



VIJAY CHAUGULE
Advocate

VIJAY Y. CHAUGULE & CO.

ADVOCATE

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NON ENCUMBRANCE CERTIFICATE

Re. : Freehold Non-Agricultural Land bearing Revenue Survey No. 236 admeasuring 18919 sq.mts. **PAIKI** 6645 sq.mts. and as per Preliminary Town Planning Scheme No. 241 (Nana-Chiloda) the same is bears Final Plot No.158/2 admeasuring 3987 sq.mts. of Mouje Chiloda-Naroda of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar more particularly described in the schedule hereunder written..

THIS IS TO CERTIFY THAT M/s. SAI BUILDERS, a Partnership Firm of Gandhinagar having its office at : Global Life Style, Opp. Royal Palace, Nana Chiloda, Gandhinagar (hereinafter called the "Promoter") is owned and possessed the Non-Agricultural Land bearing Revenue Survey No. 236 admeasuring 18919 sq.mts. **PAIKI** 6645 sq.mts. and as per Preliminary Town Planning Scheme No. 241 (Nana-Chiloda) the same is bears Final Plot No.158/2 admeasuring 3987 sq.mts. of Mouje Chiloda-Naroda of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar more particularly described in the schedule hereunder written hereinafter called the **"PROJECT LAND"**.

Further said Promoter started to construct residential project namely "GLOBAL LIFESTYLE" on the said Project land and same will be register u/s 3 & 4 of the Real Estate (Regulation and Development) Act, 2016.

That after taking necessary searches of the Revenue Records maintained by the Talati, Mouje Chiloda-Naroda, and District Registrar and Sub-Registrar of Gandhinagar and relying on Usual



Declaration made on oath by authorized partner of M/s. SAI BUILDERS on 07/12/2018 before Notary Public of Ahmedabad, I have found that there is no other charge or encumbrance of whatsoever nature on the said Project Land.

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Freehold Non-Agricultural Land bearing Revenue Survey No. 236 admeasuring 18919 sq.mts. **PAIKI** 6645 sq.mts. and as per Preliminary Town Planning Scheme No. 241 (Nana-Chiloda) the same is bears Final Plot No.158/2 admeasuring 3987 sq.mts. of Mouje Chiloda-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 AUDA Garden
On or towards the South : By 40 Ft Road
On or towards the East : By 40 Ft Road
On or towards the West : By Shreedhar Bunglows

PLACE : AHMEDABAD

DATE : 07/12/2018



For, VIJAY Y. CHAUGULE & CO.

[Signature]
ADVOCATE





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TITLE CERTIFICATE

Re. : Investigation of title to the Freehold Non-Agricultural Land bearing Revenue Survey No. 236 admeasuring 18919 sq.mtrs. **PAIKI** 6645 sq.mtrs. and as per Preliminary Town Planning Scheme No.241 (Nana-Chiloda) the same is bears Final Plot No.158/2 admeasuring 3987 sq.mtrs. of Mouje Chiloda-Naroda of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar more particularly described in the Schedule hereunder written belonging to **SAI BUILDERS**, a partnership firm of Ahmedabad having its office at : Global Life Style, Opp. Royal Palace, Nana Chhiloda, Gandhinagar.

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 "DIVYA BHASKAR" on 27/07/2017 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. 1986 to 29/07/2017 (The registration record of the year 1986 to 2007 of Sub-Registrar's Office is destroyed/torn out/Not present and hence it can not be inspected and its search is not available through my search clerk, while computerized search of last Seven years (2007 to 2017) 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 xerox copy 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 and relying on declaration-cum-indemnity made on oath by authorized partner of the said partnership firm duly attested by Notary Public of Ahmedabad, I hereby opinion that the same is clear, marketable, free from



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any charge or encumbrance and free from reasonable doubts in the manners of detail search report of title attached hereto subject to ;

- i. Right of different persons for different units if, booked by them from the said Firm ;
- 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 Land bearing Revenue Survey No. 236 admeasuring 18919 sq.mtrs. **PAIKI** 6645 sq.mtrs. and as per Preliminary Town Planning Scheme No.241 (Nana-Chiloda) the same is bears Final Plot No.158/2 admeasuring 3987 sq.mtrs. of Mouje Chiloda-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 AUDA Garden
On or towards the South :	By 40 Ft Road
On or towards the East :	By 40 Road
On or towards the West :	By Shreedhar Bungalows



PLACE : AHMEDABAD

DATE : 27/09/2017

For, VIJAY T. CHAUGULE & CO.
U. T. CHAUGULE
ADVOCATE