

MUSTUFA B. BANGALI

B.Com., L.L.B., Advocate

Office : 330, 331, Yash Arian, Swami Vivekanand Chowk, Memnagar, Ahmedabad-52.

27-03-2019

TITLE CLEARANCE REPORT

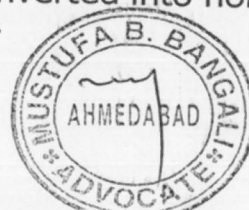
Re; Investigation of the titles of the property of Sub Plot/Bungalow No.10 having plot area 438 Sq.Yds. i.e. 366 Sq.Mtrs. with construction 151.36 Sq.Mtrs. thereon of The Chetan Co.Op. Housing Society Ltd. forming part of the land of T.P.Scheme No.6, Final Plot No.124 paiki of Mouje Paldi, Taluka Sabarmati, District Ahmedabad.

Owner: R V BUILDCON A PARTNERSHIP FIRM
THROUGH HIS PARTNER RIKEN R. SHAH

In pursuance to the request of RIKEN R. SHAH A PARTNER OF R V BUILDCON A PARTNERSHIP FIRM, owner of the property of Sub Plot/Bungalow No.10 having plot area 438 Sq.Yds. i.e. 366 Sq.Mtrs. with construction 151.36 Sq.Mtrs. thereon of The Chetan Co.Op. Housing Society Ltd. forming part of the land of T.P.Scheme No.6, Final Plot No.124 paiki of Mouje Paldi, Taluka Sabarmati, District Ahmedabad. I have investigated the titles of the above property and my findings are as under :-

1. The Chetan Co.Op. Housing Society Ltd. a registered co-op. society under the Bombay co-operative societies act, 1956 bearing Regd. No.B-1940 on dtd.03-08-1956.

2. The land of Final Plot No.120 to 125 total area 5439 Sq.Mtrs. of Paldi was converted into non-agricul-



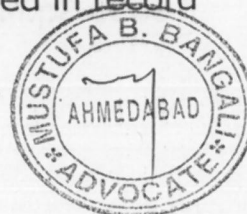
[2]

tural land and N.A. permission granted by Concern Authority Vide order No.L.N.D./2663 on dtd. 13-11-1964 and Plan for construction are duly approved by AUDA.

(3)... Said Vora Bhogilal Liladhar was first and initial member of the The Chetan Co.Op.Hou.Society Ltd. Said society has allotted Sub Plot/Bungalow No.10 having Plot area 438 Sq.Yds. i.e. 366 Sq.Mtrs. and society has also issued Share Certificate No.3 Share Nos. 11 to 15 on dtd. 30-06-1971 to her. Thereby, Jayantikaben Parmar was became the owner and occupier of the Sub Plot/Bungalow No.10 of the said society.

(4)... Thereafter, Vora Bhogilal Liladhar was died on dtd.18-07-2002, leaving behind his successors namely (1)Bakulbhai Bhogilal Vora and (2) Jagdishbhai Bhogilal Vora was entered in record of society and also names was entered in Share Certificate, said society has passed the resolution No.2 on dtd. 17-2-2003. Thereby, (1)Bakulbhai Bhogilal Vora and (2) Jagdishbhai Bhogilal Vora becomes the owners and occupiers of the said Sub Plot/Bungalow No.10 of said society.

(5)... Thereafter, said (1)Bakulbhai Bhogilal Vora and (2) Jagdishbhai Bhogilal Vora sold and conveyed the said property of Plot No.9 of Chetan Society to R V BUILD CON a partnership firm by way of registered sale deed. Said Sale Deed which was registered with the Sub-Registrar, Ahmedabad at Sr. No.10735 on dtd. 24-08-2018. On the basis of the said sale deed, name of R V BUILD CON a partnership firm entered in record



of society. Said Society has issued Plot No.9 & Plot No.10 Duplicate Share Certificate No.21 Share Nos. 71 to 75 on dtd. 4-2-2019. Thereby, R V BUILD CON a partnership firm became the owner and occupier of the said property of Plot No.9 of Chetan Society.

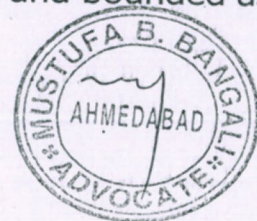
(6)... As a part of investigation of the title, I issued public notice in the "Gujarat Samachar" on dtd. 08-03-2019 and I have not received any objection and/or claim in manner to any person response thereto.

(7)... I have verified the relevant papers and documents produced to me. I have taken search of available sub-registry record and I found no charge, lien and/or encumbrance over the said property.

(8)... Looking to the transactions which took place, verification of Sub-Registrar record available with the verification of relevant papers and documents produced to me, I am of the opinion that the right and title of the said property are clear and marketable and free from reasonable doubt.

Description of the property

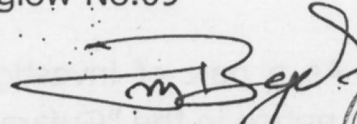
A Residential **Sub Plot/Bungalow No.10** having plot area 438 Sq.Yds. i.e. 366 Sq.Mtrs. with construction 151.36 Sq.Mtrs. thereon of The Chetan Co.Op. Housing Society Ltd. forming part of the land of T.P.Scheme No.6, Final Plot No.124 paiki of Mouje Paldi, Taluka Sabarmati, District Ahmedabad and bounded as follows :-



[4]

East : Sub Plot/Bungalow No.8
West : T.P. Road
North : Sub Plot/Bungalow No.11
South : Sub Plot/Bungalow No.09

Ahmedabad
Date: 27-03-2019



Mustufa B. Bangali
Advocate



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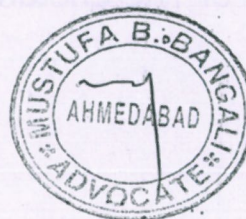
TITLE CLEARANCE REPORT

Re; Investigation of the titles of the property of Sub Plot/Bungalow No.9 having plot area 442 Sq.Yds. i.e. 369.56 Sq.Mtrs. with construction 151 Sq.Mtrs. thereon of The Chetan Co.Op. Housing Society Ltd. forming part of the land of T.P.Scheme No.6, Final Plot No.124 paiki of Mouje Paldi, Taluka Sabarmati, District Ahmedabad.

Owner: R V BUILDCON A PARTNERSHIP FIRM
THROUGH HIS PARTNER RIKEN R. SHAH

In pursuance to the request of RIKEN R. SHAH A PARTNER OF R V BUILDCON A PARTNERSHIP FIRM owner of the property of Sub Plot/Bungalow No.9 having plot area 442 Sq.Yds. i.e. 369.56 Sq.Mtrs. with construction 151 Sq.Mtrs. thereon of The Chetan Co.Op. Housing Society Ltd. forming part of the land of T.P.Scheme No.6, Final Plot No.124 paiki of Mouje Paldi, Taluka Sabarmati, District Ahmedabad. I have investigated the titles of the above property and my findings are as under :-

- (1) The Chetan Co.Op. Housing Society Ltd. a registered co-op. society under the Bombay co-operative societies act,1956 bearing Regd. No.B-1940 on dtd.03-08-1956.



[2]

(2)... The land of Final Plot No.120 to 125 total area 5439 Sq.Mtrs. of Paldi was converted into non-agricultural land and N.A. permission granted by Concern Authority Vide order No.L.N.D./2663 on dtd. 13-11-1964 and Plan for construction are duly approved by AUDA.

(3)... Jayantikaben Parmar was first and initial member of the The Chetan Co.Op.Hou.Society Ltd. Said society has allotted Sub Plot/Bungalow No.9 having Plot area 442 Sq.Yds. i.e. 369.56 Sq.Mtrs. and society has also issued Share Certificate No.15 on dtd. 30-06-1971 to her. Thereby, Jayantikaben Parmar was became the owner and occupier of the Sub Plot/Bungalow No.9 of the said society.

(4)... Thereafter, Jayantikaben Jayant Parmar was died on dtd.18-05-2013, leaving behind his successors namely (1)Dipra Sanjivbhai Zaveri and (2) Jayantbhai Parmar was entered in record of society and also names was entered in Share Certificate. Thereby, (1)Dipra Sanjivbhai Zaveri and (2) Jayantbhai Parmar becomes the owners and occupiers of the said Sub Plot/Bungalow No.9 of said society.

(5)... Thereafter, said property co-owner names of Jayantbhai Parmar was died on dtd. 9-7-2017, leaving behind his legal heirs namely Dipra Sanjiv Zaveri was entered in record of society. Thereby, Dipra Sanjiv Zaveri is a absolute owner and occupier of the said Sub Plot/Bungalow No.9 of The Chetan Co.Op. Hou. Society Ltd.

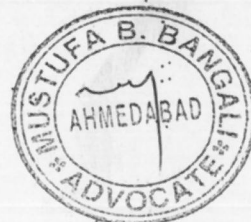


(6)... Thereafter, said Dipra Sanjiv Zaveri sold and conveyed the said property of Plot No.9 of Chetan Society to R V BUILD CON a partnership firm by way of registered sale deed. Said Sale Deed which was registered with the Sub- Registrar, Ahmedabad at Sr. No.10935 on dtd.29-08-2018. On the basis of the said sale deed, name of R V BUILD CON a partnership firm entered in record of society. Said Society has issued Plot No.9 & Plot No.10 Duplicate Share Certificate No.21 Share Nos. 71 to 75 on dtd. 4-2-2019. Thereby, R V BUILD CON a partnership firm became the owner and occupier of the said property of Plot No.9 of Chetan Society.

(7)... As a part of investigation of the title, I issued public notice in the "Gujarat Samachar" on dtd.08-03-2019 and I have not received any objection and/or claim in manner to any person response thereto.

(8) I have verified the relevant papers and documents produced to me. I have taken search of available sub-registry record and I found no charge, lien and/or encumbrance over the said property.

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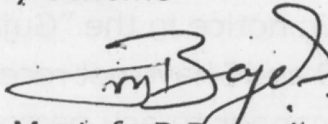
Description of the property

A Residential **Sub Plot/Bungalow No.9** having plot area 442 Sq.Yds. i.e. 369.56 Sq.Mtrs. with construction 151 Sq.Mtrs. thereon of The Chetan Co.Op. Housing Society Ltd. forming part of the land of T.P.Scheme No.6, Final Plot No.124 paiki of Mouje Paldi, Taluka Sabarmati, District Ahmedabad and bounded as follows :

East : Sub Plot/Bungalow No.8
West : T.P. Road
North : Sub Plot/Bungalow No.10
South : Samyak Residency Scheme

Ahmedabad

Date; 27-03-2019


Mustufa B. Bangali
Advocate

