



VIJAY CHAUGULE
Advocate

VIJAY Y. CHAUGULE & CO.

ADVOCATE

427-428, Fourth Floor, Devnandan Mall,
Opp. Sanyas Ashram, Nr. M.J. Library,
Ellisbridge, Ahmedabad 380 006
Telephone : 079-3048 5683, Mob. : 0989850 5683
Email : chaugule_vijay@yahoo.co.in

TITLE CERTIFICATE

Re. : Investigation of title to the Freehold Non-Agricultural Land bearing Revenue Survey No. 1214/1/2 PAIKI admeasuring 7960 sq.mts. and as per draft Town Planning Scheme No. 114 (Vastral-Ramol) the same is bears Final Plot No. 39/2/1/1 admeasuring 4776 sq.mts. of Mouje Vastral of Vatva Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-12 (Nikol) more particularly described in the Schedule hereunder written belonging to **"PARAM ASSOCIATES"**, a Partnership Firm of Ahmedabad having its office at : 31, Itihaas Residency, Nikol-Naroda Road, Ahmedabad.

THIS IS TO OPINION AND CERTIFY THAT, I have investigated the title to the 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 06/09/2019 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 of Ahmedabad and Sub-Registrar of Ahmedabad-12 (Nikol) for the last more then 30 years viz. 1986 to 09/09/2019 (the registration records of the year 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993 and 1994 of Sub-Registrar's Office is destroyed/torn out/Not present and hence it can not be inspected and its search is not available through my search clerk, while computerized search of last 24 years 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 Xerox copy 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 and relying on Declaration Cum Indemnity made on oath by aforesaid owner duly



(2)

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 subject to ;

- i. Agreement to Sell dated 25/08/2009 executed by Rameshbhai Prahladi Thakor and others in favour of (1) Jasvantsing Ramprasad Yadav and (2) Shailesh Ambalal Patel duly registered with the Sub-Registrar of Ahmedabad-7 (Odhav) under serial no. 7943 is being cancelled ;
- ii. Terms and condition of N.A. Permission ;
- iii. Provision of the Gujarat Town Planning and Urban Development Act ; and
- iv. 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. 1214/1/2 PAIKI admeasuring 7960 sq.mts. and as per draft Town Planning Scheme No. 114 (Vastral-Ramol) the same is bears Final Plot No. 39/2/1/1 admeasuring 4776 sq.mts. of Mouje Vastral of Vatva Taluka in the Registration District of Ahmedbad and Sub-District of Ahmedabad-12 (Nikol) and the same is bounded as follows :

On or towards the North : By 24 Meter T.P. Road
On or towards the South : By Final Plot No. 39/1/1/1
On or towards the East : By Final Plot No. 39/2/2
On or towards the West : By Final Plot No. 39/1/1/1

PLACE : AHMEDABAD

DATE : 13/11/2019



For, VIJAY Y. CHAUGULE & CO.

ADVOCATE

