



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 Freehold Non-Agricultural Land bearing Sub Plot No. 2 admeasuring 3028 sq.mtrs. forming part of Survey No. 145 admeasuring 11736 sq.mts. covered within the draft Town Planning Scheme No. 241 (Nana Chhiloda) and Final Plot No. 107 was given area fixed to admeasuring 7042 sq.mtrs. of Mouje Chhiloda (Naroda) of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar more particularly described in the Schedule hereunder written belonging to **"TSA DEVELOPERS"**, a Partnership Firm of Gandhinagar having its office at : 32, Royal Palace, Nana Chhiloda, 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 "GUJARAT SAMACHAR" dated 25/08/2021 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. 1990 to 18/09/2021 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 India, 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 ;



(2)

- i. Read clause 25 of the detailed search report of title issued by me on even date ;
- ii. Terms and condition of N.A. Permission ;
- iii. Provision of the Gujarat Town Planning and Urban Development Act ; and
- iv. 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 Land bearing Sub Plot No.2 admeasuring 3028 sq.mtrs. forming part of Survey No. 145 admeasuring 11736 sq.mts. covered within the draft Town Planning Scheme No. 241 (Nana Chhiloda) and Final Plot No. 107 was given area fixed to admeasuring 7042 sq.mtrs. of Mouje Chhiloda (Naroda) of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar and the same is bounded as follows :

On or towards the North : By 24 Meter T.P. Road

On or towards the South : By Final Plot No. 108

On or towards the East : By Final Plot No. 275

On or towards the West : By Sub Plot No. 1

PLACE : AHMEDABAD

DATE : 22/09/2021

BCG Enrollment No. : G/1214/2006



For, VIJAY Y. CHAUGULE & CO.

ADVOCATE

REMARKS AND DISCLAIMER :

1. In response public notice issued by me in the Gujarati Daily News Paper "GUJARAT SAMACHAR" dated 25/08/2021, I have not received any objection in relation thereto except an objection received from (1) Jagrutiben daughter of Ashwin Vashram Punja (2) Jayashreeben daughter of Ashwin Vashram Punja and (3) Rashmikaben daughter of Ashwin Vashram Punja through their POA Arvindbhai Laljibhai Amipara (Patel) through his Advocate G.A. Kadri vide his letter dated 28/08/2021 claiming that names of their grandfather/ great grandfather Vashram Punja was fraudulantly deleted