



Hiren Raval & Associates
Advocates

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TITLE CLEARANCE CERTIFICATE

Date : 19/07/2022

Re.: IN THE MATTER OF INVESTIGATION OF TITLE to the Non-Agricultural land bearing Block/Survey No. 104 (Old Block/Survey No. 109/1) and Final Plot No. 208 admeasuring 3217 sq. mtrs. i.e. 3848 sq. yards of Draft T. P. Scheme No. 65 (Jagatpur - Chenpur - Ranip - Tragad - Chandkheda) of Mouje Jagatpur of Taluka Ghatlodia in the District of Ahmedabad and Registration Sub-District of Ahmedabad-8 (Sola) belonging to Euphoria Developers, a Partnership Firm having its registered office at 905/906, Arista Business Space, Ninth Floor, Nr. Armeda Clinic, Opp. H.O.F., Sindhu Bhavan Road, Bodakdev, 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 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" dated- 31/08/2020 and we have received an objection from Bhupeshbhai Satishchandra Patel on dated- 08/09/2020, which was withdrawn by him before notary public under Sr. No. K-210 dated- 28/10/2020 and on the basis of Declaration executed by Euphoria Developers, a Partnership Firm through its Authorized Partner Jitendrakumar Vinodray Bhatt duly notarized before notary public at Ahmedabad dated- 13/07/2022, we have investigated the title to the said land belonging to aforesaid party and we have found that the said land is clear, marketable & free from all encumbrance.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Non-Agricultural land bearing Block/Survey No. 104 (Old Block/Survey No. 109/1) and Final Plot No. 208 admeasuring 3217 sq. mtrs. i.e. 3848 sq. yards of Draft T. P. Scheme No. 65 (Jagatpur-Chenpur-Ranip-Tragad-Chandkheda) of Mouje Jagatpur of Taluka Ghatlodia in the District of Ahmedabad





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and Registration Sub-District of Ahmedabad-8 (Sola) and the same is bounded as follows;

On or towards the East : 30 Mtr. T. P. Road
On or towards the West : Survey No. 106
On or towards the North : Savvy Swaraj Sports Club
On or towards the South : Final Plot No. 433 open land

HIREN RAVAL & ASSOCIATES
ADVOCATES
SANAD No. G/2366/1999



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.