



**VIJAY CHAUGULE**  
Advocate

# **VIJAY Y. CHAUGULE & CO.**

## **ADVOCATE**

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### **TITLE CERTIFICATE**

**Re. :** Investigation of title to the Non-Agricultural Land bearing Block No. 8/B/1 admeasuring 7569 sq.mts. covered within the limit of Town Planning Scheme No. 26 (Vasna Hadmatiya-Uvarsad-Vavol) and Final Plot No. 5 admeasuring 4541 sq.mts. was given in lieu thereof of Mouje Vasna Hadmatiya of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar more particularly described in the Schedule hereunder written belonging to **"SHIKSHAPATRI FIVE"**, a partnership firm of Ahmedabad having its office at : Shop122, The Sky Court, Opp. Shiva Blessing, Sargasan, Gandhinagar - 382421.

**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 "GUJARAT SAMACHAR" dated 16/01/2022 in the name of previous owners and not having any objection in relation thereto and as also after taking necessary available searches of the records being maintained by the Revenue Authorities concerned and that of the District Registrar and Sub-Registrar of Gandhinagar for the last more than 30 years viz. 1990 to 21/09/2022 (the registration records of the year 1989 to 2007 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 2007 to 2022 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, I



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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.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece or parcel of Non-Agricultural Land bearing Block No. 8/B/1 admeasuring 7569 sq.mts. covered within the limit of Town Planning Scheme No. 26 (Vasna Hadmatiya-Uvarsad-Vavol) and Final Plot No. 5 admeasuring 4541 sq.mts. was given in lieu thereof of Mouje Vasna Hadmatiya of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar and same is bounded as follows ;

On or towards the North : By S.F.R.

On or towards the South : By T.P. Road

On or towards the East : By Final Plot No. -4

On or towards the West : By T.P. Road

**PLACE : AHMEDABAD**

**DATE : 21/09/2022**

**BCG Enrollment No. : G/1214/2006**



For, VIJAY Y. CHAUGULE & CO.

ADVOCATE