



ADVOCATES & NOTARY

Earth Associates

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Ref No.TC/192/2021

To,

Radhe Developers,

Mouje-Hanspura, Tal-Asarva,

Dist-Ahmedabad.

TITLE CLEARANCE CERTIFICATE

Reg.: Investigation of title for an immovable property being Non Agriculture land for multipurpose uses bearing Sub Plot No.(115/1+115/2) 2 admeasuring 4014 sq. mts. forming part of land bearing Final Plot No.115/2 Paiki of Town Planning Scheme No.121 allotted in lieu of land bearing revenue Survey no.77/2 admeasuring 6689 sq.mts of Mouje Hanspura, Taluka Asarva in the Registration Dist. and Sub-Dist. of Ahmedabad belongs to Radhe Developers.



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 "Divya Bhaskar" on 16th day of September' 2021, inviting claims, if any, in upon or to the property above referred to. I haven't received any claim till date in response thereto. Accordingly I have investigated the title to the said property as

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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:

- 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 an immovable property being Non Agriculture land for multipurpose uses bearing Sub Plot No.(115/1+115/2) 2 admeasuring 4014 sq. mts. forming part of land bearing Final Plot No.115/2 Paiki of Town Planning Scheme No.121 allotted in lieu of land bearing revenue Survey no.77/2 admeasuring 6689 sq.mts of Mouje Hanspura, Taluka Asarva in the Registration Dist. and Sub-Dist. of Ahmedabad.



DATED THIS 4th day of December' 2021 at Ahmedabad.

S.D. Mishra
Advocate & Notary



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Ref No.TC/192/2021

To,

Radhe Developers,

Mouje-Hanspura, Tal-Asarva,

Dist-Ahmedabad.

REPORT ON TITLE

Reg.: Investigation of title for an immovable property being Non Agriculture land for multipurpose uses bearing Sub Plot No.(115/1+115/2) 2 admeasuring 4014 sq. mts. forming part of land bearing Final Plot No.115/2 Paiki of Town Planning Scheme No.121 allotted in lieu of land bearing revenue Survey no.77/2 admeasuring 6689 sq.mts of Mouje Hanspura, Taluka Asarva in the Registration Dist. and Sub-Dist. of Ahmedabad belongs to Radhe Developers.

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. Non agriculture land situated at mouje- Hanspura, Taluka Asarva in the Registration District and Sub District of Ahmedabad, bearing old revenue Survey No.95/1 admeasuring 2 Acre 19 Guntha prior to 1931 belongs to the legal



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heir of late Desai Jordas namely Minor Ambalal Desaibhai's legal guardian his mother Baijiji.

- a) That the record of mutation entry no.273 and 315 entered in the revenue record of said land is not available with the Mamlatdar office as per the certificate dated 26/09/2017.
- b) That the owner of said land had availed loan over the said land from The Hanspura Seva Sahkarai Mandali Ltd.. Accordingly said mandali has created its charge over the said land. Ref. mutation entry no.1125 dated 19/01/1963.

2. That the property is in question i.e. Non agriculture land situated at mouje- Hanspura, Taluka Asarva in the Registration District and Sub District of Ahmedabad, bearing old revenue Survey No.95/2 admeasuring 2 Acre 12 Guntha prior to 1931 belongs to Dayabhai Valdas and then after his legal heir namely Bai Karsan widow of Dayabha Valdas and then after their legal heir namely Bai Diwali D/o. Dayabhai Valdas and Bai Teja D/o. Dayabhai Valdas. Thereafter the name of Sultankhan Ramjankhan was entered as might he had purchased the said land, however the data of mutation entry no.359 shown against his name was not available.

- a) That the record of mutation entry no.273, 295, 322 and 359 entered in the revenue record of said land are not available with the Mamlatdar office as per the certificate dated 26/09/2017.
- b) Thereafter the owner of the said land Sultankhan Ramjankhan sold the said land of Survey no.95/2 to Bhulabhai Nathabhai and Shankarbhai Nathabhai by way of sale deed dated 21/01/1944. Ref. mutation entry no.432 dated 15/02/1944.
- c) Thereafter the co-owner of said land Shankarbhai Nathabhai died on or before 8 months ago leaving behind him no direct legal heir therefore the name of his cousin Manilal Atmaram and





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Trikamlal Atmaram were entered in the revenue record of said land. Ref. mutation entry no.448 dated 24/10/1945.

- d) Thereafter the co-owner of the said land Manilal Atmaram and Trikamal Atmaram sold the undivided half right of said land of Survey no.95/2 to Bhulabhai Nathabhai by way of sale deed dated 04/05/1953. Ref. mutation entry no.751 dated 19/11/1953.
 - e) Thereafter the owner of the said land Bhulabhai Nathabhai died intestate on 14/02/1954 leaving behind him his legal heir namely 1. Minor Rambhai Bhulabhai and 2. Minor Rameshbhai Bhulabhai through their guardian mother Bai Ganga widow of Bhulabhai. Accordingly the names of the said legal heir have been entered in the revenue record of said land. Ref. mutation entry no.818 dated 31/03/1954.
 - f) Thereafter as per Ta.Hu.No.TAG the charge of tagavi was entered in the revenue record of said land as the owner of the said land had availed tagavi loan of Rs.400/- to buy bullock. Ref. mutation entry no.1020 dated 31/07/1958.
3. That the property is in question i.e. Non agriculture land situated at mouje- Hanspura, Taluka Asarva in the Registration District and Sub District of Ahmedabad, bearing old revenue Survey No.95/3 admeasuring 2 Acre 14 Guntha prior to 1931 belongs to Bai Sona widow of Bapu Vahaldas.
- a) Thereafter the owner of the said land Bai Sona widow of Bapu Vahaldas died intestate on 25/10/1947 leaving behind her no son and only daughter namely Bai Nathi D/o. Bapubhai Vahaldas. Accordingly said legal heir became the co-sharer of said land. Ref. mutation entry no.474 dated 27/11/1947. Said entry was cancelled and new entry no.693 was recorded in the record.





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- b) Thereafter the name of Ambalal Desaibhai was entered in the revenue record of said land as protective tenant as per Ta.Hu.No.TNC dated 27/11/1947. Ref. mutation entry no.480 dated 26/02/1948.
 - c) Thereafter the owner of the said land Bai Sona widow of Bapu Vahaldas died intestate on 25/10/1947 leaving behind her no son and only daughter namely Bai Nathi D/o. Bapubhai Vahaldas. Accordingly said legal heir became the co-sharer of said land. Ref. mutation entry no.692 dated 04/08/1951.
 - d) Thereafter the owner of the said land Bai Nathi D/o. Bapubhai Validas by way of oral gift transferred said land for 4 years ago on the name of her nephew Ambalal Desaibhai. Accordingly Ambalal Desaibhai became the owner of the said land. Ref. mutation entry no.693 dated 04/08/1951.
 - e) That the owner of said land had availed loan over the said land from The Hanspura Seva Sahkarai Mandali Ltd.. Accordingly said mandali has created its charge over the said land. Ref. mutation entry no.1125 dated 19/01/1963.
4. Thereafter as per the consolidation scheme published in the official Gazette of Gujarat Government on dated 06/06/1963 bearing no.Con/Ahmedabad/61 published on page no.1618 in part 1 the consolidation scheme was implemented for agriculture land and the scheme was sanctioned by the Settlement Commissioner and Director of Land Records. Ref. mutation entry no.1161 dated 15/10/1963.
5. Thereafter as per the consolidation scheme published in the official Gazette of Gujarat Government on dated 06/06/1963 bearing no.Con/Ahmedabad/61 published on page no.1618 in part 1 the consolidation scheme was implemented for agriculture land and the





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scheme was sanctioned by the Settlement Commissioner and Director of Land Records and said land bearing survey no.95/1, 95/2 paiki and 95/3 paiki of Hanspura village were given new block number 77 admeasuring 4 Acre 33 Guntha with restricted tenure land. Ref. mutation entry no.1202 dated 21/06/1968.

6. Thereafter the owner of the said land Ambalal Desaibhai had availed loan of Rs.2000/- over the said land from Gujarat State Co.Op. Land Mortgage Bank Ltd.. Accordingly as per taluka hukam dated 02/12/1967 the entry of charge was registered in the reveue record of said land. Ref. mutation entry no.1213 dated 23/10/1968.
7. Thereafter the owner of the said land Ambalal Desaibhai had repaid the loan availed over said land from Gujarat State Co.Op. Land Mortgage Bank Ltd. on 04/03/1970. Accordingly as per the letter of said bank the entry of charge was deleted from the revenue record of said land. Ref. mutation entry no.1233 dated 15/03/1970.
8. Thereafter the owner of the said land Ambalal Desaibhai had availed loan of Rs.4000/- over the said land from Gujarat State Co.Op. Land Mortgage Bank Ltd.. Accordingly as per taluka hukam dated 10/05/1973 the entry of charge was registered in the reveue record of said land. Ref. mutation entry no.1271 dated 25/01/1973.
9. Thereafter the owner of the said land Ambalal Desaibhai had availed loan over the said land from The Huka Manali. Accordingly said mandali has created its charge over the said land. Ref. mutation entry no.1319 dated 01/04/1978.
10. Thereafter the owner of the said land Ambalal Desaibhai had repaid the loan availed over said land from Gujarat State Co.Op. Land Mortgage Bank Ltd. on 22/03/1973. Accordingly as per the letter of said bank the entry of charge was deleted from the revenue record of said land. Ref. mutation entry no.1369 dated 18/04/1983.





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11. Thereafter the owner of the said land Ambalal Desaibhai had availed loan over the said land from The Allahabad Bank, Naroda branch. Accordingly said bank has created its charge over the said land. Ref. mutation entry no.1421 dated 28/07/1988.
12. Thereafter the owner of the said land Ambalal Desaibhai has distributed the said land between his sons namely 1.Rasiklal Ambalal, 2. Dashrathbhai Ambalal, 3. Sureshbhai Ambalal and 4. Ashokbhai Ambalal. Accordingly they became the joint owner of the said land. Ref. mutation entry no.1431 dated 01/08/1989.
13. Thereafter the owner of the said land had repaid the loan availed over the said land from The Allahabad bank Naroda branch and The Huka Mandali.. Accordingly as per the certificate issued by said bank and mandali the entry of charge was deleted from the revenue record of said land. Ref.mutation entry no.1465 dated 06/07/1993.
14. Thereafter by virtue of order dated 13/03/1988 bearing no. C.B.L.N.D. and as per the resolution no.32 of Gram Panchayat 469 sq. mts. land of Block no.67,68,69,70 & 77 were given on lease to GIDC, Ahmedabad for 15 years as per the terms and condition described in the said lease deed. Ref.mutation entry no.1481 dated 01/03/1995.
15. Thereafter the owner of the said land Ambalal Desaibhai died on 23/12/1998 leaving behind him his legal heir namely 1. Patel Savitaben Ambalal, 2. Patel Rasiklal Ambalal, 3. Patel Dashrathlal Ambalal, 4. Patel Madhuben Ambalal, 5. Patel Sureshbhai Ambalal and 6. Patel Ashokbhai Ambalal. Accordingly said legal heir became the co-sharer of said land. Ref.mutation entry no.1615 dated 06/07/1999.
16. Thereafter the co-owner of said land Patel Savitaben Ambalal and Patel Madhuben Ambalal released, relinquished and waived all





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their undivided right title and interest 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.1616 dated 06/07/1999.

17. Thereafter mutation entry no.1643 dated 05/08/2000 entered in the revenue record of said land which is not relevant to the said land and relevant to block no.47 hence not mentioned here.
18. Thereafter by virtue of order passed by the Hon. Mamlatdar, Dashkroi bearing order no.RTS/Hanspura/Sudhara/S.R.14/08 dated Nil/07/2008 the computerized record of said land was rectified; in said land mentioned to enter entry no.1202 and rectify the area of column no. 1 as 19226 sq. mts.. Accordingly the record of said land was rectified. Ref. mutation entry no.1890 dated 18/07/2008.
19. Thereafter the co-owner of the said land Dashrathbhai Ambalal died on 21/01/2009 leaving behind him his legal heir namely 1. Manjulaben widow of Dasrathbhai Ambalal Patel and Ankitaben Dashathbhai Patel. Accordingly said legal heir became the co-sharer of said land. Ref. mutation entry no.1977 dated 29/08/2009.
20. Thereafter the co-owner of said land Sureshbhai Ambalal Patel during his aliveness applied to enter the name of his legal heir namely 1.Hansaben Sureshbhai, 2. Vishalbhai Sureshbhai and 3. Bhavinbhai Sureshbhai. Accordingly the names of the said legal heir have been entered in the revenue record of said land. Ref. mutation entry no.2207 dated 06/05/2011. Said entry was cancelled due to non-submission of pedhinama.
21. Thereafter the co-owner of said land Ashokbhai Ambalal Patel during his aliveness applied to enter the name of his legal heir namely 1.Daxaben Ashokbhai, 2. Niralben Ashokbhai and 3. Tusharbhai Ashokbhai. Accordingly the names of the said legal heir





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have been entered in the revenue record of said land. Ref. mutation entry no.2208 dated 06/05/2011. Said entry was cancelled due to non-submission of pedhinama.

22. Thereafter the co-owner of said land Rasikbhai Ambalal Patel during his aliveness applied to enter the name of his legal heir namely 1.Kokilaben Rasikbhai, 2. Smitaben Rasikbhai, 3. Sanjay Rasikbhai and 4. Viralben Rasikbhai. Accordingly the names of the said legal heir have been entered in the revenue record of said land. Ref. mutation entry no.2209 dated 06/05/2011. Said entry was cancelled due to non-submission of pedhinama.
23. Thereafter the co-owner of said land Sureshbhai Ambalal Patel during his aliveness applied to enter the name of his legal heir namely 1.Hansaben Sureshbhai, 2. Vishalbhai Sureshbhai and 3. Bhavinbhai Sureshbhai. Accordingly the names of the said legal heir have been entered in the revenue record of said land. Ref. mutation entry no.2255 dated 17/11/2011. Said entry was cancelled by mamlatdar due to non-submission of consent of joint owner.
24. Thereafter the co-owner of said land Ashokbhai Ambalal Patel during his aliveness applied to enter the name of his legal heir namely 1.Daxaben Ashokbhai, 2. Niralben Ashokbhai and 3. Tusharbhai Ashokbhai. Accordingly the names of the said legal heir have been entered in the revenue record of said land. Ref. mutation entry no. 2256 dated 17/11/2011. Said entry was cancelled by mamlatdar due to non-submission of consent of joint owner..
25. Thereafter the co-owner of said land Rasikbhai Ambalal Patel during his aliveness applied to enter the name of his legal heir namely 1.Kokilaben Rasikbhai, 2. Smitaben Rasikbhai, 3. Sanjay Rasikbhai and 4. Viralben Rasikbhai. Accordingly the names of the said legal heir have been entered in the revenue record of said





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land. Ref. mutation entry no.2257 dated 17/11/2011. Said entry was cancelled by mamlatdar due to non-submission of consent of joint owner.

26. Thereafter through resolution dated 17/03/2012 bearing no.PAFAR/102011/275/L/1 issued by the Revenue Department, the Daskroi taluka and City Taluka of Ahmedabad district were revised and declared two new taluka as Ahmedabad (East) and Ahmedabad (West) apart from Hanspura village included under the Ahmedabad (East) taluka. Entry to that effect has been entered in the revenue record of said land vide mutation entry no.2296 dated 03/05/2012.
27. Thereafter the co-owner of said land Sureshbhai Ambalal Patel during his aliveness applied to enter the name of his legal heir namely 1.Hansaben Sureshbhai, 2. Vishalbhai Sureshbhai and 3. Bhavinbhai Sureshbhai. Accordingly the names of the said legal heir have been entered in the revenue record of said land. Ref. mutation entry no.2329 dated 22/08/2012.
28. Thereafter the co-owner of said land Rasikbhai Ambalal Patel during his aliveness applied to enter the name of his legal heir namely 1.Kokilaben Rasikbhai, 2. Smitaben Rasikbhai, 3. Sanjay Rasikbhai and 4. Viralben Rasikbhai. Accordingly the names of the said legal heir have been entered in the revenue record of said land. Ref. mutation entry no.2330 dated 22/08/2012.
29. Thereafter the co-owner of said land Ashokbhai Ambalal Patel during his aliveness applied to enter the name of his legal heir namely 1.Daxaben Ashokbhai, 2. Niralben Ashokbhai and 3. Tusharbhai Ashokbhai. Accordingly the names of the said legal heir have been entered in the revenue record of said land. Ref. mutation entry no. 2331 dated 22/08/2012.





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34. Thereafter as per letter dated 01/03/2018 bearing no.PAme/Amad/Jaman/Asarwa/934 issued by GIDC, Ahmedabad the name of GIDC, Ahmedabad was removed from the second column of said land. Ref. mutation entry no.2955 dated 07/06/20183. Saod emtru was rejected by the circle officer due to non-submission of order of appropriate authority.
35. Thereafter the owner of the said land had applied before the DILR, Ahmedabad to do KJP in said land of block no.77 admeasuring 19526 sq. mts. whereby the DILR, Ahmedabad as per order no.K.J.P./S.R.No.500 dated 03/11/2018 said land was divided into three parts, i.e. (1) Block no.77/1 admeasuring 8863 sq. mts. (3444 sq. mts. T.P. Deduction), (2) Block no.77/2 admeasuring 6689 sq. mts. (2675 sq. mts. T.P. Deduction) and (3) Block no.77/3 admeasuring 3974 sq. mts. (1590 sq. mts. T.P. Deduction). Ref. mutation entry no.3082 dated 01/01/2019.
36. Thereafter the owner of said land had applied before the Ahmedabad Municipal Corporation for subdivision of the land of Final Plot No.115/2 admeasuring 11717 sq.mts. and Final Plot No.115/1 admeasuring 121 sq.mts. of T.P. Scheme No.121 corresponding Block no.76+77 into three Sub Plots whereby Ahmedabad Municipal Corporation has sanctioned the sub division plan of Final Plot No.115/1 and 115/2 on 11/06/2019 vide commencement letter (Rajachitthi) no.01985/220519/A2346/M1 and divided said final Plot into three parts, i.e. (1) Sub Plot no. (115/1+115/2)1 admeasuring 5318 sq. mts. , (2) Sub Plot no. (115/1+115/2)2 admeasuring 4014 sq. mts. and (3) Sub Plot no. (115/1+115/2)3 admeasuring 2506 sq. mts..
37. Thereafter the owner of the said land 1. Rasiklal Ambalal, 2. Sureshbhai Ambalal, 3. Manjulaben widow of Dashrathbhai, 4.





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Ankitaben Dashrathbhai, 5. Hansaben Sureshbhai Patel, 6. Vishalbhai Sureshbhai Patel, 7. Bhavinbhai Sureshbhai Patel, 8. Kokilaben Rasikbhai Patel, 9. Sanjaybhai Rasikbhai Patel, 10. Daxaben Ashokbhai Patel, 11. Niralben Ashokbhai Patel and 12. Tusharbhai Ashokbhai Patel together with confirming party Madhuben Ambalal sold conveyed and transferred and admeasuring 4014 sq. mts. of Sub Plot no.115/1+115/2/2 forming part of land bearing Block No.77/2 admeasuring 6689 sq. mts. of T.P. Scheme No.121 Final Plot No.115/2 paiki (2675 sq. mts. land was deducted in T.P.) to Sankalp Projects, a partnership firm by way of sale deed dated 26/06/2019 registered before the sub registrar office at Ahmedabad- 6 (Naroda) under sr.no.12206. Accordingly said partnership firm became the owner of the said land. Ref. mutation entry no. 3170 dated 02/07/2019.

38. Thereafter being aggrieved with the order of circle officer Nikol rejecting mutation entry no.2955 the appellant had filed RTS-Appeal before the Hon. City Dy. Collector (East) against the circle officer whereby Hon. City Dy. Collector (East), Ahmedabad in RTS/Appeal/Case No.309/2018 on 30/01/2020 rejected the appeal of appellant and upheld the order of the circle officer Nikol rejecting mutation entry no.2955. Ref. mutation entry no.3280 dated 05/03/2020.

39. Thereafter the owner of the said land Sankalp Projects, a partnership firm representing through its administrative partner Manthan Mahendrabhai Patel sold conveyed and transferred land bearing Sub Plot No.(115/1+115/2) 2 admeasuring 4014 sq. mts. forming part of land bearing Final Plot No.115/2 Paiki of Town Planning Scheme No.121 allotted in lieu of land bearing revenue Survey no.77/2 admeasuring 6689 sq.mts to Radhe Developers, a





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partnership firm representing through its administrative partner Shaileshbhai Rameshbhai Patoliya by way of saledeed dated 01/12/2021 registered before the sub registrar office at Ahmedabad- 6 (Naroda) under sr.no.24144. Accordingly said partnership firm became the owner of the said land. Ref. mutation entry no. 3540 dated 04/12/2021. Said entry is pending for certification.

40. 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 "Divya Bhaskar" on 16th day of September' 2021 Ahmedabad, inviting claims, if any, in upon or to the property above referred to. In lieu of said public notice no any objection has been received by any person till this date.
41. 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.
42. 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 1986 to 1993 is not maintained properly or damaged or found in torn condition in the office of Sub Registrar. Hence search may lack some particulars.
43. 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





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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 land for multipurpose uses bearing Sub Plot No.(115/1+115/2) 2 admeasuring 4014 sq. mts. forming part of land bearing Final Plot No.115/2 Paiki of Town Planning Scheme No.121 allotted in lieu of land bearing revenue Survey no.77/2 admeasuring 6689 sq.mts of Mouje Hanspura as on date solely belongs to Radhe Developers 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 Developers 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 4th day of December' 2021 at Ahmedabad.



S. D. Mishra
Advocate & Notary