



VIJAY CHAUGULE
Advocate

VIJAY Y. CHAUGULE & CO. **ADVOCATE**

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2241/2019

To,
M/s. EMPIRE INFRACON
3, Keshar Residency,
Nr. Pruthvi Hotel,
L.G. Counter, Maninagar, Ahmedabad.

Dear Sir,

Re. : Investigation of title to the Non-Agricultural Multipurpose Use Land bearing (A) Final Plot No. 145/3 admeasuring 726 sq. mtrs. PAIKI admeasuring 358.28 sq.mts. (southern side) of T.P.S. No. 4 (the said land was covered within the limit of City Survey Ahmedabad-3 and Maninagar T.P.-4 Ward and City Survey No. 6101 was allotted in lieu of Final Plot No. 145/3 PAIKI admeasuring 358 sq.mts.) (B) Final Plots No. 145/4 admeasuring 721 sq. mts. of T.P.S. No. 4 (the said land was covered within the limit of City Survey Ahmedabad-3 and Maninagar T.P.-4 Ward and City Survey No. 6102, 6103, 6104, 6105, 6106, 6107, 6108, 6109, 6110, 6111 admeasuring 383.69, 33.75, 50.70, 41.25, 14.355, 16.50, 12.25, 13.00, 20.50, 25.74 sq. mts. total admeasuring 611.735 sq.mts. was allotted in lieu of Final Plot No. 145/4) and as per approved plan of AMC the total area is 942.28 sq.mtrs. and after deduct an area going in road line to the extent of 91 sq.mtrs. the net plot area is 851.28 sq.mtrs. of Mouje Rajpur-Hirpur of Maninagar Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 7 (Odhav) more particularly described in the Schedule hereunder written belonging to **EMPIRE INFRACON**, a Partnership Firm of Ahmedabad having its Reg. office at : 3, Keshar Residency, Nr. Pruthvi Hotel, L.G. Counter, Maninagar, Ahmedabad.



With reference to the above and pursuant to your instructions and in connection of Title Certificate issued by me on even date, I have

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to state that, I have investigated the title to the land in question, more particularly described in the Schedule hereunder written and submit my detailed search report on title thereon to you as under :

DETAILED SEARCH REPORT ON TITLE

That from the search of the records being maintained by the Revenue Authorities concerned and that of the District Registrar of Ahmedabad and Sub-Registrar of Ahmedabad - 7 (Odhav) for the last more than 30 years viz. 1986 to 16/11/2019 (the registration records of the year 1986 to 1994 of Sub-Registrar's Office is destroyed/torn out/Not present, and hence it cannot be inspected properly and its search properly is not available through my search clerk, while computerized search of the last 25 years (1994 to 2019) is not well maintained/ prepared by State Government and hence may be some error therein) and as also verification of certain xerox copies of deeds, documents, papers and plan etc. relating thereto and produced before me and believing same is true and correct and brief history of the said land as follows ;

(A) Final Plot No. 145/3 admeasuring 726 sq. mtrs. PAIKI admeasuring 358.28 sq.mts. (southern side) of T.P.S. No. 4 (the said land was covered within the limit of City Survey Ahmedabad-3 and Maninagar T.P.-4 Ward and City Survey No. 6101 was allotted in lieu of Final Plot No. 145/3 PAIKI admeasuring 358 sq.mts.)

1. That prior to 1951 the Old Tenure Agricultural land bearing Final Plot No. 145/3 of T.P. Scheme No. 4 admeasuring 726 sq.mtr. originally belonged to Nagindas Jethalal as an absolute owner and possessor thereof.
2. That thereafter Nagindas Jethalal has been gifted the said land to his son Chandulal Nagindas. The entry to that effect





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was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5076 on dated 25/01/1942 duly certified by the concerned revenue authority on 02/02/1942.

3. That thereafter Chandulal Nagindas has been sold and conveyed the said land bearing Final Plot No. 145/3 of T.P. Scheme No. 4 admeasuring 726 sq.mtr. PAIKI admeasuring 358.28 sq.mtrs. (southern side) to Mansukhlal Vardhman Shah by Deed of Conveyance dated 17/10/1957 duly registered with the Sub-Registrar of Ahmedabad on same day under serial No. 5294. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5072 on dated 21/11/1957 duly certified by the concerned revenue authority on 26/11/1957.
4. That thereafter the said land was converted into Non Agriculture for Residential Purpose as per order No. L.N.D. No. 2504, dated 26/03/1962 of City Deputy Collector, Ahmedabad it is seen from the Village Form No.2 issued by the Talati, Mouje Rajpur-Hirpur, Ahmedabad.
5. That thereafter said Mansukhlal Vardhman Shah got approved a plan from the Ahmedabad Municipal Corporation vide its Raja Chitthi No. 61 dated 05/11/1988 for construction of residential bungalow and he also constructed residential bungalows and obtained Building



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Use from Town Planner Officer of Ahmedabad Municipal Corporation on dated 12/02/1990.

6. That thereafter said land bearing Final Plot No. 145/3 of T.P. Scheme No. 4 admeasuring 726 sq.mtr. PAIKI admeasuring 358.28 sq.mtrs. (southern side) covered within the limit of City Survey Office Ahmedabad-3 Ward Maninagar Khokhra T.P.4 and City Survey No. 6101 was given in lieu thereof and area thereof fixed to the extent of 358 sq.mtrs.
7. That thereafter as per order of the Joint Secretary, Revenue Department, Government of Gujarat by his Order No. Pafar/102011/275/L/1, dated 17/03/2012 City and Dascroi Taluka of Ahmedabad District has been divided in the two separate parts viz. (1) Ahmedabad City-East and (2) Ahmedabad City-West and the said Mouje Rajpur-Hirpur Village covered within the limit of Taluka Ahmedabad City-East. The entry to that effect was entered in the city survey records of mutation entry book under serial No. 30362 on dated 03/05/2012 duly certified by the concerned revenue authority on 05/05/2012.
8. That thereafter on death of the said Mansukhlal Vardhman on dated 17/05/1994 and in his lifetime her wife namely Zalakben Mansukhlal was also died on 14/12/1992 hence the said property came to be owned and possessed by his legal heirs and next of kins according to the Hindu Law under which he was governed his legal heirs (1) Pravinbhai Mansukhlal Benani (2) Hasmukhbhai Mansukhlal Benani (3) Jagdishbhai Mansukhlal Benani (4)





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Girishbhai Mansukhlal Benani (5) Manjuben alias Meenaben daughter of Mansukhlal Vardhaman (6) Ranjanben daughter of Mansukhlal Vardhaman (7) Bharatiben daughter of Mansukhlal Vardhaman. The entry to that effect was entered in the city survey records of mutation entry book under serial No. 3911 on dated 21/02/2012 duly certified by the concerned revenue authority on 27/03/2012.

9. That thereafter the said (1) Manjuben alias Meenaben daughter of Mansukhlal Vardhaman (2) Ranjanben daughter of Mansukhlal Vardhaman (3) Bharatiben daughter of Mansukhlal Vardhaman have been released their rights, titles, interests of the said property in favour of their brothers (1) Pravinbhai Mansukhlal Benani (2) Hasmukhbhai Mansukhbhai Benani (3) Jagdishbhai Mansukhbhai Benani (4) Girishbhai Mansukhbhai Benani. The entry to that effect was entered in the city survey records of mutation entry book under serial No. 3912 on dated 21/02/2012 duly certified by the concerned revenue authority on 27/03/2012.

10. That thereafter as per order of the Joint Secretary, Revenue Department, Government of Gujarat the Ahmedabad City-East and (2) Ahmedabad City-West Talukas of Ahmedabad District has been divided in the six separate parts viz. (1) Asarwa (2) Maninagar (3) Vatwa (4) Ghatlodia (5) Sabarmati (6) Vejalpur and the said Mouje Rajpur-Hirpur Village covered within the limit of Taluka Maninagar.



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11. That thereafter on death of the said Jagdishbhai Mansukhlal on dated 23/11/2012, hence his share in the said property came to be owned and possessed by his legal heirs and next of kins according to the Hindu Law under which he was governed his legal heirs (1) Maltiben wd/o Jagdishbhai Mansukhlal (2) Krunal Jagdishbhai Benani. The entry to that effect was entered in the city survey records of mutation entry book under serial No. 7540 on dated 11/05/2016 duly certified by the concerned revenue authority on 01/08/2017.
12. That thereafter on death of the said Pravinbhai Mansukhlal Benani on dated 16/06/2018, hence his share in the said property came to be owned and possessed by his legal heirs and next of kins according to the Hindu Law under which he was governed his legal heirs (1) Jyotiben daughter of Pravinchandra Mansukhlal (2) Ritaben daughter of Pravinchandra Mansukhlal (3) Jakhnaben daughter of Pravinchandra Mansukhlal (4) Prafullaben wd/o Pravinbhai Mansukhlal and (5) Ketan Pravinchandra. The entry to that effect was entered in the city survey records of mutation entry book under serial No. 8658 on dated 08/08/2018 duly certified by the concerned revenue authority on 08/10/2018.
13. That thereafter the said (1) Jyotiben daughter of Pravinchandra Mansukhlal and wife of Nileshkumar Shah (2) Ritaben daughter of Pravinchandra Mansukhlal and wife of Piyushbhai Doshi (3) Zakhnaben daughter of Pravinchandra Mansukhlal and wife of Rajivbhai Paresh through her POA Prafulaben Pravinchandra have been





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released their rights, titles, interests of the said property in favour of their mother and brother (1) Prafulaben widow of Pravinchandra Mansukhbhai and (2) Ketan Pravinchandra Benani by Release Deed dated 05/09/2018 duly registered with the Sub-Registrar of Ahmedabad - 7 (Odhav) under serial No. 9524. The entry to that effect was entered in the city survey records of mutation entry book under serial No. 8756 on dated 26/09/2018 duly certified by the concerned revenue authority on 30/11/2018.

14. That thereafter (1) Prafullaben widow of Pravinbhai Mansukhlal (2) Ketan Pravinbhai Benani (3) Hasmukhbhai Mansukhlal Benani (4) Girishbhai Mansukhlal (5) Maltiben widow of Jagdishbhai Mansukhlal (6) Krunal Jagdishbhai Benani have been sold and conveyed the said Non Agricultural land bearing Final Plot No. 145/3 admeasuring 726 sq. yards land PAIKI 358.28 sq.mts. (southern side) covered within limit of City Survey Khokhara T.P. 4 Maninagar and given City Survey No. 6101 in lieu thereof and fixed area thereof extent to 358 sq. mts. together with construction of residential Bungalow consisting admeasuring 257.65 sq. mts. thereon standing thereon to **"EMPIRE INFRACON"** a Partnership Firm of Ahmedabad having its office at : 22, Manav Mandir Bunglows, Maninagar, Ahmedabad i.e. you by sale deed dated 30/10/2018 duly registered with the sub-registrar of Ahmedabad-7 (Odhav) on same day under serial No. 11676. The entry to that effect was entered in the city survey records of mutation entry book under serial No. 8868 on dated



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13/11/2018 duly certified by the concerned revenue authority on 29/12/2018.

15. That thereafter the said (1) Manjuben alias Meenaben daughter of Mansukhlal Vardhaman and wife of Vasantlal Shah (2) Ranjanben daughter of Mansukhlal Vardhaman and wife of Bipinbhai Doshi (3) Bharatiben daughter of Mansukhlal Vardhaman and wife of Balvantray Batviya have been confirmed the aforesaid sale deed of the said land/property by Confirmation Deed duly registered with the sub-registrar of Ahmedabad - 7 (Odhav) under serial No. 11675.
16. That thereafter (1) Prafulaben widow of Pravinbhai Mansukhlal (2) Ketan Pravinbhai acting for himself and karta and manager of his HUF and natural guardian and father of his minor son Aayush and daughter Kashish (3) Diptiben wife of Ketan Pravinbhai (4) Hasmukhbhai Mansukhbhai Benani acting for himself and karta and manager of his HUF (5) Preetiben wife of Hasmukhbhai Mansukhbhai (6) Sonaliben daughter of Hasmukhbhai Mansukhbhai (7) Amit Hasmukhbhai acting for himself and karta and manager of his HUF and natural guardian and father of his minor son Jaynam (8) Hemangiben wife of Amit Hasmukhbhai (9) Saloni daughter of Amitbhai Hasmukhbhai (10) Kashish daughter of Amitbhai Hasmukhbhai (11) Bijalben daughter of Hasmukhbhai Mansukhbhai (12) Maltiben widow of Jagdishbhai Mansukhlal (13) Krunal Jagdishbhai acting for himself and karta and manager of his HUF and natural guardian and father of his minor daughters (i) Maahi (ii) Yashvi





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and son Dhruv (14) Girishbhai Mansukhbhai acting for himself and karta and manager of his HUF (15) Chandrikaben wife of Girishbhai Mansukhbhai (16) Ami daughter of Girishbhai Hasmukhbhai and (17) Shweta daughter of Girishbhai Hasmukhbhai has been confirmed sale of the said land was made for legal necessity and benefit of estate as provided under the Hindu Law by Declaration-Cum-Indemnity dated 16/11/2019 duly attested by Notary Public of Ahmedabad of Book No.13 under serial number 70.

17. That thereafter Zakhnaben daughter of Pravinchandra Mansukhlal and wife of Rajivbhai Parekh also confirmed the sale of the said land by Confirmation-Cum-Indemnity dated 24/11/2018 duly attested by Notary Public of Ahmedabad under serial No. D/66.

18. That thereafter Mohit Rajeshbhai has been also confirmed sale of the said land was made for legal necessity and benefit of estate as provided under the Hindu Law by Declaration-Cum-Indemnity dated 26/09/2019 duly attested by Notary Public of Maricopa County, Arizona.

(B) Final Plots No. 145/4 admeasuring 721 sq. mts. of T.P.S. No. 4 (the said land was covered within the limit of City Survey Ahmedabad-3 and Maninagar T.P.-4 Ward and City Survey No. 6102, 6103, 6104, 6105, 6106, 6107, 6108, 6109, 6110, 6111 admeasuring 383.69, 33.75, 50.70, 41.25, 14.355, 16.50, 12.25, 13.00, 20.50, 25.74 sq. mts. total admeasuring 611.735 sq.mts. was allotted in lieu of Final Plot No. 145/4)

1. That prior to 1951 the Old Tenure Agricultural land bearing Final Plot No. 145/4 of T.P.Scheme No. 4 admeasuring 721



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sq.mtr. originally belonged to Nansha alias Vadilal Jethalal self owner and possessor thereof.

2. That thereafter Nansha alias Vadilal Jethalal has been gifted said land to his son Prafulchandra Vadilal. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5076 on dated 25/01/1942 duly certified by the concerned revenue authority on 02/02/1942.
3. That thereafter Prafulachandra Vadilal Nanavati has been sold and conveyed the said land to Mahendrakumar Mohanlal Doshi by Deed of Conveyance dated 17/10/1957 duly registered with the sub-registrar of Ahmedabad on same day under serial No. 5293 The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 7079 on dated 27/11/1957 duly certified by the concerned revenue authority on 15/01/1958.
4. That thereafter the said land was converted into Non Agriculture for Residential Purpose as per order No. L.N.D. No. 2556, dated 26/07/1958 of City Deputy Collector, Ahmedabad it is seen from the Village Form No.2 issued by the Talati, Mouje Rajpur-Hirpur, Ahmedabad.
5. That thereafter said Mahendrakumar Mohanlal got approved a plan from the Ahmedabad Municipal Corporation for construction of residential bungalow on the said land vide its Raja Chitthi no. C/4/761 dated





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30/08/1983 and thereafter started construction of residential bungalow.

6. That thereafter Final Plot No. 145/4 admeasuring 721 sq. mtr. Land paiki T.P. Scheme No. 4 covered within the limit of City Survey Office Ahmedabad-3 Ward Maninagar Khokhra T.P.4 and City Survey No(s). 6102, 6103, 6104, 6105, 6106, 6107, 6107, 6109, 6110, 6111 were given in lieu thereof and fixed area thereof extent to 386.69, 33.75, 50.70, 41.25, 14.35.50, 16.50, 12.25, 13.00, 20.50 and 25.74 sq. mts. making in total admeasuring 614.735 sq.mtr.
7. That thereafter as per letter No. CTS/Vashi/Maninagar/T.P.3, dated 30/09/2006 of City Survey Superintendent No.3, the land covered within limit of City Survey, hence Village Form No.7X12 has been closed and new mutation entry will be entered in the City Survey Extract. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 28352 on dated 14/11/2006 duly certified by the concerned revenue authority on 16/12/2006.
8. That thereafter as per order of the Joint Secretary, Revenue Department, Government of Gujarat by his Order No. Pafar/102011/275/L/1, dated 17/03/2012 City and Dascroi Taluka of Ahmedabad District has been divided in the two separate parts viz. (1) Ahmedabad City-East and (2) Ahmedabad City-West and the said Mouje Rajpur-Hirpur Village covered within the limit of Taluka Ahmedabad City-East. The entry to that effect was entered in the city



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survey records of mutation entry book under serial No. 30362 on dated 03/05/2012 duly certified by the concerned revenue authority on 05/05/2012.

9. That thereafter as per order of the Joint Secretary, Revenue Department, Government of Gujarat the Ahmedabad City-East and (2) Ahmedabad City-West Talukas of Ahmedabad District has been divided in the six separate parts viz. (1) Asarwa (2) Maninagar (3) Vatwa (4) Ghatlodia (5) Sabarmati (6) Vejalpur and the said Mouje Rajpur-Hirpur Village covered within the limit of Taluka Maninagar.
10. That thereafter on death of the said Mahendrakumar Mohanlal on dated 17/02/2017, hence the said land came to be owned and possessed by his legal heirs and next of kins according to the Hindu Law under which he was governed his legal heirs (1) Kailashben wd/o Mahendrakumar Mohanlal (2) Harshaben daughter of Mahendrakumar (3) Chhayaben daughter of Mahendrakumar (4) Minaben daughter of Mahendrakumar (5) Rajeshbhai Mahendrakumar (6) Piyushbhai Mahendrakumar. The entry to that effect was entered in the city survey records of mutation entry book under serial No. 8285 to 8294 on all dated 03/05/2018 duly certified by the concerned revenue authority on 26/06/2018.
11. That thereafter the said (1) Kailashben widow of Mahendrakumar Mohanlal (2) Harshaben daughter of Mahendrakumar Doshi and wife of Mukeshbhai Modi (3) Chhayaben daughter of Mahendrakumar Doshi and wife of





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Bharatbhai Ajamera (4) Minaben daughter of Mahendrakumar Doshi and wife of Ashwinbhai Kamdar have been released their rights, titles, interests of the said land in favour of their brothers (1) Rajeshbhai Mahendrakumar (2) Piyushbhai Mahendrakumar by Release Deed dated 19/07/2018 duly registered with the sub-registrar of Ahmedabad-7 (Odhav) on same day under serial No. 7414. The entry to that effect was entered in the city survey records of mutation entry book under serial No. 7606 to 7615 collectively on dated 02/08/2018.

12. That thereafter (1) Rajeshbhai Mahendrakumar and (2) Piyushbhai Mahendrakumar have been sold and conveyed the said Non Agricultural land bearing Final Plot No. 145/4 admeasuring 611.735 sq.mts. land covered within limit of City Survey Khokhara T.P. 4 Maninagar and given City Survey No. 6102 to 6111 in lieu thereof admeasuring 383.69, 33.75, 50.70, 41.25, 14.355, 16.50, 12.25, 13.00, 20.50, 25.74 sq. mts. collectively total admeasuring 611.735 sq. mts. together with construction of residential Bungalow admeasuring 498.34 sq. mts. standing thereon to **"EMPIRE INFRACON"** a Partnership Firm of Ahmedabad having its office at : 22, Manav Mandir Bungalows, Maninagar, Ahmedabad i.e. you by Deed of Conveyance dated 30/10/2018 duly registered with the Sub-Registrar of Ahmedabad-7 (Odhav) on same day under serial No. 11672. The entry to that effect was entered in the city survey records of mutation entry book under serial No.



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8869 to 8878 on all dated 13/11/2018 duly certified by the concerned revenue authority on 29/12/2018.

13. That thereafter (1) Rajendrabhai Mahendrakumar acting for himself and karta and manager of his HUF (2) Neenaben wife of Rajeshbhai Mahendrakumar (3) Mohit Rajeshbhai (Unmarried) (4) Mahima daughter of Rajeshbhai Mahendrakumar (5) Piyushbhai Mahendrakumar acting for himself and karta and manager of his HUF (6) Reetaben daughter of Piyushbhai Mahendrakumar (7) Radhaben daughter of Piyushbhai Mahendrakumar (8) Riddhiben daughter of Piyushbhai Mahendrakumar have been confirmed sale of the said land was made for legal necessity and benefit of estate as provided under the Hindu Law by Declaration-Cum-Indemnity dated 16/11/2019 duly attested by Notary Public of Ahmedabad of Book No.13 under serial number 77.

GENERAL

Thus the said land/property belonged to M/s. EMPIRE INFRACON as an absolute owner and possessors thereof.

That thereafter said M/s. EMPIRE INFRACON demolished the old construction and obtained Revised Non Agricultural Permission for Multipurpose Use from Collector of Ahmedabad vide its order No. CB/LAND-2/NA/SR-261/2019 dated 04/06/2019.

That thereafter said **M/s EMPIRE INFRACON** got approved a revised plan from the Ahmedabad Municipal Corporation for construction of commercial units on the said land vide its Case No. BLNTI/SZ/010519/CGDCRV/A2257/R0/M1 and Rajachitthi No.





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02416/010519/A2257/R0/M1 dated 16/08/2019 and entire scheme will be known as **"EMPIRE CREST"**.

That during the course of investigation of title to the land in question I had issued a public notice in the Gujarati daily newspaper "DIVYA BHASKAR" dated 15/08/2019 inviting objections if any from the Public in General for issuing my Title Clearance Certificate in relation thereto and in response to said public notice I have not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land.

That by Declaration-Cum-Indemnity on 28/11/2019 made on oath by authorized partner of aforesaid firm duly attested by the Notary Public, Ahmedabad have inter-alia declared therein that the said land is their absolute property and except them no other person, body or authority has any right, title and interest in the said property and the same has not been mortgaged, charged assigned leased or in any other manner of whatsoever nature and the same is free from all encumbrances, litigation etc.

That aforesaid entire search report on title is reference of revenue records and sub registry records relevant for the purpose to study the devolution of title and to ascertain any charge or encumbrance and does not contain entire revenue or sub registry records and I do not find any other charges or encumbrances subsisting as on date in the revenue records or the records of the Sub-Registrar save and except the variation in the entries or records right, any defects/defects in the sale deeds executed by the predecessors of present owners and the concerned power of attorneys for execution of the sale deeds and any other laws, Rules applicable



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from time to time and further I am not verified original documents. I make every effort to ensure that I accurately represent about title of the said land and this is my genuine opinion for you. This Title Certificate does not certify against any potential, but unrecorded liens, charge or any state of facts.

Further the said property/land is not in any way affected by the provision of the Urban Land (ceiling & Regulation) Act, 1976.

At present the said land belonging to **M/s. Empire Infracon** and from the search of the records concerned it appears that there is no charge or encumbrances whatsoever nature thereon.

In view of what is stated above I hereby certify that the title to the said land at present belonging to the said **M/s. Empire Infracon** to be clear, marketable, free from any charge or encumbrance and free from reasonable doubts in the aforesaid manners subject to ;

- i. Terms and Condition of N.A. Permission ;
- ii. Provision of the Gujarat Town Planning and Urban Development Act ; and
- iii. Any other laws, acts, rules and regulation as may be applicable at the time being in force.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Non-Agricultural Multipurpose Use Land bearing (A) Final Plot No. 145/3 admeasuring 726 sq. mtrs. PAIKI admeasuring 358.28 sq.mts. (southern side) of T.P.S. No. 4 (the said land was covered within the limit of City Survey





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Ahmedabad-3 and Maninagar T.P.-4 Ward and City Survey No. 6101 was allotted in lieu of Final Plot No. 145/3 PAIKI admeasuring 358 sq.mts.) (B) Final Plots No. 145/4 admeasuring 721 sq. mts. of T.P.S. No. 4 (the said land was covered within the limit of City Survey Ahmedabad-3 and Maninagar T.P.-4 Ward and City Survey No. 6102, 6103, 6104, 6105, 6106, 6107, 6108, 6109, 6110, 6111 admeasuring 383.69, 33.75, 50.70, 41.25, 14.355, 16.50, 12.25, 13.00, 20.50, 25.74 sq.mts. total admeasuring 611.735 sq.mts. was allotted in lieu of Final Plot No. 145/4) and as per approved plan of AMC the total area is 942.28 sq.mts. and after deduct an area going in road line to the extent of 91 sq.mts. the net plot area is 851.28 sq.mts. of Mouje Rajpur-Hirpur of Maninagar Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 7 (Odhav) and the same is bounded as follows :

On or towards the North :	By Sub Plot No. 3/B
On or towards the South :	By T.P. Road
On or towards the East :	By T.P. Road
On or towards the West :	By F.P. No. 144/2

PLACE : AHMEDABAD

DATE : 28/11/2019



For, VIJAY Y. CHAUGULE & CO.

[Signature]
ADVOCATE