



VIJAY CHAUGULE
Advocate

VIJAY Y. CHAUGULE & CO.

ADVOCATE

425-428, Fourth Floor, Devnandan Mall,
Opp. Sanyas Ashram, Nr. M.J. Library,
Ellisbridge, Ahmedabad 380 006
Tele. : 079-3511 2667, (O) : 87806 48943
Mob. : 989850 5683
Email : chaugule_vijay@yahoo.co.in

TITLE CERTIFICATE

Re. : Investigation of title to the Non-Agricultural Land bearing Block No. 462/002 admeasuring 1963 sq.mts. covered within the limit of Town Planning Scheme No. 3 (Kudasan-Koba) and Final Plot No. 33/2 admeasuring 1276 sq.mts. was given in lieu thereof of Mouje Kudasan of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar more particularly described in the Schedule hereunder written belonging to **"SHREE SARVATRA DEVELOPERS"**, a partnership firm of Ahmedabad having its office at : 68, Surdhara Society, Naroda, 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 09/07/2021 in the name of previous owners 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 23/06/2022 (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 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



(2)

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 Block No. 462/002 admeasuring 1963 sq.mts. covered within the limit of Town Planning Scheme No. 3 (Kudasan-Koba) and Final Plot No. 33/2 admeasuring 1276 sq.mts. was given in lieu thereof of Mouje Kudasan 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.35

On or towards the South : By Reservation

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

On or towards the West : By Reservation

PLACE : AHMEDABAD

DATE : 23/06/2022

BCG Enrollment No. : G/1214/2006



For, VIJAY Y. CHAUGULE & CO.

ADVOCATE

