



VIJAY CHAUGULE
Advocate

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ADVOCATE

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TITLE CERTIFICATE

Re. : Investigation of title to the Non-Agricultural Land bearing Survey No. 437/2 admeasuring 5059 Sq.mts. and same is covered under the Town Planning Scheme and proposed Final Plot No. 437/2 was given in lieu thereof and area thereof fixed to admeasuring 2996 sq.mtrs. of Mouje Sargasan of Gandhinagar Taluka in Registration District and Sub-District of Gandhinagar more particularly described in the Schedule hereunder written belonging to **"SHIKSHAPATRI INFRACON"**, a Partnership Firm of Ahmedabad having its Office at : First Floor-110, Sahjanand Shlok, Sargasan, Gandhinagar.

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 13/09/2020 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 then 30 years viz. (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 26 years (1989 to 30/10/2020) 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



(2)

oath by aforesaid Title holder and Developer 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.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Non-Agricultural Land bearing Survey No. 437/2 admeasuring 5059 Sq.mts. and same is covered under the Town Planning Scheme and proposed Final Plot No. 437/2 was given in lieu thereof and area thereof fixed to admeasuring 2996 sq.mtrs. of Mouje Sargasan of Gandhinagar Taluka in Registration District and Sub-District of Gandhinagar and the same is bounded as follows :

On or towards the North :	By 18 Mtr Road
On or towards the South :	By Revenue Survey No.438/1/Paiki
On or towards the East :	By Open Plot of GUDA
On or towards the West :	By 18 Meter Road

PLACE : AHMEDABAD

DATE : 07/11/2020



For, VIJAY Y. CHAUGULE & CO.

[Signature]
ADVOCATE