



427-428, 4th Floor, Devnandan Mall, Opp. Sanyas Ashram, Nr. M.J. Library,
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1197/2016

To,
SURYAM DEVELOPERS
A-901, Suryaketu Tower,
Bodakdev,
Ahmedabad

Dear Sir,

Re. : Investigation of title to the Freehold Non-Agricultural Land bearing Revenue Survey No. 164/3 admeasuring 3237 sq.mtrs. and as per Final Town Planning Scheme No.1 (Nikol-Rakhiyal) the same is bears Final Plot No.15 admeasuring 2489 sq.mtrs. of Mouje Nikol of Asarva Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-12 (Nikol) belonging to **SURYAM DEVELOPERS**, a sole proprietary firm through its proprietor Ghanshyambhai Mohanbhai Patel, residing at : A-901, Suryaketu Tower, Bodakdev, Ahmedabad.

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 Mamlatdar Asarva Taluka (Old Taluka Ahmedabad City - East) at Ahmedabad and that of the Talati Mouje Nikol and from the search of the records being maintained by the District Registrar of Ahmedabad and Sub-Registrar of Ahmedabad-12 (Nikol) for the last more then 30 years viz. 1980 to 22/06/2016 (the registration records of the year 1980 to 1993 of Sub-Registrar's Office is destroyed/torn out/Not present, and hence it can not be inspected properly and its search properly is not available through my search clerk, while computerized search of the last 22 years (1994 to 2016) is not well maintained/prepared by State Government and hence may be some error therein) and as also verification of certain xerox



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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 Revenue Survey No.164/3 and brief history of the entire said survey number as follows ;

01. That prior to 1978 the land bearing Revenue Survey No.164/3 admeasuring 3237 sq.mtrs. originally belonged to Nathaji Becharji as an absolute owner and possessor thereof.
02. That thereafter on death of the said Nathaji Becharji on 11/09/1979 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 viz. (1) Shakraji Nathaji (2) Mathurji Nathaji (3) Shanaji Nathaji (4) Chaturji Nathaji (5) Shantaben Nathaji and (6) Punjiben alias Munjiben Wd/o. Nathaji Becharji. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.1875 on 20/02/1984 duly certified by the concerned revenue authority on 15/07/1984.
03. That thereafter on death of said Shakraji Nathaji on 12/07/1984 and during his life time he made a Will on 15/05/1984 and according to his said Will his share in the said land came to be owned and possessed by (1) Laljibhai Laxmanbhai (2) Kantilal Laljibhai (3) Dineshbhai Laljibhai (4) Pravinbhai Laljibhai (5) Premjibhai Parshottambhai and (6) Ramjibhai Parshottambhai. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2285 dated 17/11/1991, which was cancelled concerned revenue authority on 05/03/1992, hence the entry in respect whereof again entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.3614 dated 12/01/2005, which was also rejected by concerned revenue authority on 19/03/2006.
04. That Mathurji Nathaji and others has been agreed to sell the said land to (1) Laljibhai Laxmanbhai (2) Kantilal Laljibhai (3) Dineshbhai Laljibhai (4) Pravinbhai Laljibhai (5) Premjibhai





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Parshottambhai and (6) Ramjibhai Parshottambhai by Agreement to Sell dated 28/07/1989 duly registered with the Sub-Registrar of Ahmedabad under serial No.14726.

05. That thereafter on death of the said Shantaben Nathaji 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 heirs Kantaben Nathaji Wf/o. Rasiklal. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.3721 on 02/05/2005 duly certified by the concerned revenue authority.
06. That thereafter said Kantaben Nathaji Wf/o. Rasiklal has been released her right, title and interest in the said land in favour of (1) Mathurji Nathaji (2) Chhanaji Nathaji (3) Chaturji Nathaji, hence her name was deleted in 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.3722 on 02/05/2005 duly certified by the concerned revenue authority.
07. That thereafter one Punjiben Wd/o.Nathaji Becharji died on 04/06/1993 and Shakraji Nathaji died on 12/07/1984, hence their names were 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.3792 on 20/08/2005 duly certified by the concerned revenue authority on 20/12/2005.
08. That thereafter said (1) Mathurji Nathaji (2) Shanaji Nathaji (3) Chaturji Nathaji and (3) Kantaben Wf/o. Rasiklbhai and D/o. Shantaben Nathaji through their POA Bharatkumar Shanaji has been sold and conveyed the said agricultural land bearing Revenue Survey No.164/3 admeasuring 3237 sq.mtrs. to Rajendra Natwarlal by Deed of Conveyance dated 30/04/2005 duly registered with the Sub-Registrar of Ahmedabad-7 (Odhav) on 03/09/2005 under serial No.1925. The entry to that effect was



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entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.3830 on 16/09/2005 duly certified by the concerned revenue authority on 28/03/2007.

09. That thereafter said Rajendrabhai Natwarlal agreed to sell the said land bearing Revenue Survey No. 164/3 admeasuring 3237 sq.mtrs. to Parulben Devjibhai Patel by Agreement to Sell dated 17/05/2006 duly attested by Notary Public of Ahmedabad.
10. That in the meantime (1) Kantibhai Laljibhai Patel (2) Premjibhai Parshottambhai jointly acting as constitute attorney of (1) Punjiben Wd/o. Nathaji Becharji (2) Mathurji Nathaji (3) Shanaji Nathaji (4) Chaturji Nathaji (5) Kantaben Wf/o. Rasikbhai and D/o. Shantaben Nathaji (6) Legal heirs of Kantaben Nathaji (i) Bharatji Shanaji (ii) Rambhai Shanaji and (iii) Jayantiji Chaturji and (1) Kantibhai Laljibhai Patel (2) Premjibhai Parshottambhai (3) Dineshbhai Laljibhai (3) Pravinbhai Laljibhai (4) Premjibhai Parshottambhai and (5) Ramjibhai Parshottambhai have been sold and conveyed the said Agricultural land bearing Revenue Survey No.164/3 admeasuring 3237 sq.mtrs. to Vitthalbhai Dharamshibhai Bodar by Deed of Conveyance dated 19/04/2005 duly registered with the Sub-Registrar of Ahmedabad-7 (Odhav) on same day under serial No.1707. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.3984 on 03/03/2006, which was cancelled by concerned revenue authority.
11. That following parties filed Civil Suit in respect their rights, titles and interest and subsequently said suits withdrawn by the concerned parties.
 - i. That incidentally mention herethat one Rajendrabhai Natwarlal Patel has been filed Special Civil Case No.239/2005 before Principal Senior Civil Judge, Rural, Ahmedabad against said (1) Mathurji Nathaji (2) Shanaji Nathaji (3) Vitthalbhai Dharamshibhai Bodar and others for cancellation of aforesaid Deed of Conveyance No. 1707, dated 19/04/2005, but thereafter on compromise made





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between the said both of the parties, said Rajendrabhai Natwarlal Patel withdrawal his civil suit unconditionally by filing Withdrawal Pursis dated 13/09/2007 before the said Hon'ble Court and as such said Hon'ble Court also allowed to dispose the said civil suit.

ii. That incidentally mention herethat one Vitthalbhai Dharamshibhai Bodar has been filed Special Civil Case No.703/2005 before Principal Senior Civil Judge, Rural, Ahmedabad against said (1) Mathurji Nathaji (2) Shanaji Nathaji (3) Kantibvhai Laljibhai Patel and others, but thereafter on compromise made between the said both of the parties, said Vitthalbhai Dharamshibhai Bodar withdrawal his civil suit unconditionally by filing Withdrawal Pursis dated 04/01/2008 before the said Hon'ble Court and as such said Hon'ble Court also allowed to dispose the said civil suit by his order dated 04/02/2008.

iii. That incidentally mention herethat one Parulben Devjibhai Patel has been filed Special Civil Case No.265/2007 before Principal Senior Civil Judge, Rural, Ahmedabad against said (1) Rajendrabhai Natwarlal Patel and (2) Vitthalbhai Dharamshibhai Bodar claiming her right to purchase of the said land under and virtue of Agreement to Sell dated 17/05/2006, which is executed in favour of her by Rajendrabhai Natwarlal Patel, but thereafter on compromise made between the said both of the parties, said Parulben Devjibhai Patel withdrawal her civil suit by filing Withdrawal Pursis on 09/10/2009 before the said Hon'ble Court and as such said Hon'ble Court also allowed to dispose the said civil suit.

12. That thereafter Resolution No. GH/V/113/1998/TPS/10 of the Gujarat Government the said land bearing Revenue Survey No. 164/3 admeasuring 3237 sq.mtrs. covered within the limit of Town Planning Scheme No. 1. The entry to that effect was entered in the revenue records of mutation entry book of the Village



Form No.6 under serial No.4361 dated 04/01/2007 duly certified by the concerned revenue authority on 15/02/2007.

13. That thereafter said Rajendrabhai Natwarbhai Patel has been sold and conveyed the said Agricultural land bearing Revenue Survey No.164/3 admeasuring 3237 sq.mtrs. to Parulben Devjibhai Patel by Deed of Conveyance dated 14/09/2007 duly registered with the Sub-Registrar of Ahmedabad-7 (Odhav) on 14/09/2007 under serial No.7591, which was confirmed by Vitthalbhai Dharamshibhai Bodar through his POA Jaysukhbhai Pragjibhai Dhaduk under and virtue of Deed of Conveyance No. 1707, dated 19/04/2005. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.4741 on 10/10/2007 duly certified by the concerned revenue authority on 01/12/2007.
14. That thereafter said (1) Rajendrabhai Natwarbhai Patel and (2) Vitthalbhai Dharamshibhai Bodar through his POA Jaysukhbhai Pragjibhai Dhaduk also execute Declaration Cum Indemnity Bond dated 14/09/2007 duly registered with the Sub-Registrar of Ahmedabad-7 (Odhav) on 14/09/2007 under serial No.7592.
15. That in the meantime one Arvindsinh Jamadarsinh Chauhan as a constitute attorney of said Rajendrabhai Natwarbhai Patel has been sold and conveyed the said Agricultural land bearing Revenue Survey No.164/3 admeasuring 3237 sq.mtrs. to Laxmanbhai Manjibhai Patel by Deed of Conveyance dated 13/07/2006 duly registered with the Sub-Registrar of Ahmedabad-7 (Odhav) on 11/10/2007 under serial No.5531 (Old), 8319(New). The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.4757 on 17/10/2007, which was cancelled by the concerned revenue authority on 01/12/2007.
16. That by aggrieved of the aforesaid transaction as mentioned para-15 above said Parulben Devjibhai Patel has been filed Special Civil Case No.2377/2007 before City Civil Judge, Ahmedabad against





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said Rajendrabhai Natwarlal Patel & others for obtaining temporary injunction to create new rights of third parties and accordingly said Hon'ble Court allowed the said application and directed to defendants no to create new rights of third parties or inter-se in between as mentioned in Injunction Application till 29/11/2007 by its order dated 15/11/2007, however thereafter on compromise between the parties the said civil suit withdrawn by the parties by pursis. dated 06/12/2014 and accordingly Hon'ble Court disposed the said suit by its order dated 06/12/2014.

17. That some mistake was occurred in the Village Form No. 7 and 12 of the revenue record concerned therefore and same has been rectified as per order No. RTS/Sudhara/Kshatiyadi/S.R.No. 1088/08, dated 22/09/2008 of the City Mamlatdar, 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.5439 dated 27/09/2008 duly certified by the concerned revenue authority on 15/11/2008.
18. That Vitthalbhai Dharamshibhai Bodar through his POA Jaysukhbhai Pragjibhai Dhaduk has been filed RTS Appeal Case No.29/07 before the City Deputy Collector, Ahmedabad, however thereafter on compromise between the parties the said RTS appeal has been withdrawn and accordingly said Authorised disposed the said appeal by its order dated 21/10/2008. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.5473 dated 27/10/2008 duly certified by the concerned revenue authority on 08/12/2008.
19. That thereafter said Laxmanbhai Manjibhai Patel through his POA Ghanshyambhai Popatlal has been cancelled Registered Deed of Conveyance No.5531 (Old), 8319 (New), dated 11/10/2007, which was registered in favor of him of the said land bearing Revenue Survey No. 164/3 admeasuring 3237 sq.mtrs. by Cancellation Deed dated 18/09/2009 duly registered with the Sub-Registrar of Ahmeabad-7 (Odhav) on same day under serial No.9762.



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20. That thereafter said Laxmanbhai Manjibhai Patel has been confirmed the aforesaid Deed of Conveyance No. 7591, dated 14/09/2007 and Cancellation Deed No. 9762, dated 18/09/2009 by Deed of Confirmation dated 27/11/2014 duly registered with the Sub-Registrar of Ahmedabad-13 (City Taluka) on same day under serial No.2287.
21. That thereafter said (1) Kantilal Laljibhai Patel (2) Dineshkumar Laljibhai Patel (3) Pravinkumar Laljibhai Patel (4) Premji8bhai Purshottambhai Patel (5) Meet Ramjibhai Patel which is legal heir of Ramjibhai Paurshottambhai Patel through their POA Atul Suryakant Jardosh confirmed the aforesaid Deed of Conveyance No. 7591, dated 14/09/2007 by Deed of Confirmation dated 18/12/2013 duly registered with the Sub-Registrar of Ahmedabad-13 (City Taluka) on 22/06/2016 under serial No.2766/2013 (Old), 1455/2016 (New).
22. That thereafter said Vitthalbhai Dharamshibhai Bodar has been cancelled Registered Deed of Conveyance No.1707, dated 19/04/2005, which was registered in favor of him of the said land bearing Revenue Survey No. 164/3 admeasuring 3237 sq.mtrs. by Cancellation Deed of Conveyance dated 23/05/2016 duly registered with the Sub-Registrar of Ahmeabad-13 (City Taluka) on 22/06/2016 under serial No.1194.
23. That in the meantime Laxmanbhai Manjibhai Patel filed RTS Application No. RTS/Appeal/Case No.182/2009 before City Deputy Collector, Ahmedabad under Rule 108 (5) of the Gujarat Land Revenue Code for cancellation of Mutation No. 4741, dated 10/10/2007 in respect of aforesaid sale deed of the said land and according said Authority vide his dated 18/09/2009 has been ordered to maintain *status quo* until the next hearing of the said Application. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.5902 on 01/10/2009 duly certified by the concerned revenue authority on 21/11/2009, however thereafter said Laxmanbhai Manjibhai Patel through his POA Ghanshyambhai Popatlal has been cancelled Registered Deed of Conveyance





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No.5531 (Old), 8319 (New), dated 11/10/2007, which was registered in favor of him of the said land by Cancellation Deed dated 18/09/2009 duly registered with the Sub-Registrar of Ahmeabad-7 (Odhav) on same day under serial No.9762, hence said authority cancelled the said RTS Application by his order dated 24/12/2009. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.6130 dated 28/01/2010 duly certified by the concerned revenue authority on 16/03/2010. By an aggrieved of the aforesaid order the said Laxmanbhai Manjibhai Patel had filed Revision Application No.62/2010 before the District Collector, Ahmedabad for cancellation of aforesaid order and after hearing the both the parties said Authority vide his order dated 30/11/2010 has been rejected appeal No. 62/2010 and granted aforesaid order of the City Deputy Collector. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.6961 on 20/12/2010 duly certified by the concerned revenue authority on 01/02/2011.

24. That in the meantime (1) Kantibhai Laljibhai (2) Dineshbhai Laljibhai (3) Pravinbhai Laljibhai (4) Premjibhai Purshottambhai and (5) Ramjibhai Purshottambhai filed Revision Application No. 73/2006 before Revenue Department, (Apeal), Gujarat Government, Ahmedabad under Rule 108 (6) (A) of the Gujarat Land Revenue Code for certified of Mutation No. 3614, dated 12/01/2005 in respect of Will made by Shakraji Nathaji for the said land, however thereafter on compromise made between the said both of the parties, said (1) Kantibhai Laljibhai (2) Dineshbhai Laljibhai (3) Pravinbhai Laljibhai (4) Premjibhai Purshottambhai and (5) Ramjibhai Purshottambhai withdrawal their Revision application unconditionally by filing Withdrawal Pursis dated 24/12/2009 before the said Authority and as such said Authority also allowed to dispose the said Revision Application by its order dated 27/01/2010. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.6172 dated



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10/02/2010 duly certified by the concerned revenue authority on 20/03/2010.

25. That thereafter as per order of the Joint Secretary, Revenue Department, Government of Gujarat by his Order No. Pafar/102011/275/L/1, dated 17/03/2012 City and Dascroi Taluka of Ahmedabad District has been divided in the two separate parts viz. (1) Ahmedabad City-East and (2) Ahmedabad City-West and the said Mouje Nikol Village covered within the limit of Taluka Ahmedabad City-East. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.8261 dated 03/05/2012 duly certified by the concerned revenue authority on 05/05/2012.
26. That in the mean time the said land bearing Revenue Survey No. 164/3 admeasuring 3237 sq.mtrs. covered within the limit of Town Planning Scheme No. 1 and Final Plot No.15 was given and area thereof fixed to 2489 sq.mtrs. instead of 3237 sq.mtrs.
27. That thereafter as per order of the Joint Secretary, Revenue Department, Government of Gujarat the Ahmedabad City-East and (2) Ahmedabad City-West Talukas of Ahmedabad District has been divided in the six separate parts viz. (1) Asarwa (2) Maninagar (3) Vatwa (4) Ghatlodia (5) Sabarmati (6) Vejalpur and the said Mouje Nikol Village covered within the limit of Taluka Asarva.
28. That thereafter said Agricultural Land bearing Revenue Survey No. 164/3, Final T.P.S. No. 1 (Nikol-Rakhial), Final Plot No.15 admeasuring 2489 sq.mtrs. converted into Non Agricultural Use for Residential and Commercial purpose as per Order No : CB/LAND-1/N.A.S.R.-826/2015, dated 09/03/2016. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.11248 on 18/04/2016 duly certified by the concerned revenue authority on 15/06/2016.



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29. That thereafter said Parulben Devjibhai Patel has been sold and conveyed the said Non Agricultural land Revenue Survey No. 164/3, Final T.P.S. No. 1 (Nikol-Rakhial), Final Plot No.15 admeasuring 2489 sq.mtrs. to **SURYAM DEVELOPERS**, a sole proprietary firm through its proprietor Ghanshyambhai Mohanbhai Patel i.e. you by Deed of Conveyance dated 02/05/2016 duly registered with the Sub-Registrar of Ahmedabad-12 (Nikol) on same day under serial No.6544. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.11289 on 05/05/2016 duly certified by the concerned revenue authority on 15/06/2016.
30. That thereafter said **SURYAM DEVELOPERS**, a sole proprietary firm through its proprietor Ghanshyambhai Mohanbhai Patel intend to develop the said land and planed to construct Residential and Commercial Units on the said land, which will be known as "SURYAM AURA" on the said land.
31. That during the course of investigation of title to the land in question I had issued a public notice in the Gujarati daily newspaper "SANDESH" dated 21/06/2016 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.
32. That By Declaration-Cum-Indemnity on 14/07/2016 made on oath by **SURYAM DEVELOPERS**, a sole proprietary firm through its proprietor Ghanshyambhai Mohanbhai Patel duly attested by the Notary Public, Ahmedabad have inter-alia declared therein that the said land is his absolute property and except them no other person, body or authority has any right, title and interest in the said property and the same has not been mortgaged, charged assigned leased or in any other manner of whatsoever nature and the same is free from all encumbrances, litigation etc. etc.



33. 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.
34. Further the said land is not in any way affected by the provision of the Urban Land (ceiling & Regulation) Act, 1976.

At present the said land belonging to **SURYAM DEVELOPERS**, a sole proprietary firm through its proprietor Ghanshyambhai Mohanbhai Patel, 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 **SURYAM DEVELOPERS**, a sole proprietary firm through its proprietor Ghanshyambhai Mohanbhai Patel to be clear, marketable, free from any charge or encumbrance and free from reasonable doubts in the aforesaid manners 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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THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Freehold Non-Agricultural Land bearing Revenue Survey No. 164/3 admeasuring 3237 sq.mtrs. and as per Final Town Planning Scheme No.1 (Nikol-Rakhiyal) the same is bears Final Plot No.15 admeasuring 2489 sq.mtrs. of Mouje Nikol of Asarva Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-12 (Nikol) and the same is bounded as follow :

On or towards the North : By 12 Mtrs. Road.
On or towards the South : By Final Plot No.14/1
On or towards the East : By 24 Mtrs. Road.
On or towards the West : By Final Plot No.16

PLACE : AHMEDABAD

DATE : 14/07/2016



For, VIJAY Y. CHAUGULE & CO.
U.
ADVOCATE