



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 Agricultural Land bearing Block No. 396 admeasuring 7689 sq.mtrs. covered within the limit of Draft Town Planning Scheme No. 52 (Ambali) and Final Plot No. 119 was given and area thereof fixed to admeasuring 4614 sq.mtrs of Mouje Ambali of Ghatlodiya Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-13 (City Taluka) more particularly described in the Schedule hereunder written belonging to (1) Kanubhai Kalidas (2) Natubhai Kalidas (3) Dashrathbhai Rambhai (4) Gitaben D/o. Rambhai Kalidas (5) Renukaben D/o. Rambhai Kalidas (6) Dharmishthaben D/o. Rambhai Kalidas (7) Kamlaben Wd/o. Khodabhai Kalidas (8) Bharatbhai Khodabhai (9) Balvantbhai Khodabhai (10) Bhagwatiben Wd/o. Govindbhai Khodabhai (11) Hardik Govindbhai (12) Jyotsnaben Wf/o. Govindbhai Khodabhai (13) Gitaben Wf/o. Balvantbhai Khodabhai (14) Patel Hansaben Kanubhai alias Kanaiyalal (15) Patel Harshadbhai Kanubhai alias Kanaiyalal (16) Patel Tusharbhai Kanubhai alias Kanaiyalal (17) Patel Minaxiben Kanubhai alias Kanaiyalal (18) Patel Kokilaben Natubhai alias Natvarlal (19) Patel Hemangiben Natubhai alias Natvarlal (20) Patel Nimishaben Natubhai alias Natvarlal (21) Surekhaben Dashrathbhai Patel (22) Dhanvant Dashrathbhai Patel (23) Tejas Dashrathbhai Patel (24) Patel Bhumikaben Govindbhai (25) Harshiniben Navinchandra (26) Aditiben Navinchandra and (27) Ruchitiben Navinchandra, all residing at : Ambali, Ta.Ghatlodiya, Dist-Ahmedabad.

THIS IS TO CERTIFY AND OPINION THAT, I have investigated the title to the Agricultural land which is more particularly described in the Schedule hereunder written and after issuing public notice in the Gujarati Daily News Papers "GUJARAT SAMACHAR", "SANDESH", "DIVYA BHASKAR" (Ahmedabad Edition) all dated 21/01/2016 and not having any objection in relation thereto as also after taking



(2)

necessary available searches of the records being maintained by the Revenue Authorities concerned and that of the District Registrar and Sub-Registrar of Assurance for the last more then 30 years viz. 1980 to 30/01/2016 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 owners and, I hereby opinion that the same is clear, marketable, free from any charge or encumbrance and free from reasonable doubts subject to ;

- i. Provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 ;
- ii. Provisions of the Bombay Prevention of Fragmentation and Consolidation of Holdings Act, 1947 ;
- iii. In case of alienation of the said land the same will have to be made either for legal necessity or for the benefit of estate as provided under the Hindu Law and/or interest of the said minors are being duly safeguarded ;
- iv. Provision of the Gujarat Town Planning and Urban Development Act ;
- v. Usual Declaration is being made on oath by the aforesaid owner at the time of dealing with the said land in any manner whatsoever nature ; and
- vi. 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 Agricultural Land bearing Block No. 396 admeasuring 7689 sq.mtrs. covered within the limit of Draft Town Planning Scheme No. 52 (Ambali) and Final Plot No. 119 was given



VIJAY CHAUGULE

B.com, LL.B.,
Advocate



VIJAY Y. CHAUGULE & CO
ADVOCATE

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(3)

and area thereof fixed to admeasuring 4614 sq.mtrs of Mouje Ambali of Ghatlodiya Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-13 (City Taluka) and as per T.P.S. records bounded as follows :

On or towards the North : By 40 Mtr Road
On or towards the South : By Final Plot No.118
On or towards the East : By Final Plot No.116
On or towards the West : By 60 Mtr Wide Ring Road

PLACE : AHMEDABAD

DATE : 12/02/2016



For, VIJAY Y. CHAUGULE & CO.

ADVOCATE

REMARKS AND DISCLAIMER:

1. The registration records of the year 1980 to 1993 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 the last 22 years (1994 to 2016) is not well maintained/prepared by State Government and hence may be some error therein.
2. I do not find any other charges or encumbrances subsisting as on date in the revenue records or the records of the Sub-Registrar save and except the variation in the entries or records right and any other laws, Rules applicable from time to time and further I am not verified original documents. I make every effort to ensure that I accurately represent about title of the said land and this is my genuine opinion for your satisfaction only. This Title Certificate does not certify against any potential, but unrecorded liens, charge or any state of facts.