. 3237 sq.mts., Survey No. 121/5 adm. 3237 sq.mts., Survey No. 121/7 adm. 3338 sq.mts. and Survey No. 122/3 adm. 3339 sq.mts. altogether 13151 sq. mts. was divided into two parts. i.e.(1) Survey No.121/4+121/5+121/7+122/3/001, admeasuring 6576 sq. mts. belongs to Jayeshbhai Jethabhai Prajapati and (2) Survey No.121/4+121/5+121/7+122/3/002, admeasuring 6575 sq. mts. belongs to 1.Nileshbhai Ramanbhai Patel, 2.Jikeshkumar Mangaldas Patel, 3.Sureshbhai Naranbhai Patel, 4.Pankajbhai Haribhai Patel and 5.Nileshbhai Nanubhai Balgha. Ref. mutation entry no.5890 dated 30/10/2021.





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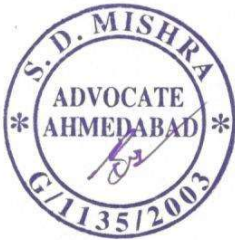
13. Thereafter as per the order of Mamlatdar, Gandhinagar dated 19/12/2021 bearing order no.mam/E-dhara/Su.Hu./S.R.263/2021 it was ordered to rectify the area as 6475 sq. mts. in place of 6575 sq. mts. entered in the revenue record of said land vide mutation entry no.5890 for KJP Durasti. Ref. mutation entry no.5914 dated 27/12/2021.

14. Thereafter Jayeshbhai Jethabhai Prajapati being plaintiff filed CB/RTS/Koba/Revision/No.415/2020 against the order of Dy. Collector, Gandhinagar bearing no. RTS/Appeal/S.R.No.234/2019 dated 01/09/2020 before the Hon. District Collector, Gandhinagar whereby Hon. District Collector, Gandhinagar after hearing the matter by way of order dated 29/03/2022 rejected the revision application of Appellant and upheld the order of Dy. Collector, Gandhinagar bearing no. RTS/Appeal/S.R.No.234/2019 dated 01/09/2020. Ref. mutation entry no. 5961 dated 04/04/2022.

15. Thereafter said land of Survey No.121/4+124/5+121/7+122/3/002 adm. 6575 sq. mts. has been granted multipurpose uses non-agriculture permission by the order passed by the Hon. District Collector bearing no.321/06/03/054/2023 dated 23/01/2023 as per the terms and condition contained therein. Ref. mutation entry no.6108 dated 23/01/2023.

With effect of said mutation entry, the 7/12 extract of said land was modified as (1) Survey No.121/4+124/5+121/7+122/3/002 adm. 2301 sq. mts. land for TP deduction land and (2) Survey No.121/4+124/5+121/7+122/3/002/P1 adm. 4274 sq. mts. multipurpose uses non-agriculture land or net land of Final Plot no.67/2 adm.4274 sq.mts..

16. Thereafter the owner of the said land 1.Nileshbhai Ramanbhai Patel (15% Share), 2.Jikeshkumar Mangaldas Patel (15% Share),





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3.Sureshbhai Naranbhai Patel (25% Share), 4.Pankajbhai Haribhai Patel (30% Share) and 5.Nileshbhai Nanubhai Balgha (15% Share) sold, conveyed and transferred said multipurpose uses non-agriculture land of Survey no.121/4+121/5+121/7+122/3/002/P1 admeasuring 4274 sq.mts. included in Town Planning Scheme No.2 allotted Final Plot No.67/2 admeasuring 4274 sq. mts. to Radhe Buildcon, a partnership firm representing through its administrative partner Alpeshkumar Kalidas Kundaliya by way of Sale deed, Dated 23/02/2023 registered before the sub-registrar office at Gandhinagar under serial No.8384. Ref. mutation entry no.5125 dated 27/02/2023. Said entry is pending for certification.

17. 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 on 28/01/2023 in the daily newspaper "Divya Bhaskar" Ahmedabad, in lieu of the said public notice no any objection has been received by any person till this date.

18. While conducting search of sub registry record it was found that the earlier co-owner of said land Jagdishbhai Jethabhai Prajapati had executed a release deed dated 21/12/2010 with respect to said land of Survey No.121/4 adm. 3237 sq.mts., Survey No. 121/5 adm. 3237 sq.mts., Survey No. 121/7 adm. 3338 sq.mts. and Survey No. 122/3 adm. 3339 sq.mts. altogether 13151 sq. mts. paiki 1/3 share in favour of Rajeshbhai Jethabha Prajapati and Jayesh Jethabhai Prajapati by way of registered release deed bearing sr.no.21000 registered before the Gandhingar SRO.

19. Similarly co-owner of said land Jayeshbhai Jethabhai Prajapati had executed a confirmation deed dated 25/01/2023 with respect to said land of Survey No.121/4 adm. 3237 sq.mts., Survey No. 121/5 adm. 3237 sq.mts., Survey No. 121/7 adm. 3338 sq.mts. and Survey No.





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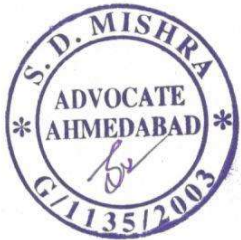
122/3 adm. 3339 sq.mts. altogether 13151 sq. mts. paiki undivided 1/2 share pertaining to eastern side land in favour of 1.Nileshbhai Ramanbhai Patel, 2.Jikeshkumar Mangaldas Patel, 3.Sureshbhai Naranbhai Patel, 4.Pankajbhai Haribhai Patel and 5.Nileshbhai Nanubhai Balgha by way of registered confirmation deed bearing sr.no.3831 registered before the Gandhingar SRO.

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 of the year 1992 to 2006 is not maintained properly or damaged or found in torn condition in the office of Sub Registrar. Hence search may lack some particulars.

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 multipurpose uses non-agriculture land of Survey no.121/4+121/5+121/7+122/3/002/P1 admeasuring 4274 sq.mts. included in Town Planning Scheme No.2 allotted Final Plot No.67/2 admeasuring 4274 sq. mts. of Mouje-Koba,



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as on date solely belongs to Radhe Buildcon and its partners and from the search of the record concerned; it appears that there is no charge or encumbrances over the said land. That Radhe Buildcon and its partners are the owner of the said land and except them 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 17th day of March' 2023 at Ahmedabad.



S. D. Mishra
Advocate & Notary

