



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 Revenue Survey No. 394B admeasuring 4650 sq.mtrs. covered within the limit of Town Planning Scheme No. 52 (Ambali Village) and Final Plot No. 117/2 was given in lieu thereof and area thereof fixed to admeasuring 2790 sq.mtrs. of Mouje Ambli of Ghatlodia Taluka in the Registration District Ahmedabad and Sub-District of Ahmedabad - 9 (Bopal) more particularly described in the Schedule hereunder written belonging to **M/s. SAMVAAD KRISH BUILDCON LLP.**, a Limited Liabilities Partnership Firm duly registered under the Limited Liabilities Partnership Act, 2008 under serial No.AAN-1452 dated 13/08/2018 having its registered office at : 419, Orange Mall, IOC Road Circle, Chandkheda, Ahmedabad 382424.

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 01/03/2019 and as also after taking necessary available searches of the records being maintained by the Revenue Authorities concerned and that of the Registration District of Ahmedabad and Sub-Registrar of Ahmedabad-1 (City) in the year of 1987 to 1994 and Ahmedabad -3 (Memnagar) in the year of 1994 to 2011 and Ahmedabad - 9 (Bopal) in the year of 2011 to 2019 and Ahmedabad -13 (City Taluka) in the year of 2011 to



(2)

2019 for the last more than 33 years viz. (the registration records of the year 1987 to 1994 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 25 years (1994 to 11/03/2019) 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 aforesaid owner duly attested by Notary Public of Ahmedabad, 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 Freehold Non-Agricultural Commercial Use Land bearing Revenue Survey No. 394B admeasuring 4650 sq.mtrs. covered within the limit of Town Planning Scheme No. 52 (Ambali Village) and Final Plot No. 117/2 was given in lieu thereof and area thereof fixed to admeasuring





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(3)

2790 sq.mtrs. of Mouje Ambli of Ghatlodia Taluka in the
Registration District Ahmedabad and Sub-District of Ahmedabad –
9 (Bopal) and as per T.P. Record the same is bounded as follows :

On or towards the North : Final Plot No. 116
On or towards the South : Final Plot No. 197
On or towards the East : 18 mtrs. Road
On or towards the West : Final Plot No. 117/1

PLACE : AHMEDABAD

DATE : 01/04/2019



For, VIJAY Y. CHAUGULE & CO.

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