



427-428, 4th Floor, Devnandan Mall, Opp. Sanyas Ashram, Nr. M.J. Library,
Ellisbridge, Ahmedabad - 380 006.
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TITLE CERTIFICATE

Re. : Investigation of title to the Freehold Non-Agricultural Commercial Use Land bearing (A) Revenue Survey No. 32/1, 32/3, 32/2-A and 32/2-B admeasuring 4957, 4856, 1480 and 290 sq.mtrs. respectively total admeasuring 11583 sq.mtrs. PAIKI 2312 sq.mtrs. covered within the limit of Preliminary Town Planning Scheme No. 46 (Motera-Amiyapur-Sughad) and Final Plot No. 181/1 was given and area thereof fixed to 1387 sq.mtrs. (B) Revenue Survey No. 32/2-C admeasuring 1043 sq.mtrs. covered within the limit of Preliminary Town Planning Scheme No. 46 (Motera-Amiyapur-Sughad) and Final Plot No. 181/3 was given and area thereof fixed to 626 sq.mtrs. of Mouje Amiyapur of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar more particularly described in the Schedule hereunder written belonging to **KEDAR RESIDENCY PRIVATE LIMITED**, a Company duly incorporated and registered under the provisions of the Companies Act 1956 under Registration No.U55101GJ2008PTC053133, dated 12/09/2008 and having its Registered Office at : 100, Swami Akhandanand Socety, Nr. K.K. Nagar, Rannapark, Ghatlodiya, Ahmedabad.

THIS IS TO CERTIFY AND OPINION THAT, I have investigated title to the 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 14/01/2015 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 then 30 years viz. 1980 to 31/01/2015 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



(2)

director of aforesaid partnership firm duly attested by Notary Public of Gandhinagar, I hereby opinion that the same is clear, marketable, free from any charge or encumbrance and free from reasonable doubts subject to ;

- i. Terms and Condition of the 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 (A) Revenue Survey No. 32/1, 32/3, 32/2-A and 32/2-B admeasuring 4957, 4856, 1480 and 290 sq.mtrs. respectively total admeasuring 11583 sq.mtrs. PAIKI 2312 sq.mtrs. covered within the limit of Preliminary Town Planning Scheme No. 46 (Motera-Amiyapur-Sughad) and Final Plot No. 181/1 was given and area thereof fixed to 1387 sq.mtrs. (B) Revenue Survey No. 32/2-C admeasuring 1043 sq.mtrs. covered within the limit of Preliminary Town Planning Scheme No. 46 (Motera-Amiyapur-Sughad) and Final Plot No. 181/3 was given and area thereof fixed to 626 sq.mtrs. of Mouje Amiyapur of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar and as per T.P. Record the same is bounded as follows :

FINAL PLOT NO.181/1

- | | |
|---------------------------|--|
| On or towards the North : | By Ring Road |
| On or towards the South : | By Final Plot No.181/3 |
| On or towards the East : | By 9 Mtrs. Service Road and
thereafter Ahmedabad-Gandhinagar
Highway |
| On or towards the West : | By Boundry of T.P. Scheme No.41 |



VIJAY CHAUGULE

B.Com., L.B.,
Advocate



VIJAY Y. CHAUGULE & CO.

ADVOCATE

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(3)

FINAL PLOT NO.181/3

On or towards the North : By Final Plot No.181/1
On or towards the South : By Boundry of T.P. Scheme No.41
On or towards the East : By 9 Mtrs. Service Road and
thereafter Ahmedabad-Gandhinagar
Highway
On or towards the West : By Boundry of T.P. Scheme No.41

PLACE : AHMEDABAD

DATE : 04/08/2015



For, VIJAY Y. CHAUGULE & CO.
ADVOCATE

Note : (ii) The registration records of the year 1980 to 2007, 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 21 years (1994 to 2015) is not well maintained/prepared by State Government and hence may be some error therein ;

(ii) Variation in the Village form No.7X12 is being rectified.