



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 Non-Agricultural Land bearing Survey No. 428/1/001 admeasuring 8188 sq.mts. as per Letter No. Guda/Technical Branch. - 4444/2019 dated 26/04/2019 of GUDA the same is 8188 sq.mts. and covered under the Town Planning Scheme and proposed Final Plot No. 428/1/PAIKI was given in lieu thereof and area thereof fixed to admeasuring 4913 sq.mts. of Mouje Sargasan of Gandhinagar Taluka in Registration District and Sub-District of Gandhinagar more particularly described in the Schedule hereunder written belonging to **"POLARIS BUILDCON LLP"**, a Partnership Firm of Ahmedabad having its Office at : B-508, Galaxy Business Park, Sardar Patel Ring Road, Nikol, Ahmedabad.

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 25/10/2021 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 more than 30 years viz. 1987 to 16/04/2022 (the registration records of the year 1987 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 2008 to 2022 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, I hereby opinion that the same is clear; marketable, free from any



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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 Land bearing Survey No. 428/1/001 admeasuring 8188 sq.mts. as per Letter No. Guda/Technical Branch. - 4444/2019 dated 26/04/2019 of GUDA the same is 8188 sq.mts. and covered under the Town Planning Scheme and proposed Final Plot No. 428/1/PAIKI was given in lieu thereof and area thereof fixed to admeasuring 4913 sq.mts. of Mouje Sargasan of Gandhinagar Taluka in Registration District and Sub-District of Gandhinagar and the same is bounded as follows :

On or towards the North : By Survey No.436, Final Plot No. 436
On or towards the South : By 18 Meter Road
On or towards the East : By Survey No.437/4 and Final Plot No. 437/4
On or towards the West : By 12 Meter T.P. Road and Final Plot No. 428/2/1

PLACE : AHMEDABAD

DATE : 16/04/2022

BCG Enrollment No. : G/1214/2006



For, VIJAY Y. CHAUGULE & CO.

[Handwritten Signature]
ADVOCATE