



VIJAY CHAUGULE
Advocate

VIJAY Y. CHAUGULE & CO.

ADVOCATE

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1912/2019

To,
SHREE GANESH DEVELOPERS
11, Kumar Estate, Kalyanwadi,
Nr. Shayona Estate, Naroda Road,
Ahmedabad

Dear Sir,

Re. : Investigation of title to the Freehold Non-Agricultural Land bearing Revenue Survey No. 205 admeasuring 8498 sq.mtrs. and as per Draft Town Planning Scheme No. 241 (Nana Chiloda) the same is bears Final Plot No. 128 admeasuring 5099 sq.mtrs. of Mouje Chhiloda (Naroda) of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar more particularly described in the Schedule hereunder written belonging to **"SHREE GANESH DEVELOPERS"**, a Partnership Firm of Ahmedabad having its office at : 11, Kumar Estate, Kalyanwadi, Nr. Shayona Estate, Naroda Road, 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 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 Gandhinagar Taluka at Gandhinagar and that of the Talati Mouje Chhiloda (Naroda) and from the search of the records being maintained by the District Registrar and Sub-Registrar of Gandhinagar for more than 30 years viz. 1987 to 2019 (the registration records of the year 1987 to 2007 of Sub-Registrar's Office



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is destroyed/torn out/Not present, and hence it can not be inspected properly and its search properly is not available through my search clerk, while computerized search of the last 13 years (2007 to 17/10/2019) 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 it appears that said Revenue Survey No. 205 and brief history of the said survey number as follows ;

1. That prior to 1985 the Restricted Tenure Agricultural Land bearing Revenue Survey No. 205 admeasuring 2 Acre 4 Guntha originally belonged to (1) Ranchhodji Revaji (2) Lalaji Bapuji (3) Ranchhodji Viraji and (4) Bhulaji Ramaji as owner and possessor thereof.
2. That thereafter on death of said Bhulaji Ramaji on 27/02/1985, his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs namely (1) Jashiben D/o. Bhulaji Ramaji (2) Jivatben Wd/o. Bhulaji Ramaji. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 1684 on 01/07/1985 duly certified by the concerned revenue authority on 14/10/1985.
3. That thereafter on death of said Ranchhodji Revaji on 22/10/1987, his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs namely (1) Varsangji Ranchhodji (2) Dhabuben Wd/o. Ranchhodji





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Revaji. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 1772 on 30/08/1988 duly certified by the concerned revenue authority on 24/02/1984.

4. That thereafter on death of said Dhabuben Wd/o. Ranchhodji Revaji on 02/02/1990 and name of her legal heirs was already entered in the revenue records hence her name was deleted from the revenue records of the said land. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 1861 on 30/10/1990 duly certified by the concerned revenue authority on 30/11/1990.
5. That thereafter on death of said Lalaji Bapuji in the year of 1985, his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs namely (1) Gabhaji Lalaji (2) Amaji Lalaji. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 1865 on 05/12/1990 duly certified by the concerned revenue authority.
6. That thereafter on death of said Jivatben Wd/o. Bhulaji Ramaji in the year of 1991 and name of her legal heir was already entered in the revenue records hence her name was deleted from the revenue records of the said land. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 1956 on 21/02/1994 duly certified by the concerned revenue authority on 31/03/1994.



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7. That thereafter on death of said Ranchhodji Viraji in the year of 1994, his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs namely (1) Prahladji Ranchhodji (2) Jivanji Ranchhodji (3) Punamji Ranchhodji (4) Rameshji Ranchhodji (5) Kamlaben D/o. Ranchhodji Viraji (6) Amaratben D/o. Ranchhodji Viraji (7) Gangaben D/o. Ranchhodji Viraji (8) Madhiben D/o. Ranchhodji Viraji. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 1989 on 28/02/1995 duly certified by the concerned revenue authority.
8. That thereafter on death of said Prahladji Ranchhodji on 14/11/2001, his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs namely (1) Manuji Prahladji (2) Dashrathji Prahladji (3) Bharatji Prahladi and (4) Arvindji Prahladji. The entry to that effect was also entered in the revenue records of mutation entry book under serial No. 2203 on 17/02/2002 duly certified by the concerned revenue authority on 01/04/2003.
9. That thereafter on death of said Varsangji Ranchhodji on 10/06/2002, his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs namely (1) Rameshbhai Varsangji (2) Vishnubhai Varsangji (3) Kailasben Varsangji (4) Lilaben Wd/o Varsangji Ranchhodji. The entry to that effect was entered in the revenue records of





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mutation entry book of the Village Form No.6 under serial No. 2211 on 12/07/2002 duly certified by the concerned revenue authority on 01/04/2003.

10. That thereafter on death of said Lalaji Bapuji on 10/06/2002, his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs namely (1) Gabhaji Lalaji (2) Amaji Lalaji. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 2457 on 16/06/2006 duly certified by the concerned revenue authority on 01/09/2006.
11. That thereafter on death of said Madhuben D/o. Ranchhodji Viraji (unmarried) on 14/03/2003 and Bharatji Prahladji (unmarried) also died in the year of 2001 and names of their legal heir were already entered in the revenue records hence their names were deleted from the revenue records of the said land. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 2834 on 18/07/2008, which was cancelled by the concerned revenue authority on 25/11/2008.
12. That thereafter as per order no. CB/GANOT/VASHI-4240 to 4245/2010 dated 18/08/2008 of District Collector, Ganghinagar, the said land converted from Restricted Tenure to Old Tenure for Agricultural purpose. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 2860 and 2910 on 18/07/2008 and 08/11/2008 duly certified by



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the concerned revenue authority on 25/11/2008 and 11/02/2009 respectively.

13. That thereafter said (1) Jashiben D/o. Bhulaji Ramaji and W/o. Malaji Thakor (2) Kamlaben D/o. Ranchhodji Viraji and W/o. Laxmanji Zala (3) Amaratben D/o. Ranchhodji Viraji and W/o. Keshaji Zala (4) Gangaben D/o. Ranchhodji Viraji and W/o. Vasaji Thakor (5) Jivanji Ranchhodji (6) Punamji Ranchhodji (7) Rameshji Ranchhodji (8) Rameshji Varsangji (9) Vishnubhai Varsangji (10) Kailasben D/o. Varsangji Ranchhodji and W/o. Badalji (11) Lilaben Wd/o. Varsangji Ranchhodji (12) Manuji Prahladji (13) Dashrathji Prahladji (14) Arvindji Prahladji (15) Gabhaji Lalaji (16) Amaji Lalaji have been sold and conveyed the said land to (1) Pravinaben Balchandbhai Patel (undivided 18.7 % share) (2) Sureshbhai Balchandbhai Patel (undivided 18.7 % share) (3) Prakashbhai Balchandbhai Patel (undivided 18.7 % share) (4) Dipsinh Popatji Vaghela (undivided 18.7 % share) (5) Babubhai Popatji Vaghela (undivided 18.7 % share) (6) Rameshbhai Gangjibhai Vekaria (undivided 6.5 % share) by Deed of Conveyance dated 23/09/2008 duly registered with the Sub-Registrar of Gandhinagar on same day under serial no. 13978. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 2881 on 02/10/2008 duly certified by the concerned revenue authority on 11/02/2009.
14. That thereafter on death of said Dipsinh Popatji on 18/01/2009, his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs namely





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(1) Kailasben Wd/o. Dipsinh Popatji (2) Kanakben D/o. Dipsinh Popatji (3) Jayesh Dipsinh (4) Jaydip Dipsinh. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 3131 on 28/08/2009 duly certified by the concerned revenue authority on 28/01/2010.

15. That thereafter said (1) Pravinaben Balchandbhai Patel (undivided 18.7 % share) (2) Sureshbhai Balchandbhai Patel (undivided 18.7 % share) (3) Prakashbhai Balchandbhai Patel (undivided 18.7 % share) (4) Legal heirs of Late Dipsinh Popatji Vaghela's viz. (4/1) Kailasben Wd/o. Dipsinh Popatji (4/2) Kanakben D/o. Dipsinh Popatji (4/3) Jayesh Dipsinh (4/4) Jaydip Dipsinh (undivided 18.7 % share) (5) Babubhai Popatji Vaghela (undivided 18.7 % share) (6) Rameshbhai Gangibhai Vekaria (undivided 6.5 % share) have been sold and conveyed the said land to (1) Dayaben Arvindbhai Bambhroliya (15% share) (2) Naynaben Vrajlal Bambhroliya (15% share) (3) Ranjanben Ashokbhai Bambhroliya (15% share) (4) Viken Naranbhai Prajapati (7.5 % share) (5) Hiren Naranbhai Prajapati (7.5 % share) (6) Ghanshyambhai Gobarbhai Devani (10 % share) (7) Dilipbhai Mavjibhai H.U.F. Karta (10 % share) (8) Rajnikant Ambalal Prajapati (10 % share) (9) Rajubhai Nagjibhai Bharwad (5 % share) and (10) Laxmanbhahi Popatbhai Doga (5 % Share) by Deed of Conveyance dated 02/09/2009 duly registered with the Sub-Registrar of Gandhinagar on same day under serial no. 8237. The entry to that effect was also entered in the revenue records of mutation entry book under serial No. 3160 on 07/10/2008 duly certified by the concerned revenue authority on 20/02/2010.



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16. That thereafter the said land bearing Revenue Survey No. 205 admeasuring 8498 sq.mtrs. has been covered within the limit of Town Planning Scheme No. 241 (Nana Chiloda) and Final Plot No. 128 was given in lieu thereof and area thereof fixed to the extent of 5099 sq.mtrs.
17. That thereafter as per order no. CB/GANOT/VASHI-10043 to 48/2010 dated 17/08/2010 of Collector, Gandhinagar, the said land bearing Revenue Survey No. 205 admeasuring 8498 sq.mtrs. has been covered within the limit of Town Planning Scheme No. 241 (Nana Chiloda) and Final Plot No. 128 was given in lieu thereof and area thereof fixed to the extent of 5099 sq.mtrs. converted into old tenure agriculture for non-agriculture education purpose. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 3456 on 31/08/2010 duly certified by the concerned revenue authority on 24/11/2010.
18. That thereafter on death of said Dilipbhai Mavjibhai Bhimani on 15/08/2010, his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs namely (1) Shobhanaben Wd/o Dilipbhai Mavjibhai (2) Karan Dilipbhai. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 3504 on 19/11/2010 duly certified by the concerned revenue authority on 02/03/2011.
19. That aforesaid inheritance entry is not entered in the Village Form No.7X12 of Revenue Survey No.205, hence as per Order





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No.PO/Jamin/Vashi.1465-69/2011 dated 09/02/2011 of the Prant Officer, Gandhinagar, the mistake was rectified. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 3601 on 21/03/2011 duly certified by the concerned revenue authority on 16/06/2011.

20. That by aggrieved of the order of Deputy Mamlatdar (v), Gandhinagar dated 25/11/2008, said Dayaben Arvindbhai Bambhroliya and others has been filed R.T.S./APPEAL/S.R.163/2011 before Deputy Mamlatdar (v) Gandhinagar and accordingly said authority vide its order dated 25/11/2008 has been canceled the order of Deputy Mamlatdar and ordered to certify the Mutation Entry No. 2834. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 3633 on 03/05/2011 duly certified by the concerned revenue authority on 08/10/2011.
21. That area of the said land was shown 9498 sq.mtrs. instead of 8498 sq.mtrs, hence as per order No. MAM/JAMIN/VASHI.579/12 dated 16/02/2011 of Mamlatdar Saheb, Gandhinagar the area of the said land rectified as admeasuring 8498 instead of 9498 sq.mtrs. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.3769 on 17/02/2012 duly certified by the concerned revenue authority on 02/05/2012.
22. That thereafter said (1) Dayaben Arvindbhai Bambhroliya (15% share) (2) Naynaben Vrajlal Bambhroliya (15% share) (3)



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Ranjanben Ashokbhai Bambhroliya (15% share) (4) Viken Naranbhai Prajapati (7.5 % share) (5) Hiren Naranbhai Prajapati (7.5 % share) (6) Ghanshyambhai Gobarbhai Devani (10 % share) (7) Shobhanaben Dilipbhai guardian of Minor Kiran Dilipbhai Mavjibhai (8) Shobhanaben Wd/o Dilipbhai Mavjibhai (10 % share of No.7 & 8) (9) Rajnikant Ambalal Prajapati (10 % share) (10) Rajubhai Nagjibhai Bharwad (5 % share) and (11) Laxmanbhahi Popatbhai Doga (5 % Share) have been sold and conveyed the said land to (1) Mavji Dhanji Kanji Rabadia (27 % share in the entire land) (2) Ishwarlal Naranbhai Rudani (10% share in the entire land) (3) Ratanbhai Premjibhai Patel (10% share in the entire land) (4) Devshi Vishram Rabadia (15% share in the entire land) (5) Govindbhai Gokalbhai Sapadiya (15% share in the entire land) (6) Rakshaben Bhagwanji alias Bharatbhai Thakkar (15% share in the entire land) (7) Manji Dhanji Dhanani (13% share in the entire land) (8) Ravji Ramji Gorasiya (5% share in the entire land) by Deed of Conveyance dated 23/03/2012. duly registered with the Sub-Registrar of Gandhinagar on same day under serial no. 4051. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 3792 on 23/03/2012 duly certified by the concerned revenue authority on 14/05/2012.

23. That thereafter (1) Manguben D/o. Lalaji Bapuji and (2) Dariyaben D/o. Lalaji Bapuji had filed an appeal R.T.S./ AAPEAL/ S.R./151/2017 before Prant officer, Gandhinagar claiming their right, title and interest in the said land as legal heirs of Lalaji Bapuji and in the result thereof said Prant Officer vide his order dated 11/04/2018 has been dismissed the said appeal. The entry to that effect was entered in the





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revenue records of mutation entry book of the Village Form No.6 under serial No. 5269 on 05/05/2018 duly certified by the concerned revenue authority on 15/06/2018.

24. That thereafter (1) Legal heirs of Manguben D/o. Lalaji Bapuji viz. (i) Dilipji Jugaji (ii) Kokilaben D/o. Jugaji Parmar and W/o. Prabhatji Baraiya (iii) Gitaben D/o. Jugaji Parmar and W/o. Abhaji Baraiya (iv) Rajuji Jugaji and (2) Dariyaben D/o. Lalaji Bapuji have one legal heir namely Lilaben D/o. Lalaji Bapuji and W/o. Dhulsinh Chauhan have been confirmed the aforesaid sale deed by different four Confirmation-cum-Indemnity dated 22/03/2018, 07/04/2018, 17/04/2018 and 27/02/2018 duly registered with the Sub-Registrar of Gandhinagar under serial no. 5535, 6933, 7674 and 3589 respectively.
25. That thereafter as per order no. CB/GANOT/VASHI.9367 to 9375/2018 of Collector, Gandhinagar date 29/10/2018 the period for obtaining permission for conversion of said land into Non Agricultural Purpose for further 6 months. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5407 on 15/11/2018 duly certified by the concerned revenue authority 18/12/2018.
26. That thereafter the said Agricultural land bearing Revenue Survey No. 205 admeasuring 8498 sq.mtrs. and as per Draft Town Planning Scheme No. 241 (Nana Chiloda) the same is bears Final Plot No. 128 admeasuring 5099 sq.mtrs. converted into Non Agricultural use for multipurpose as per order no. CB/N.A./GANDHINAGAR/CHILODA(NARODA)/205/995874/



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2018 of Collector, Gandhinagar date 12/12/2018. The entry to that effect was also entered in the revenue records of mutation entry book under serial No. 5451 on 16/01/2019 duly certified by the concerned revenue authority 18/02/2019.

27. That thereafter said (1) Mavji Dhanji Kanji Rabadia (2) Ishwarlal Naranbhai Rudani (3) Ratanbhai Premjibhai Patel (4) Devshi Vishram Rabadia have been sold and conveyed the undivided and undemarkamated share to the extent of 2651.48 sq.mtrs. forming part of Revenue Survey No. 205 and Final Plot No. 128 of Town Planning Scheme No. 241 (Nana Chiloda) admeasuring 5099 sq.mtrs. to **"SHREE GANESH DEVELOPERS"** by Deed of Conveyance dated 09/04/2019 duly registered with the Sub-Registrar of Gandhinagar on same day under serial no. 8369. The entry to that effect was also entered in the revenue records of mutation entry book under serial No. 5603 on 30/07/2019 duly certified by the concerned revenue authority on 09/09/2019.
28. That thereafter said (1) Govindbhai Gokadbhai Sapadiya (2) Rakshaben Bhagwanji alias Bharatbhai Thakkar (3) Manaji Devji Dhanani and (4) Ravji Ramji Gorsiya have been sold and conveyed the undivided and undemarkamated share to the extent of 2447.52 sq.mtrs. forming part of Revenue Survey No. 205 and Final Plot No. 128 of Town Planning Scheme No. 241 (Nana Chiloda) admeasuring 5099 sq.mtrs. to **"SHREE GANESH DEVELOPERS"** by Deed of Conveyance dated 30/07/2019 duly registered with the Sub-Registrar of Gandhinagar on same day under serial no. 19003. The entry to that effect was also entered in the revenue records of mutation entry book under serial No. 5604 on 30/07/2019





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duly certified by the concerned revenue authority on 09/09/2019.

29. That said **SHREE GANESH DEVELOPERS** got approved a plan from the Ahmdabad Urban Development Authority for construction of flats/shops on the said land vide its Development Permission No. PRM/22/1/2019/94 dated 16/03/2019 and thereafter it also started residential project, which will be known as "Bansari Heights - 2" on the said land and since then said Firm is holding the same as an absolute owner and possessor thereof.
30. 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 12/10/2019 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.
31. That By Declaration-Cum-Indemnity on 15/11/20119 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 individual property and except them no other person, body or authority has any right, title and interest in the said land 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.



32. 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 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.
33. Further the said 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 **SHREE GANESH DEVELOPERS** 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 **SHREE GANESH DEVELOPERS** to be clear, marketable, free from any charge or encumbrance and free from reasonable doubts in the aforesaid manners subject to ;





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- 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 Freehold Non-Agricultural Land bearing Revenue Survey No. 205 admeasuring 8498 sq.mtrs. and as per Draft Town Planning Scheme No. 241 (Nana Chiloda) the same is bears Final Plot No. 128 admeasuring 5099 sq.mtrs. of Mouje Chhiloda (Naroda) of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar and the same bounded as follows :

On or towards the North :	By 24 Mtr T.P. Road
On or towards the South :	By Final Plot No.127
On or towards the East :	By Final Plot No.106
On or towards the West :	By Final Plot No.129

PLACE : AHMEDABAD

DATE : 15/11/2019



For, VIJAY Y. CHAUGULE & CO.

ADVOCATE

