



ADVOCATES & NOTARY

# Earth Associates

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Ref No.TC/176/2021

To,

Shree Hari Developers,

Mouje-Hanspura, Tal-Asarva,

Dist-Ahmedabad.

## TITLE CLEARANCE CERTIFICATE

Reg.: Investigation of title for an immovable property being Non Agriculture land for residential cum commercial purpose bearing Sub Plot No.58/1 admeasuring 3463.43 sq. mts. forming part of land bearing Final Plot No.58 admeasuring 6423 sq. mts. of Town Planning Scheme No.109 allotted in lieu of land bearing revenue Survey no.74 admeasuring 10705 sq.mts of Mouje Hanspura, Taluka Asarva in the Registration Dist. and Sub-Dist. of Ahmedabad belongs to Shree Hari 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 26<sup>th</sup> day of August 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.

[1]





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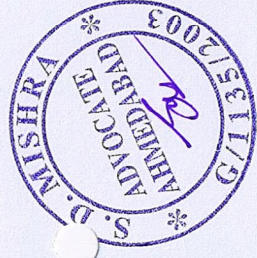
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Accordingly I have investigated the title to the said property as detailed and described in the Title Report annexed herewith and believing the same to be true, correct and genuine I hereby opine that the title of the said land is found clear, marketable 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 residential cum commercial purpose bearing Sub Plot No.58/1 admeasuring 3463.43 sq. mts. forming part of land bearing Final Plot No.58 admeasuring 6423 sq. mts. of Town Planning Scheme No.109 allotted in lieu of land bearing revenue Survey no.74 admeasuring 10705 sq.mts of Mouje Hanspura, Taluka Asarva in the Registration Dist. and Sub-Dist. of Ahmedabad.



DATED THIS 14<sup>th</sup> day of October' 2021 at Ahmedabad.

S.D. Mishra

Advocate & Notary