



VIJAY CHAUGULE
Advocate

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

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TITLE CERTIFICATE

Re. : Investigation of title to the Non-Agricultural Land bearing Revenue Survey No. 47/3/2 admeasuring 1644 sq.mts. covered within the limit of Town Planning Scheme No. 80 (Sughad-Bhat) and Final Plot No. 69 admeasuring 986 sq.mts. was given in lieu thereof of and same is covered within City Survey Limit of City Survey Office Town Planning Gandhinagar Ward Bhat (N.A.) and City Survey No. NA 47/3/2 was given in lieu thereof and area thereof fixed to the extent of 1644 sq.mts. Mouje Bhat of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar more particularly described in the Schedule hereunder written belonging to **"SSD DEVELOPERS"**, a partnership firm of Ahmedabad having its office at : Shop No. 3/4, Haridarshan Shopping Center, Opp. Patel Socicety, Nr. Indira Bridge, Sardarnagar, Ahmedabad.

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 16/10/2020 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 than 30 years viz. 1990 to 17/12/2022 (the registration records of the year 1989 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 2007 to 2022 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



(2)

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 aforesaid owner duly attested by Nótary Public of Gujarat, 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 of Non-Agricultural Land bearing Revenue Survey No. 47/3/2 admeasuring 1644 sq.mts. covered within the limit of Town Planning Scheme No. 80 (Sughad-Bhat) and Final Plot No. 69 admeasuring 986 sq.mts. was given in lieu thereof of and same is covered within City Survey Limit of City Survey Office Town Planning Gandhinagar Ward Bhat (N.A.) and City Survey No. NA 47/3/2 was given in lieu thereof and area thereof fixed to the extent of 1644 sq.mts. Mouje Bhat of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar and same is bounded as follows ;

On or towards the North : By Final Plot No. 68

On or towards the South : By Reservation





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(3)

On or towards the East : By 12 Meter T.P. Road

On or towards the West : By Survey No. 47/4

PLACE : AHMEDABAD

DATE : 24/12/2022

BCG Enrollment No. : G/1214/2006



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

ADVOCATE