



ADVOCATES & NOTARY

Earth Associates

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Ref No.TC/07/2020

To,
M/s. Sarahi Developers,
Mouje-Hanspura, Tal-Asarva,
Dist-Ahmedabad.

TITLE CLEARANCE CERTIFICATE

Reg.: Investigation of title for an immovable property being Non Agriculture land for multipurpose use bearing Survey No.15D admeasuring 4603 sq.mts. of Town Planning scheme no.75 Final Plot No.43/4 admeasuring 2762 sq. mts. of Mouje-Hanspura, Taluka Asarva in the Registration Dist. and Sub-Dist. of Ahmedabad belongs to M/s. Sarahi Developers and its partners.



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 1st day of December 2019, 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 detailed and described in the Title Report annexed herewith and

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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.
- c) Certification of pending mutation entry no.3271 dated 04/02/2020.

THE SCHEDULE ABOVE REFERRED TO



ALL THAT piece or parcel of an immovable property being Non Agriculture land for multipurpose use bearing Survey No.15D admeasuring 4603 sq.mts. of Town Planning scheme no.75 Final Plot No.43/4 admeasuring 2762 sq. mts. of Mouje-Hanspura, Taluka Asarva in the Registration Dist. and Sub-Dist. of Ahmedabad in the Registration Dist. and Sub-Dist. of Ahmedabad bounded as follows as per TPS and FP record:

- On or towards the North:- Final Plot No.93
On or towards the South:- 12 Mts. Road
On or towards the East:- Village boundary of Muthiya
On or towards the West:- Final Plot No.43/3

DATED THIS 24th day of February' 2020 at Ahmedabad.

S.D.Mishra
Advocate & Notary