



VIJAY CHAUGULE
Advocate

VIJAY Y. CHAUGULE & CO. **ADVOCATE**

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TITLE CERTIFICATE

Re. : Investigation of title to the Freehold Non-Agricultural commercial use land bearing (A) Block No. 99 admeasuring 3449 sq.mtrs. PAIKI southern side admeasuring 366 sq.mtrs. which was covered within the limit of Town Planning Scheme and Proposed Final Plot No.99 was given in lieu thereof and area thereof fixed to the extent of 220 sq.mtrs. (B) Block No. 100 admeasuring 12843 sq.mtrs. PAIKI northern-eastern side admeasuring 9512 sq.mtrs. which was covered within the limit of Town Planning Scheme and Proposed Final Plot No.100/1 was given in lieu thereof and area thereof fixed to the extent of 5707 sq.mtrs. (C) Block No. 113A admeasuring 1287 sq.mtrs. which was covered within the limit of Town Planning Scheme and Proposed Final Plot No.113 was given in lieu thereof and area thereof fixed to the extent of 772 sq.mtrs. making in total 6699 sq.mtrs. (FP area) of Mouje Kudasani of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar more particularly described in the Schedule hereunder written belonging to **M/s. NILKANTH INFRA**, a Partnership Firm of Gandhinagar having its office at : B/35, Pramukh Arcade, Reliance Cross Roads, Kudasani, Tal. & Dist. 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 "SANDESH" dated 18/04/2019 and not having any objection in relation thereto



(2)

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 for the last 30 years viz. 1988 to 18/04/2019 (the registration records of the year 1986 to 2007 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 11 years (2007 to 2019) is not well maintained/prepared by State Government and hence may be some error therein) is not well maintained/prepared by State Government and hence may be some error therein) 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 oath by authorized partner of the aforesaid firm duly attested by Notary Public of Mansa, 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.





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(3)

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Freehold Non-Agricultural commercial use land bearing (A) Block No. 99 admeasuring 3449 sq.mtrs. PAIKI southern side admeasuring 366 sq.mtrs. which was covered within the limit of Town Planning Scheme and Proposed Final Plot No.99 was given in lieu thereof and area thereof fixed to the extent of 220 sq.mtrs. (B) Block No. 100 admeasuring 12843 sq.mtrs. PAIKI northern-eastern side admeasuring 9512 sq.mtrs. which was covered within the limit of Town Planning Scheme and Proposed Final Plot No.100/1 was given in lieu thereof and area thereof fixed to the extent of 5707 sq.mtrs. (C) Block No. 113A admeasuring 1287 sq.mtrs. which was covered within the limit of Town Planning Scheme and Proposed Final Plot No.113 was given in lieu thereof and area thereof fixed to the extent of 772 sq.mtrs. making in total 6699 sq.mtrs. (FP area) of Mouje Kudasani of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar and as per T.P. Record the same is bounded as follows :

On or towards the North : By 24.00 Mtr TP Road
On or towards the South : By Block No.100/P and 101
On or towards the East : By 30 Mtr TP Road
On or towards the West : By 9 Mtr TP Road

PLACE : AHMEDABAD

DATE : 02/05/2019



For, VIJAY Y. CHAUGULE & CO.

ADVOCATE