



**Hiren Raval & Associates
Advocates**

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TITLE CLEARANCE CERTIFICATE

Date : 08/06/2023

Re.: IN THE MATTER OF INVESTIGATION OF TITLE to the land bearing Block/Survey No. 407/1 admeasuring 1113 sq. mtrs. and non-agricultural land bearing Final Plot No. 206/2 admeasuring 985 sq. mtrs. of T. P. Scheme No. 3 (Vejalpur) of Mouje Vejalpur of Taluka Vejalpur in the District of Ahmedabad and Registration Sub-District of Ahmedabad-10 (Vejalpur) together with constructed property being residential Bunglow known as 'Shyam' situated at Opp. Yoga Nursery, Nr. Rukshmani Vallabh Society, Manekbaug, Ahmedabad belonging to Chirag Narendrabhai Shah, Residing at Shyam, Opp. Yoga Nursery, Nr. Rukshmani Vallabh Society, Manekbaug, Ahmedabad.

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THIS IS TO CERTIFY THAT we have caused necessary searches to be taken with the available Revenue records and Sub-Registry records for a period of last about more than thirty years for the period of 1994 to 2023 and perusal and verification of documents of title deeds produced to us by the aforesaid party, as also we have published a public notice in a daily Gujarati News Paper "Gujarat Samachar" on 15/05/2023 and we have not received any kind of objections thereof and on the basis of Declaration executed by Chirag Narendrabhai Shah duly notarized before notary public at Ahmedabad on 07/06/2023 and we have investigated the title to the said property belonging to aforesaid party and we have found that the said property is clear, marketable & free from all encumbrances subject to Development Agreement executed by Chirag Narendrabhai Shah in favour of M/s. Mahi Homes, a Partnership Firm duly registered with the Sub-Registrar Ahmedabad-10 (Vejalpur) under Sr. No. 2616, dated- 13/04/2023 followed by Supplementary Agreement entered into by and between themselves duly registered with the Sub-Registrar Ahmedabad-10 (Vejalpur) under Sr. No. 3653, dated- 25/05/2023.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land bearing Block/Survey No. 407/1 admeasuring 1113 sq. mtrs. and non-agricultural land bearing Final Plot No. 206/2 admeasuring





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985 sq. mtrs. of T. P. Scheme No. 3 (Vejalpur) of Mouje Vejalpur of Taluka Vejalpur in the District of Ahmedabad and Registration Sub-District of Ahmedabad-10 (Vejalpur) together with constructed property being residential Bunglow known as 'Shyam' situated at Opp. Yoga Nursery, Nr. Rukshmani Vallabh Society, Manekbaug, Ahmedabad and the same is bounded as follows;

On or towards the East : Final Plot No. 205/1
On or towards the West : 12 Mtr. T. P. Road
On or towards the North : Final Plot No. 205/2
On or towards the South : Final Plot No. 206/1

HIREN RAVAL & ASSOCIATES
ADVOCATES



Note : This is to inform that sometime the search of complete registration record is not available due to tearing of book No. 2 of Registration Records.