

ADVOCATES

303, Third Floor, Shangrila Arcade, 100 feet Road,
Shyamal Cross Road, Satellite, Ahmedabad - 380015

T : 079 26753023 ; 65133024 TF : 079 26753024
M : +91 9825281495 ; E : agbapat@gmail.com

TITLE CLEARANCE CERTIFICATE

Ref. No. 2325/2018

Re : Investigation of title to the Non-Agricultural Land situate, lying and being at Mouje : Sargasan, Taluka : Gandhinagar, District : Gandhinagar bearing Revenue Survey No. 157B admeasuring 4353 sq.mts. which was comprised into Draft T.P. Scheme No. 7 of (Sargasan-Kudasan-Por) and allotted Final Plot No. 10 (Original Final Plot No. 16/1) admeasuring 2829 sq.mts. in the Registration District and Sub-District, Gandhinagar belonging to M/s. AVS Vedanta Associates, a Partnership Firm.

With reference to the above, I have investigated the title to the Land in question, more particularly described in the Schedule hereunder written and submit my opinion on title cum title clearance certificate thereon as under :

That from the search of records being maintained by the Mamlatdar Gandhinagar Taluka at Gandhinagar and that of Circle Inspector/Talati, Mouje Sargasan as also from the search of the available records being maintained by the District Registrar and Sub-Registrar, Gandhinagar through my Search Clerk for the last 30 years as also from the Village Form No 7 and 12, and Village Form No. 6, for mutation entries of the last 30 years duly certified by the Talati Mouje Sargasan, produced before me and believing same to be true, correct and trust worthy and also believing the documents/ papers/ copies etc. shown to me to be true and genuine and also based upon the information given by owners that no transfer/agreement was made in respect of the said property during the period for which the record is not available which would make the title defective, I submit my opinion of title-cum-title clearance certificate thereon as under :

M/s. AVS Vedanta Associates, a Partnership Firm is the absolute owner and possessor of the said Non-Agricultural land situate, lying and being at Mouje : Sargasan, Taluka : Gandhinagar, District : Gandhinagar bearing Revenue Survey No. 157B admeasuring 4353 sq.mts. which was comprised into Draft T.P. Scheme No. 7 of (Sargasan-Kudasan-Por) and allotted Final Plot No. 10 (Original Final Plot No. 16/1) admeasuring 2829 sq.mts. in the Registration District and Sub-District, Gandhinagar.

As a part of the investigation of the title, I gave public notice appeared in the daily newspaper Gujarat Samachar, Gujarati Edition of 17th February, 2018 inviting claims, if any, in upon or to the said Land in question from any person whomsoever. I have not received any objection/claim in response thereto till today.

Further the Land in question is not affected by the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 since the same has been repealed with effect from



01/04/1999 and hence no permission thereunder or in any other Act or rule is required to be obtained.

In view of what is stated hereinabove, I hereby opine that the title to the Land in question is clear, marketable, free from any charge or encumbrance and free from reasonable doubts subject to what is state in my details report and.

1. Terms and conditions of Revised N. A. Order for Commercial Use.
2. Provisions of the Town Planning and Urban Development Act.
3. Usual Declaration on title is being made on oath by All Partners of M/s. AVS Vedanta Associates, a Partnership Firm.

Note : Please note that Search of Registration Records of the year 1988 to 2018 at the Office of the Sub-Registrar, Gandhinagar is carried out and records of the year 1988 to 2007 is destroyed/torned out or in dilapidated condition, hence it could not be inspected and searches thereof is not available, I have found that, some part of available Index-II records are torned and the entries are also not up-to-date maintained and also Computerised Records for the year 2007 to 2018 at Office of Sub-Registrar, Gandhinagar are not well prepared and maintained by State Government Agency.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Non-Agricultural Land situate, lying and being at Mouje : Sargasan, Taluka : Gandhinagar, District : Gandhinagar bearing Revenue Survey No. 157B admeasuring 4353 sq.mts. which was comprised into Draft T.P. Scheme No. 7 of (Sargasan-Kudasan-Por) and allotted Final Plot No. 10 (Original Final Plot No. 16/1) admeasuring 2829 sq.mts. in the Registration District and Sub-District, Gandhinagar and the same is bounded as follows :

Boundary of Revenue Survey Number

On or towards the East	:	Land of Revenue Survey No. 167.
On or towards the West	:	Land of Revenue Survey No. 157.
On or towards the North	:	60 mtr. Road.
On or towards the South	:	Land of Revenue Survey No. 168.

Boundary of Final Plot No. 10

On or towards the East	:	Land of Final Plot No. 14.
On or towards the West	:	18 mtr. T.P. Road.
On or towards the North	:	12 mtr. Service Road and 60 mtr. Road.
On or towards the South	:	Land of Final Plot No. 176.

Date : 19-3-2018

Place : Ahmedabad.



For, A. G. BAPAT & CO.

(ANAND G. BAPAT)
Advocate