



VIJAY CHAUGULE
Advocate

VIJAY Y. CHAUGULE & CO.

ADVOCATE

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TITLE CERTIFICATE

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.

THIS IS TO CERTIFY AND OPINION THAT, I have investigated title to the Freehold Non Agricultural Land which is more particularly described in the Schedule hereunder written and after issuing public notice in the Gujarati Daily News Paper "DIVYA BHASKAR" dated 15/08/2019 and not having any objection in relation thereto and as also after taking necessary available



(2)

searches 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 then 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) is not well maintained/prepared by State Government and hence may be some error therein) for the said purpose as also on perusal and verification of relevant deeds, documents, papers and plan etc., produced before me and believing same is true and correct and from the information given to me by the aforesaid owner, and relying on Declaration-Cum-Indemnity made on oath by authorized partner of the aforesaid firm duly attested by Notary Public of Ahmedabad, I hereby opinion that the same is clear, marketable, free from any charge or encumbrance and free from reasonable doubts in the manners of detail search report of title attached hereto 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.





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(3)

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 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) 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.

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