

SAURABH

P. PATEL

B.Com., L.L.B.(Advocate)

16/17 - Chitrlekha Complex,
Near Prasang Hall,
150 ft. Ring Road,
Rajkot.

To Whom It May Concern

(TITLE CLEARANCE REPORT)

**(1) NAME & ADDRESS OF THE OWNER OF THE
PROPERTY:**

M/s. Aadarsh Green City Developers, a Partnership
Firm with Partners :

- 1) Shri Bhaveshbhai Dhanjibhai Chovatiya
- 2) Smt. Vishakhaben Bhaveshbhai Chovatiya
- 3) Shri Umeshbhai Keshavjibhai Malani
- 4) Shri Manojbhai Keshavjibhai Malani
- 5) Shri Shivlal Harilal Gadhiya
- 6) Smt. Vrushaliben Kartikey Chovatiya
- 7) Shri Rameshbhai Laljibhai Vachhani
- 8) Shri Gunvantrai Vrujlal Bhadani
- 9) Shri Siddhar Mahendrabhai Patel (Talaviya)
- 10) Shri Kishanbhai Maheshbhai Sakhiya
- 11) Shri Nakulbhai Girishbhai Sakhiya
- 12) Shri Bharatkumar Mansukhlal Ardeshana
- 13) Shri Chandulal Ladhabhai Khant
- 14) Shri Shaileshbhai Gangdasbhai Thumar
- 15) Shri Rupeshbhai Ghanshyambhai Thumar
- 16) Shri Neel Pravinbhai Savaliya
- 17) Shri Kailashkumar Gopalbhai Vadodariya
- 18) Shri Leenaben Pravinchandra Patel
- 19) Shri Hasmukhbhai Girdharbhai Rakholiya
- 20) Smt. Shitalben Virenbhai Dhakan

ADDRESS:

Aadarsh Plaza, Office No. 501, Opp. GSPC Gas, 150 Feet Ring Road, Rajkot.

(2) DESCRIPTION OF THE PROPERTY:

Land admeasuring 303.60 Sq. Mtrs. of Plot No.1 of Revenue Survey No. 16/2 + Land admeasuring total 276.40 Sq. Mtrs. of Plot Nos. 75 and 76 of Revenue Survey No. 16/1 paiki 1, 16/1 paiki 2, 16/1 paiki 3 and 16/1 paiki 4 of Village Mavdi, Dist. : Rajkot, admeasuring total 580 Sq. Mtrs. with the construction of lowrise residential building under progress and known as “**Aadarsh Gold**” and the entire property is bounded as under :

NORTH : Lagu Re.Survey No.16/1 & 17 Paiki Other's Property.
SOUTH : 9.00 Mtr. Road.
EAST : Lagu Re.Survey No.17 Paiki Other's Property.
WEST : Lagu Re.Survey No.16/1 Paiki Other's Property & 9.00 Mtr. Road.

(3) DESCRIPTION OF THE DOCUMENTS:

- 1) Certified true copy of the Entry from Jungle Book, dated 01.05.1958.
- 2) True copy of Village Form No. VI, Entry No. 295, 14708, 24824, 24859, 24866, 24867, 24870, 24872; VIII A, Khata No. 130 with VII & XII.
- 3) Original Sale Deed registered at No. 5589, dated 06.12.2018.
- 4) True copy of Village Form No. VI, Entry No. 24901; VIII A, Khata No. 224 with VII & XII.

- 5) Original Affidavit for Consent, dated 15.12.2018, executed by Shri Mavjibhai Harjibhai Sorathiya and Others.
- 6) Original Affidavit for Consent, dated 04.04.2019, executed by Shri Mohanbhai Bhikhabhai Sorathiya.
- 7) True copy of the Entry from Hissa Form No. IV with the Sketch from Measurement Sheet attached.
- 8) Original Zone Certificate, dated 21.01.2020, issued by Ruda with the Sketch attached.
- 9) Original Layout Permission No. 78, dated 18.02.2020, issued by RMC with the Lay out Plan approved by it.
- 10) Certified true copy of the Order No. 580/09/18/053/2020, dated 12.11.2020, passed by Collector, Rajkot.
- 11) True copy of the Entry from Village Form No. II.
- 12) Original Sale Deed registered at No. 8704, dated 23.11.2020.
- 13) True copy of the Entry from Village Form No. II.
- 14) True copy of the Deed of Reconstitution of Partnership Firm, registered at No. 5163, dated 19.12.2020 of M/s. Aadarsh Green City Developers.
- 15) True copy of the Entry from Jungle Book, dated 01.05.1958.
- 16) True copy of Village Form No. VI, Entry No. 93, 193, 415, 24824; VIII A, Khata No. 83, 84, 85, 86 with VII & XII.
- 17) True copy of the Zone Certificate, dated 10.05.2017 issued by Ruda with the Sketch attached.
- 18) Copy of the Public Notice, dated 02.05.2017; published by Shri Saurabh P. Patel, Advocate.
- 19) True copy of Certificate, dated 09.05.2017 issued by Shri Saurabh P. Patel, Advocate.
- 20) True copy of the Sale Deed registered at No. 1386, dated 09.05.2017.

- 21) True copy of Village Form No. VI, Entry No. 24851 with VII & XII.
- 22) True copy of the Sale Deed registered at No. 1387, dated 09.05.2017.
- 23) True copy of Village Form No. VI, Entry No. 24852 with VII & XII.
- 24) True copy of the Sale Deed registered at No. 1389, dated 09.05.2017.
- 25) True copy of Village Form No. VI, Entry No. 24854 with VII & XII.
- 26) True copy of the Sale Deed registered at No. 1388, dated 09.05.2017.
- 27) True copy of Village Form No. VI, Entry No. 24853; VIII A, Khata No. 217 with VII & XII.
- 28) True copy of the Entry from Hissa Form No. IV with the Sketch from Measurement Sheet.
- 29) True copy of the Lay out Permission No. 17, dated 24.07.2017 issued by RMC with the Lay out Plan approved by it.
- 30) True copy of the Order No. NA/LRCC/65/Case No. 111/17-18, dated 12.10.2017 passed by Collector, Rajkot.
- 31) True copy of Village Form No. VI, Entry No. 24684; VIII A, Khata No. 217 with VII & XII.
- 32) True copy of the Partnership Deed, registered at No. 6696, dated 13.10.2017 of M/s. Aadarsh Green City Developers with the Extract of Registration attached.
- 33) True copy of the Supplimentary Deed, registered at No. 5645, dated 26.10.2017 of M/s. Aadarsh Green City Developers.
- 34) Original Construction Permission No. 329, dated 27.01.2021 with the Commencement Certificate and approved Bldg. Plan issued by RMC.

- 35) Original Receipts towards the Payment of Search Charge issued by Sub-Registrar, Rajkot.

(4) TRACING OF THE TITLE :-

Shri Valjibhai Veljibhai, Shri Arjanbhai Valjibhai, Shri Khimjibhai Valjibhai and Shri Devjibhai Valjibhai were holding the agricultural land of different survey numbers including of Survey No. 16/2 of Village Mavdi, Dist. : Rajkot and their occupancy rights were promulgated.

It transpires that on resurvey thereof, there were some changes in the measurement and survey numbers of Village Mavdi, Dist. : Rajkot in respect of land of different survey numbers including of Survey No. 16/2 of Village Mavdi, and Entry No. 14708 with modification thereof was made in the revenue record on 22.07.2009, which was certified on 20.09.2009 by Mamlatdar, Rajkot.

On the merger of Village Mavdi, within the seem of Rajkot; Entry No. 24824 to that effect was made in the revenue record on 16.02.2016, which was certified on 16.02.2016 by Mamlatdar, Rajkot.

On the death of Valjibhai Veljibhai on 26.11.1992, on the death of Arjanbhai Valjibhai on 31.10.1989, on the death of Khimjibhai Valjibhai on 14.12.1992 and on the death of Devjibhai Valjibhai 18.10.1994, the names of their respective legal heirs viz., Shri Pravinbhai Arjanbhai (2) Shri Babulal Arjanbhai (3) Shri Rajeshbhai Arjanbhai (4) Shri Jayaben Arjanbhai, W/o. Chhaganbhai Akbari (5) Shri Vijayaben Arjanbhai, W/o. Laxmanbhai Vekariya (6) Shri Leelaben Arjanbhai, W/o. Jerambhai Khunt (7) Shri Laljibhai Khimjibhai (8) Shri Bhamjibhai Khimjibhai (9) Shri Chunibhai Khimjibhai (10) Shri Vinodbhai Khimjibhai (11)

Shri Shardaben Khimjibhai, W/o. Vallabhbhai Siroya
(12) Shri Induben Khimjibhai, W/o. Dineshbhai Rank (13)
Shri Bhikhabhai Devjibhai (14) Shri Tulsibhai Devjibhai
(15) Shri Savitaben Devjibhai, W/o. Meghajibhai Zalavadiya
(16) Shri Leelaben Devjibhai, W/o. Kantibhai Talaviya (17)
Shri Shardaben Devjibhai, W/o. Vallabhbhai Kotadiya (18)
Shri Kiranbhai Ranchhodbhai, W/o. Kalpeshbhai Savaliya
(19) Shri Bhartiben Ranchhodbhai, W/o. Dineshbhai Pokar
(20) Shri Kiritbhai Ranchhodbhai Marakana and (21) Shri
Sanjaybhai Ranchhodbhai Marakana = total 21 members
were entered in the revenue record in respect of
agricultural land of Survey No. 16/2 of Mavdi, and
consolidated Entry No. 24859 to that effect was made in the
revenue record on 06.07.2017, which was certified on
29.09.2017 by Mamlatdar, Rajkot.

On the death of Ghusabhai Jadavbhai on 13.05.2014
and his wife, Rambhaben Ghusabhai in the year 1985, the
names of their legal heirs viz. Shri Narshibhai Ghusabhai (2)
Shri Mansukhbhai Ghusabhai (3) Shri Rajubhai Ghusabhai
and (4) Shri Rameshbhai Ghusabhai = total 4 members were
entered in the revenue record by Entry No. 24866 on
02.01.2018 in respect of share of deceased in the land of
Survey No. 16/2 of Mavdi, which was certified on
26.03.2018 by Mamlatdar, Rajkot.

On the death of Vaghajibhai Dharamshibhai on
20.09.1998, and his wife on 12.09.2014, the names of their
legal heirs, Shri Vallabhbhai Vaghajibhai (2) Shri
Narmadaben Vaghajibhai, W/o. Keshubhai Vadodariya (3)
Shri Diwaliben Vaghajibhai, W/o. Dhirubhai Dudhatra (4)
Shri Shantaben Vaghajibhai, W/o. Haribhai Khunt (5) Shri
Vijyaben Vaghajibhai, W/o. Jamanbhai Thumar and (6) Shri

Tulsibhai Vaghajibhai Sorathiya = total 6 members were entered in the revenue record by Entry No. 24867 on 02.01.2018 in respect of share of deceased in the land of Survey No. 16/2 of Mavdi, which was certified on 26.03.2018 by Mamlatdar, Rajkot.

It transpires that Shri Prvinbhai Arjanbhai Sorathiya and Others had applied to the Dy. Collector, Rajkot to cancel Entry No. 24859 in respect of land admeasuring 0-05-06 Hector-Are-Sq. Mtrs. of Survey No. 16/2 of Mavdi with other land, which in turn was granted partly and matter was remanded back to the Mamlatdar, Rajkot for decision afresh and Entry No. 24870 to that effect was made in the revenue record on 16.07.2018, which was certified on 10.09.2018 by Mamlatdar, Rajkot accordingly.

Subsequently, Entry No. 24872, entering the names of total 21 members, viz. Shri Pravinbhai Arjanbhai (2) Shri Babulal Arjanbhai (3) Shri Rajeshbhai Arjanbhai (4) Shri Jayaben Arjanbhai, W/o. Chhaganbhai Akbari (5) Shri Vijayaben Arjanbhai, W/o. Laxmanbhai Vekariya (6) Shri Leelaben Arjanbhai, W/o. Jerambhai Khunt (7) Shri Laljibhai Khimjibhai (8) Shri Bhamjibhai Khimjibhai (9) Shri Chunibhai Khimjibhai (10) Shri Vinodbhai Khimjibhai (11) Shri Shardaben Khimjibhai, W/o. Vallabhbhai Siroya (12) Shri Induben Khimjibhai, W/o. Dineshbhai Rank (13) Shri Bhikhabhai Devjibhai (14) Shri Tulsibhai Devjibhai (15) Shri Savitaben Devjibhai, W/o. Meghajibhai Zalavadiya (16) Shri Leelaben Devjibhai, W/o. Kantibhai Talaviya (17) Shri Shardaben Devjibhai, W/o. Vallabhbhai Kotadiya (18) Shri Kiranbhai Ranchhodbhai, W/o. Kalpeshbhai Savaliya (19) Shri Bhartiben Ranchhodbhai, W/o. Dineshbhai Pokar (20) Shri Kiritbhai Ranchhodbhai Marakana and (21) Shri Sanjaybhai Ranchhodbhai Marakana was made in the revenue record on 30.07.2018 in respect of land of Survey No. 16/2 of Mavdi, which was certified on 25.10.2018 by Mamlatdar, Rajkot.

Shri Narshibhai Ghusabhai Sorathiya and Others had sold their agricultural land admeasuring total 0-05-06 Hector-Are-Sq. Mtrs. of Survey No. 16/2 of Mavdi, Dist. : Rajkot to Shri Bhaveshbhai Dhanjibhai Chovatiya by the sale deed registered at No. 5589, dated 06.12.2018 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.

On the strength of the above sale deed, the land so purchased by Shri Bhaveshbhai Dhanjibhai Chovatiya has been transferred in his name in the revenue record by Entry No. 24901 on 24.10.2019, which was certified on 21.12.2019 by Mamlatdar, Rajkot.

It transpires that subsequently, Shri Mavjibhai Harjibhai Sorathiya and Others have made an Affidavit, confirming and ratifying the above sale transaction made in favour of Shri Bhaveshbhai Dhanjibhai Chovatiya on 15.12.2018. Similar affidavit has been executed by Shri Mohanbhai Bhikhabhai Sorathiya on 04.04.2019. Both the original Affidavits are on the file.

Shri Bhaveshbhai Dhanjibhai Chovatiya had applied to the Collector, Rajkot to grant the permission to convert aforesaid agricultural land admeasuring total 506 Sq. Mrs. of Survey No. 16/2 of Mavdi into NA for residential purpose, which in turn was granted by Order, dated 12.11.2020. The lay out plan and plotting was approved. On conversion into NA, Entry to that effect was made and certified in the revenue record accordingly.

Shri Bhaveshbhai Dhanjibhai Chovatiya has sold the Land admeasuring 303.60 Sq. Mtrs. of Plot No. 1 of Survey No. 16/2 of Mavdi to M/s. Aadarsh Green City Developers, a Partnership Firm, the present owner by the sale deed registered at No. 8704, dated 23.11.2020 with the Sub-Registrar, Rajkot. The Original Sale Deed is on the file.

On the strength of the above sale deed, the land so purchased by M/s. Aadarsh Green City Developers, a Partnership Firm has been transferred in its name in the revenue record, as disclosed from the Entry from Village Form No. II in its name on the file.

Originally, Jadav Amba was holding the agricultural land of different fields of Village Mavdi, Dist. : Rajkot and on his death; the name of Shri Ghusa Jadav was entered in the revenue record by Entry No. 93 in respect of said holdings of deceased on 15.08.1955.

On resurvey of the agricultural land of Village Mavdi in the year 1961; Shri Ghusa Jadav was found in occupation of the agricultural land admeasuring 4 A 22 G of Survey No. 16/1 with other land and Entry No. 193 to that effect was made in the revenue record on 20.10.1961; which was certified on 10.06.1962 by Mamlatdar, Rajkot.

Shri Ghusa Jadav had divided and distributed his agricultural land of different survey numbers including of Survey No. 16 of Mavdi amongst his sons by way of family arrangements. By virtue of the said division/distribution; agricultural land admeasuring 1 A 5 G of Survey No. 16/1 paiki with other land had fallen to the share of Shri Narshibhai Ghusabhai; Land admeasuring 1 A 5 G of Survey No. 16/1 paiki with other land had fallen to the share of Shri Mansukh Ghusa; Land admeasuring 1 A 6 G of Survey No. 16/1 paiki had fallen to the share of Shri Rajesh Ghusa; while, Land admeasuring 1 A 26 G of Survey No. 16/1 with other land had fallen to the share of Shri Ramesh Ghusa and Entry No. 415 to that effect was made in the revenue record on 04.03.1991, which was certified on 04.05.1991 by Mamlatdar, Rajkot.

A public notice was published in Daily "Akila" on 02.05.2017 by Shri Saurabh P. Patel, Advocate; inviting objections, if any, in respect of agricultural land admeasuring 0-45-53 Hector-Are-Sq. Mtrs. of Survey No. 16/1 paiki 1 of Mavdi of the ownership of Shri Narshibhai Ghusabhai Sorathiya; Land admeasuring 0-46-54 Hector-Are-Sq. Mtrs. of Survey No. 16/1 paiki 2 of Mavdi of the ownership of Shri Rajubhai Ghusabhai Sorathiya; Land admeasuring 0-46-54 Hector-Are-Sq. Mtrs. of Survey No. 16/1 paiki 3 of Mavdi of the ownership of Shri Rameshbhai Ghusabhai Sorathiya and Land admeasuring 0-45-53 Hector-Are-Sq. Mtrs. of Survey No. 16/1 paiki 4 of Mavdi of the ownership of Shri Mansukhbhai Ghusabhai Sorathiya; but, no objections were received in response thereof; as disclosed from the NOC issued by the undersigned, dated 09.05.2017 on the file.

Shri Narshibhai Ghusabhai Jadav had sold his agricultural land admeasuring total 0-45-53 Hector-Are-Sq. Mtrs. of Survey No. 16/1 paiki 1 of Mavdi, Dist. : Rajkot to Shri Bhaveshbhai Dhanjibhai Chovatiya and 17 Others by the sale deed registered at No. 1386, dated 09.05.2017 with the Sub-Registrar, Rajkot. Shri Parvatiben Narshibhai Sorathiya and other family members had also signed the said sale deed, as Consenting Parties.

On the strength of the above sale deed, the land so purchased by Shri Bhaveshbhai Dhanjibhai Chovatiya and Others has been transferred in their names in the revenue record by Entry No. 24851 on 10.05.2017, which was certified on 17.06.2017 by Mamladar, Rajkot.

Shri Rajubhai Ghusabhai Jadav had sold his agricultural land admeasuring total 0-46-54 Hector-Are-Sq. Mtrs. of Survey No. 16/1 paiki 2 of Mavdi, Dist. : Rajkot to

Shri Bhaveshbhai Dhanjibhai Chovatiya and 17 Others by the sale deed registered at No. 1387, dated 09.05.2017 with the Sub-Registrar, Rajkot. Smt. Ritaben Rajubhai Sorathiya had also signed the said sale deed, as Consenting Party.

On the strength of the above sale deed, the land so purchased by Shri Bhaveshbhai Dhanjibhai Chovatiya and Others has been transferred in their names in the revenue record by Entry No. 24852 on 10.05.2017, which was certified on 17.06.2017 by Mamladar, Rajkot.

Shri Rameshbhai Ghusabhai Jadav had sold his agricultural land admeasuring total 0-46-54 Hecter-Are-Sq. Mtrs. of Survey No. 16/1 paiki 3 of Mavdi, Dist. : Rajkot to Shri Bhaveshbhai Dhanjibhai Chovatiya and 17 Others by the sale deed registered at No. 1389, dated 09.05.2017 with the Sub-Registrar, Rajkot. Smt. Hansaben Rameshbhai Sorathiya and Other family members had also signed the said sale deed, as Consenting Parties.

On the strength of the above sale deed, the land so purchased by Shri Bhaveshbhai Dhanjibhai Chovatiya and Others has been transferred in their names in the revenue record by Entry No. 24854 on 10.05.2017, which was certified on 17.06.2017 by Mamladar, Rajkot.

Shri Mansukhbhai Ghusabhai Jadav had sold his agricultural land admeasuring total 0-45-53 Hecter-Are-Sq. Mtrs. of Survey No. 16/1 paiki 4 of Mavdi, Dist. : Rajkot to Shri Bhaveshbhai Dhanjibhai Chovatiya and 17 Others by the sale deed registered at No. 1388, dated 09.05.2017 with the Sub-Registrar, Rajkot. Smt. Manjulaben Mansukhbhai Sorathiya and other family members had also signed the said sale deed, as Consenting Parties.

On the strength of the above sale deed, the land so

purchased by Shri Bhaveshbhai Dhanjibhai Chovatiya and Others has been transferred in their names in the revenue record by Entry No. 24853 on 10.05.2017, which was certified on 17.06.2017 by Mamladar, Rajkot.

Shri Bhaveshbhai D. Chovatiya and Others had applied to the Dist. Panchayat, Rajkot to grant the permission to convert agricultural land admeasuring total 11198.85 Sq. Mtrs. of Survey No. 16/1 paiki 1 to 16/1 paiki 4 of Mavdi into NA for residential purpose, which in turn was granted by Order, dated 12.10.2017. The lay out plan and plotting was approved. On conversion into NA; Entry to that effect was made and certified in the revenue record accordingly. As per the approved Layout Plan, entire land is plotted as Plot Nos. 1 to 893

Shri Bhaveshbhai Dhanjibhai Chovatiya, 2) Smt. Vishakhaben Bhaveshbhai Chovatiya, 3) Shri Umesh Keshavjibhai Malani, 4) Shri Manojbhai Keshavjibhai Malani, 5) Shri Shivilal Hiralal Gadhiya, 6) Smt. Vrushaliben Kartikbhai Chovatiya, 7) Shri Rameshbhai Savjibhai Vasoya, 8) Shri Gunvantrai Vrajilal Bhadani, 9) Shri Siddharth Mahendrabhai Talavia, 10) Shri Kishan Maheshbhai Sakhiya, 11) Shri Nakul Girishbhai Sakhiya, 12) Shri Mansukhbhai Ambavibhai Ardesana, 13) Shri Chandulal Ladhabhai Khunt, 14) Shri Shaileshbhai Gangdasbhai Thumar, 15) Shri Rupeshbhai Ghanshyambhai Thummar, 16) Shri Neel Pravinbhai Savaliya, 17) Shri Kailashkumar Gopalbhai Vadodariya, 18) Smt. Linaben Pravichandra Patel, 19) Shri Hasmukh Girdharbhai Rakholiya and 20) Smt. Shitalben Virenbbhai Dhakan have constituted a partnership firm to do the business in the name and style of M/s. Aadarsh Green City Developers and the partnership deed was executed between them on 07.09.2017 at Rajkot, which

was registered at No. 6696, dated 13.10.2017 with the Sub-Registrar, Rajkot. The said Firm is registered at No. GUJ/RJ/103070 on 25.09.2017 with Twenty partners with the Registrar of Firms, Rajkot; as disclosed from the Extract of Registration of the said Firm on the file.

It transpires that Shri Bhaveshbhai D. Chovatiya and Other partners had thrown their aforesaid NA land of Plot Nos. 1 to 89 of Survey No. 16/1 paiki 1 to 16/1 paiki 4 of Mavdi into the Firm, as the Asset of the Firm, as disclosed from the Supplementary Deed on Page 3, Para 10.4 a); and Supplementary Deed to that effect was executed between them, which was registered at No. 5645, dated 26.10.2017 with the Sub-Registrar, Rajkot.

It transpires that on the death of Mansukhbhai Ambavibhai Ardeshana, one of the partner of the Firm, Shri Bhaveshkumar Mansukhlal Ardeshana had joined the Firm as new partner with Shri Bhaveshbhai Dhanjibhai Chovatiya and Others and Deed of Reconstitution of the Firm to that effect was executed between them on 14.12.2020, which was registered at No. 5163 on 19.12.2020 with the Sub-Registrar, Rajkot. From the recital of the said partnership deed on Page 10, Para XVI, it transpires that Shri Bhaveshbhai D. Chovatiya, Shri Rupeshbhai G. Thummar and Shri Hasmukhbhai G. Rakholiya have been authorized to execute necessary documents on behalf of the Firm by each out of above three including of Agreement to Sell etc.

M/s. Aadarsh Green City Developers, a Partnership Firm had submitted a plan for the amalgamation of its land of Plot No. 1 of Survey No. 16/2 and Land of Plot Nos. 75 and 76 of Survey No. 16/1 paiki 1 to 16/1 paiki 4 of Mavdi, and then, construction of lowrise residential building over it

before RMC, which was approved and the permission was granted on 27.01.2021. The construction work is under progress and the building under construction is known as "Aadarsh Gold".

It transpires that M/s. Aadarsh Green City Developers, a Partnership Firm with Twenty partners is the owner of the property more particularly described in Para 2 hereinabove.

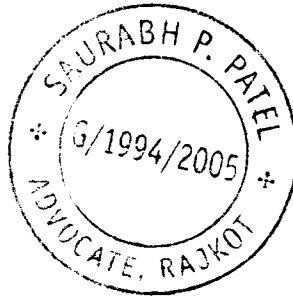
(5) SEARCH:

The search has been taken from the records of Sub-Registrar, Rajkot for the last 30 years and no registered charge or encumbrance has been disclosed. The receipts towards the Search Charges are annexed.

(6) OPINION:

On examination of the entire chain of the documents, I do, hereby certify that the right, title and interest of M/s. Aadarsh Green City Developers, a Partnership Firm in respect of the property described in Para-2 hereinabove are covered with all respective title deeds. The right, title and interest in respect of the aforesaid property of said M/s. Aadarsh Green City Developers, a Partnership Firm over the above referred property are clear, marketable, and free from any encumbrance and beyond reasonable doubt.

Date : - 12/ 03 / 2021.



Yours Faithfully,

SAURABH P. PATEL

ADVOCATE

(Sanad No.G-1994/2005)