



VIJAY CHAUGULE
Advocate

VIJAY Y. CHAUGULE & CO.

ADVOCATE

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REQ. NO. - G/1214/2008

TITLE CERTIFICATE

Re. : Investigation of title to the Freehold Non-Agricultural Land for Industrial Purpose bearing Old Block No. 355 and as per the Re-Survey New Block No. 857 admeasuring 10890 Sq.mts. covered within the draft Town Planning Scheme No.117 (Kathwada) and Final Plot No. 236 was given and lieu thereof and area thereof fixed to extent of 6564 sq.mts. of Mouje Kathwada of Daskroi Taluka in Registration District of Ahmedabad and Sub-District of Ahmedabad-12 (Nikol) more particularly described in the Schedule hereunder written belonging to **(1) UMIYA CORPORATION**, a Partnership Firm of Ahmedabad having address at : 17, Surdhara Society, Opp. Trupti Society, Nr. Dolphin Circle, Naroda, Ahmedabad (having 57% undivided shares) **(2) SHRI SAI INFRASTRUCTURE**, a Partnership Firm of Ahmedabad having its address at : 201, Urja Avenue, Sabarmati, Ahmedabad (having 43% undivided shares).

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 "DIVYA BHASKAR" dated 10/10/2018 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-1 (City) for the year of 1988 to 1994 and Sub-Registrar of Ahmedabad - 14 (Daskroi) for the year of 2011 to 2018 and Sub-Registrar of Ahmedabad - 7 (Odhav) for the year of 1994 to 2018 and Sub-Registrar of Ahmedabad - 14 (Daskroi) for the year of 2011 to 2018 and Sub-Registrar of Ahmedabad - 12 (Nikol) for the year of 2011 to 2018 unto 20/10/2018 more than 30 years viz. 1988 to 2014 (the



(2)

registration records of the year 1988 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 24 years (1994 to 2018) 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 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. Read clause 21 of the detailed search report on title
- 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 for Industrial Purpose bearing Old Block No. 355 and as per the Re-Survey New Block No. 857 admeasuring 10890 Sq.mts. covered within the draft Town Planning Scheme No.117 (Kathwada) and Final Plot No. 236 was given and lieu thereof and area thereof fixed to extent of 6564 sq.mts. of Mouje Kathwada of Daskroi Taluka in Registration District of Ahmedabad and Sub-District of Ahmedabad-12 (Nikol).

PLACE : AHMEDABAD

DATE : 15/12/2018



For, VIJAY Y. CHAUGULE & CO.,

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REG. NO. - G/1214/2006

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2326/2020

To,
"UMIYA CORPORATION"
17, Surdhara Society,
Opp. Trupti Society,
Nr. Dolphin Circle,
Naroda, Ahmedabad

"SHRI SAI INFRASTRUCTURE"
201, Urja Avenue,
Sabarmati,
Ahmedabad

Dear Sir,

Re. : Investigation of title to the Freehold Non-Agricultural Land for Industrial Purpose bearing Old Block No. 355 and as per the Re-Survey New Block No. 857 admeasuring 10890 Sq.mts. covered within the draft Town Planning Scheme No.117 (Kathwada) and Final Plot No. 236 was given and lieu thereof and area thereof fixed to extent of 6564 sq.mts. of Mouje Kathwada of Daskroi Taluka in Registration District of Ahmedabad and Sub-District of Ahmedabad-12 (Nikol) more particularly described in the Schedule hereunder written belonging to **(1) UMIYA CORPORATION**, a Partnership Firm of Ahmedabad having address at : 17, Surdhara Society, Opp. Trupti Society, Nr. Dolphin Circle, Naroda, Ahmedabad (having 57% undivided shares) **(2) SHRI SAI INFRASTRUCTURE**, a Partnership Firm of Ahmedabad having its address at : 201, Urja Avenue, Sabarmati, Ahmedabad (having 43% undivided shares).

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 Daskroi Taluka at Ahmedabad and that of the Talati Mouje Kathwada and from the search of the records being maintained by the District Registrar of Ahmedabad and Sub-Registrar of Ahmedabad-1 (City) for the year of 1988 to 1994 and Sub-Registrar of Ahmedabad - 14 (Daskroi) for the year of 2011 to 2018 and Sub-Registrar of Ahmedabad - 7 (Odhav) for the year of 1994 to 2018 and Sub-Registrar of Ahmedabad - 14 (Daskroi) for the year of 2011 to 2018 and Sub-Registrar of Ahmedabad - 12 (Nikol) for the year of 2011 to 2018 unto 20/10/2018 more than 30 years viz. 1988 to 2014 (the registration records of the year 1988 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 24 years (1994 to 2018) 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 Old Block No. 857 and brief history of the said survey number as follows ;

01. That prior to 1953 the Old Tenure Agricultural land bearing Old Survey No. 733 admeasuring 2 acre 28 guntha originally belonged to (1) Chaturji Somaji (2) Aataji Somaji (3) Mangaji Mathurji (4) Lilaji Mathurji (5) Laxmiben widow of Mathurji Somaji as an absolute owner and possessor thereof.





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02. That thereafter as per order of the Settlement Commissioner, Ahmedabad and Land Record Officer vide their Notification No. kramank/U.M.Sa.Hu.Con Ahmedabad 290, dated 17/03/1975 and Resolution dated 27/03/1975 of the Revenue Department, Government of Gujarat, the said land was given Block No.355 in lieu of old Revenue Survey No. 733 and area thereof was fixed to the extent of 10940 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.3045 on dated 03/10/1975 duly certified by the concerned revenue authority on 14/12/1976.
03. That thereafter on death of the said Chaturji Somaji on dated 03/09/1990 and 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 (1) Ramanji Chaturji (2) Fulaji Chaturji (3) Prahladi Chaturji (4) Manguben Chaturji (5) Maniben Chaturji. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.3900 on dated 01/12/1990 duly certified by the concerned revenue authority on dated 17/01/1991.
04. That thereafter on death of the said Mangaji Mathurji on dated 21/07/1979 and 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 (1) Shakriben Mangaji and (2) Rameshbhai Mangaji. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial



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No.5291 on dated 31/01/2006 duly certified by the concerned revenue authority on dated 29/03/2006.

05. That thereafter on death of the said Aataji Somaji on dated 03/06/1999 and 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 (1) Babuben Wd/o. Aataji (2) Ramsingh Aataji (3) Sumben Aataji (4) Rupaben Aataji (5) Motiben Aataji. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.6056 on dated 12/08/2008 duly certified by the concerned revenue authority on dated 23/09/2008.
06. That thereafter on death of the said Manguben D/o. Chaturji and Wf/o. Ranchhodji on dated 21/02/1993 and her share in the said land came to be owned and possessed by her only legal heirs and next of kins according to the Hindu Law under which she was governed her heirs Jadiben Ranchhodji. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.6059 on dated 12/08/2008 duly certified by the concerned revenue authority on dated 23/09/2008.
07. That thereafter said Laxmiben alias Lakhiben Wd/o. Mathurji Somaji has been released her rights, title and interest in the said land in favour of other co-owners, hence her name was deleted from the revenue record concerned. The entry to that effect was also entered in the revenue records of mutation entry book under serial No. 6060 on 12/08/2008 duly certified by the concerned revenue authority.





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08. That thereafter on death of the said Motiben D/o. Aataji and wf/o. Ramannji Kanaji Thakor in the years of 1975, hence her share in the said land came to be owned and possessed by her only legal heirs and next of kins according to the Hindu Law under which she was governed her heirs Mukesh Ramanji. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.6099 on dated 23/09/2008 duly certified by the concerned revenue authority on dated 05/01/2009.
09. That thereafter on death of the said Shakriben Wd/o. Mangaji on 02/06/2007 and names of her legal heirs were already continued in the revenue records, hence her name was deleted from the Revenue Record concerned. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.6100 on 23/09/2008 duly certified by the concerned revenue authority on 05/01/2009.
10. That thereafter Government of Gujarat vide its Notification dated 19/12/2008, which published in Gazzate Part 1-B Page No.1406-1 to 1406-12, the Special Acquisition Officer, GIDC vide his order No. Unit-1 GIDC, followed by Order No. K.F.A/J.S./1/Kathwada/Kalam-4/15, dated 16/01/2009 of the Deputy Collector the said land had acquired for the purpose of Industrial Development by Gujarat Industrial Development Corporation under Section 4 of the Land Acquisition Act, 1984. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.6214 on 30/03/2009 duly



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certified by the concerned revenue authority on 06/06/2009.

11. That Government of Gujarat was not-accepted Notification under Section 6 of the Land Acquisition Act, 1984 in a specific time, hence the said acquisition has been cancelled by the Revenue Department of Gujarat vide its Order No. KJAM/13/2008/2488/DH dated 19/12/2008, followed by Order No.KHFAA/J.SH/1/Textile/Park-Ahd-105/1012 dated 05/08/2010 of the Special Acquisition Officer, Unit -1GIDC, Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.6609 on 20/08/2010 duly certified by the concerned revenue authority on 25/10/2010.
12. That thereafter on death of the said Ramanji Chaturji on dated 04/04/2011 and 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 (1) Rukhiben Wd/o. Ramanji (2) Natubhai Ramanji (3) Kanubhai Ramanji. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.7935 on dated 26/12/2013 duly certified by the concerned revenue authority on dated 10/03/2014.
13. That thereafter on death of the said Leelaji Mathurji on dated 27/06/2013 and 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 Seetaben Wd/o. Leelaji Mathurji. The entry to that effect





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was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.8166 on dated 11/07/2014 duly certified by the concerned revenue authority on dated 04/09/2014.

14. That thereafter as per order No. dso/resurvey/aakarbandh/kayamkhardo/KATHVADA/2016, dated 08/09/2016 of SLR (Supt of Land Records) Office, Patan the land bearing Block No. 857 was given in lieu of Old Block No. 355 and area thereof fixed to 10890 sq.mts. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 8864 on 08/09/2016 duly certified on same day by the concerned revenue authority.
15. That thereafter on death of the said Babuben Aataji on dated 13/06/2016 and her share in the said land came to be owned and possessed by her only legal heirs and next of kins according to the Hindu Law under which she was governed her heirs (1) Rupaben Aataji (2) Samuben Aataji (3) Ramsingh Aataji (4) Veenaben Ramanbhai (5) Mukeshbhai Ramanbhai. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.9009 on dated 01/10/2016 duly certified by the concerned revenue authority on dated 03/12/2016.
16. That thereafter said (1) Rupaben Aataji and (2) Samuben Aataji has been released their rights, title and interest in the said land in favour of Ramsingh Aataji by Release Deed dated 21/03/2017 duly registered with the Sub-Registrar of



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Ahmedabad on same day under serial No. 412, hence their name were deleted from the revenue record concerned. The entry to that effect was also entered in the revenue records of mutation entry book under serial No. 9338 on 31/03/2017 duly certified by the concerned revenue authority on dated 10/05/2017.

17. That thereafter said Maniben Chaturji has been released their rights, title and interest in the said land in favour of (1) Prahladji Chaturji and (2) Fulaji Chaturji by Release Deed dated 21/03/2017 duly registered with the Sub-Registrar of Ahmedabad on same day under serial No. 415, hence her name was deleted from the revenue record concerned. The entry to that effect was also entered in the revenue records of mutation entry book under serial No. 9355 on 31/03/2017 duly certified by the concerned revenue authority on dated 10/05/2017.
18. That thereafter said (1) Mukeshbhai Ramanbhai and (2) Veenaben Ramanbhai have been released their rights, title and interest in the said land in favour of Ramsangji Aataji by Release Deed dated 31/03/2017 duly registered with the Sub-Registrar of Ahmedabad on same day under serial No. 525, hence their name were deleted in the revenue record concerned. The entry to that effect was also entered in the revenue records of mutation entry book under serial No. 9386 on 21/04/2017 duly certified by the concerned revenue authority on dated 30/05/2017.
19. That in the mean time the said land bearing Old Block No.355 and as per Re-Survey New Block No. 857 admeasuring 10890





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sq.mts. covered within the limit of Draft Town Planning Scheme No. 117 (Kathwada) and Final Plot No. 236 was given in lieu thereof and area thereof fixed to the extent of 6564 sq.mts.

20. That thereafter the said land bearing New Block No. 857, T.P.S. No.117 (Kathwada), F.P. No. 236 admeasuring 6564 Sq.mts. was converted into Non Agricultural as per order No. CB/CTS-1/Kathwada/S.R.No. 1876/2016 dated 03/08/2017 of the District Development Officer, Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 9590 on 29/09/2017 duly certified by the concerned revenue authority on dated 20/11/2017.

21. That thereafter the said (1) Fulaji Chaturji (2) Prahladji Chaturji (3) Rameshbhai Mangaji (4) Ramsingh Aataji (5) Jadiben Ranchhodji (6) Rukhiben Wd/o. Ramanji (7) Natubhai Ramanji (8) Kanubhai Ramanji (9) Seetaben Wd/o. Leelaji has been sold and conveyed the said land to **(1) UMIYA CORPORATION**, a Partnership Firm of Ahmedabad through its partner AJAYKUMAR SUVALAL JAISWAL **(2) SHRI SAI INFRASTRUCTURE**, a Partnership Firm of Ahmedabad through its partner VIRAL PRAKASHBHAI JOSHI by Deed of Conveyance dated 29/11/2017 duly registered with the Sub-Registrar of Ahmedabad-12 (Nikol) on same day under serial No. 19590. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 9657 on dated 20/12/2017 duly certified by the concerned revenue authority on dated 09/02/2018.



That (1) Shardaben Prahladji Rathod (2) Laxmanbhai Prahladji Thakor (3) Laxmiben Laxmanbhai acting for herself and natural guardian and mother of her minor son Jaymin (4) Thakor Vikrambhai Prahladji and (5) Thakor Hiral Vikrambhai wife of Vikrambhai and daughter of Jayantiji acting for herself and natural guardian and mother of her minor son Tanuben have been confirmed sale of the said land by Confirmation Deed dated 12/06/2019 duly registered with the Sub-Registrar of Ahmedabad - 12 (Nikol) under serial No.10973. That (1) Ranjanben Natwarbhai acting for herself and natural guardian and mother of her minor daughter Sumanben and son Satish and Rathod Sanjaybhai Natubhai have been confirmed sale of the said land by Confirmation Deed dated 12/06/2019 duly registered with the Sub-Registrar of Ahmedabad - 12 (Nikol) under serial No.10975. That (1) Rathod Leelaben Fulaji (2) Rathod Vishnubhai Fulaji (3) Rathod Shobhnaben Vishnubhai acting for herself and natural guardian and mother of son Krunal (4) Rathod Bhavesh Vishnubhai and (5) Chauhan Hansaben Bharatbhai daughter of Fulaji and wife of Bharabhai have been confirmed sale of the said land by Confirmation Deed dated 12/06/2019 duly registered with the Sub-Registrar of Ahmedabad - 12 (Nikol) under serial No.10984. That Thakor Ushaben Kanubhai acting for herself and natural guardian and mother of her minor son Rakesh and daughter Sangita have been confirmed sale of the said land by Confirmation Deed dated 12/06/2019 duly registered with the Sub-Registrar of Ahmedabad - 12 (Nikol) under serial No.10988. That (1) Madhuben





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Rameshbhai acting for herself and natural guardian and mother of minor daughter Nimisha (2) Rathod Nayanaben Rameshbhai have been confirmed sale of the said land by Confirmation Deed dated 13/06/2019 duly registered with the Sub-Registrar of Ahmedabad - 12 (Nikol) under serial No.10989. That (1) Thakor Kamleshbhai Rameshbhai and (2) Thakor Manishaben daughter of Rameshbhai and wife of Ashokbhai have been confirmed sale of the said land by Confirmation Deed dated 13/06/2019 duly registered with the Sub-Registrar of Ahmedabad - 12 (Nikol) under serial No.11044.

Keeping in view the above said land was ancestral property of (1) Fulaji Chaturji (2) Prahladi Chaturji (3) Rameshbhai Mangaji (4) Ramsingh Aataji (5) Natubhai Ramanji (6) Kanubhai Ramanji and all co.parcenr/members of their HUF's have right, title and interest in the said land and above mentioned co.parceners and members also confirmed the sale of the said land but present party not able to produce pedigree of the said HUF's and also some of female member's have been confirmed the aforesaid sale as herself and natural guardian and mother of theirs minors, which is not valid under the Hindu Laws, hence pedigree of said HUF's is being required and all co.parcenrs/ members shall be confirmed the sale of the said land.

22. That thereafter said (1) **"UMIYA CORPORATION (2) SHRI SAI INFRASTRUCTURE** jointly intent to implement industrial scheme to be known as "GOVARDHAN BUSINESS HUB".



23. 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 - 10/10/2018 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.
24. 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.
25. Further the said land is not in any way affected by the provision of the Urban Land (ceiling & Regulation) Act, 1976.





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At present the said land belonging to **(1) "UMIYA CORPORATION (2) SHRI SAI INFRASTRUCTURE** 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 **(1) "UMIYA CORPORATION (2) SHRI SAI INFRASTRUCTURE** to be clear, marketable, free from any charge or encumbrance and free from reasonable doubts in the aforesaid manners subject to ;

- i. Read clause 21 above
- 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 for Industrial Purpose bearing Old Block No. 355 and as per the Re-Survey New Block No. 857 admeasuring 10890 Sq.mts. covered within the draft Town Planning Scheme No.117 (Kathwada) and Final Plot No. 236 was given and lieu thereof and area thereof fixed to extent of 6564 sq.mts. of Mouje Kathwada of Daskroi Taluka in Registration District of Ahmedabad and Sub-District of Ahmedabad-12 (Nikol).

PLACE : AHMEDABAD

DATE : 15/12/2018



For, **VIJAY Y. CHAUGULE & CO.**

[Signature]
ADVOCATE