



KEYUR V. RATHOD

B.B.A., LL.B., ADVOCATE

Mo.: 98240 42644
99250 00538

206, Shant Prabha Height, Opp. Ramujilal Hall, Jawahar Chowk, Maninagar, Ahmedabad.

Ref.:

Date :

TITLE CLEARANCE CERTIFICATE

To,

*Shyam Developers, a Partnership firm
through its Constituted Partner,*

Hitesh Gunvantbhai Mekhiya

Office at: 205, Shant Prabha Height,

Opp, Ramujilal Hall, Jawahar Chowk,

Maninagar, Ahmedabad

Sub :

INVESTIGATION OF TITLE FOR Property Situated upon Survey No. 27/A/2/1, T.P.Scheme No.4, Final Plot No. 27/A and Hissa No. 25 and Having City Survey No. 4554 (Old City Survey No-4554 to 4567) in the sim of village **Rajpur-Hirpur Taluka, Maninagar, District-Ahmedabad, Sub District-Ahmedabad-7 (Odhav), admeasuring about 1608.12 sq.Mtrs., constructed and developed in the land owned by " Gopeshwar Mahadev Co.Op.Ho. Society " vide Reg No. (Gh / 3304) (Date.31/01/1969), which is popularly known as " Gopeshwar Ma^hadev Society ". The land described herein shall be referred to as " The Suit Properties ". The name of Holder and Owner of the said Society / Flats are as below;**



For, SHYAM DEVELOPERS

PARTNER

For, SHYAM DEVELOPERS

PARTNER



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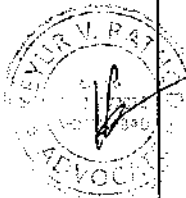
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Sr. No.	Flat No.	Name	Construction	Land's
			Sq.Mtrs	Undivided Share
1.	A/1 (G.F.)	Rahul Tuljaram Baheti	83-61	1/18
	A/1 (G.F.)	Dhaval Bhavanushankar Baheti	83-61	1/18
2.	A/2 (G.F.)	Jayvantiben Tuljaram Meheswari	83-61	1/18
3.	A/3 (F.F.)	Ashaben Jagdishchandra	83-61	1/18
4.	A/4 (F.F.)	Pushpaben Vasudev Budharani	83-61	1/18
5.	A/5 (S.F.)	Bhikchand D. Chandvani	100-33	1/18
6.	A/6 (S.F.)	Rukmani Vijay Bhudrani	83-61	1/18
7.	B/1 (G.F.)	Varshaben Shyamtal Motvani	68-60	1/18
8.	B/2 (G.F.)	Kaushal Mahendrabhai Desai	98-66	1/18
9.	B/3 (F.F.)	Hiralal Jamandas Bhagchandani	119-56	1/18
10.	B/4 (F.F.)	Haresh Parshotamdas Bhagchandani	119-56	1/18
11.	B/5 (S.F.)	Shureshbhai Ramchand Motvani	119-56	1/18
12.	B/6 (S.F.)	Ramchand Tirathdas	119-56	1/18
13.	C/1 (G.F.)	Pushpaben Bansilal Godvani	83-61	1/18
14.	C/2 (G.F.)	Kamladevi Chelaram Mahetani	83-61	1/18
15.	C/3 (F.F.)	Kashyap Tribhovandas Thakrar	83.61	1/18
	C/3 (F.F.)	Leelaben Tribhovandas Thakrar	83.61	1/18
	C/3 (F.F.)	Paragbhai Tribhovandas Thakrar	83-61	1/18



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16.	C/4 (F.F)	Godavariben Kanaiyalal Guradnani	64-58	1/18
17.	C/5 (S.F)	Haresh Santramdas Bhagchandani	64.58	1/18
	C/5 (S.F)	Bharat Santramdas Bhabchandani	64-58	1/18
	C/5 (S.F)	Prakash Santramdas Bhagchandani	64.58	1/18
18.	C/6 (S.F)	Kishorbhai Ramechandra Motvani	64-58	1/18

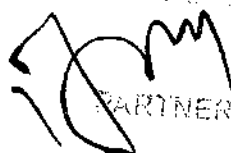
1. Pursuant to the instruction for the investigation of the Title of the property, (more particularly described in the Schedule hereinabove) I have carried out the search in the office of Sub-Registrar Assurances and Revenue Record, City Survey Records, Ahmedabad Municipal Record, Society Records, Torrent Power Ltd Records, I submit my report as under;

2. **I HAVE PERUSED THE FOLLOWING PAPERS;**

Village Extract 7/12 & From No.6 of last 30 year.

I have carried out the search in the office of Sub-Registrar of Assurance Ahmedabad - 7 (Odhav) for last 30 year vide Receipt No-2017007034905 Dt. 03/04/2018 and Ahmedabad-1 (City) vide Receipt No-2018002009912 Dt. 05/12/2017 respectively.

I had given public Notice in " Sandesh ", Dt.27/11/2017 inviting objections for the issuance of Title Clear Certificate, however no objection/s have been registered so far.


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On the Perusal of the above referred documents, I report as under,

FLAT NO. A/1 (GROUND FLOOR)

Formerly, Bhagvati M. Chandanani was the first occupier and owner of the Flat No. A/1 (Ground Floor).

The said Society allotted to Flat No. A/1 (Ground Floor) to one Bhagvati M. Chandnani vide Book No. 1 of the Serial No. 1 and Share No. 1 to 6 as a original member and the said Flat is bearing Municipal Tenement No. 0310-01-0036-0001-D and Torrent Power No. 226656

Thereafter, Bhagvati M. Chandnani Sold the said Flat to Chandrprabha Sumankumar Sabharvale vide Sale Deed Registered at Sr. No. 4944, Dt. 28/02/1990 having Registration District and Sub-District Ahmedabad.

Thereafter, Chandrprabha Sumankumar Sabharvale Sold the said Flat to (1) Rahul Tuljaram baheti (2) Dhaval Bhavani shankar Baheti vide Sale Deed Registered at Sr. No. 10067, Dt. 11/07/2011 having Registration District and sub-District Ahmedabad.

Thus, the said Flat No-A/1 (Ground Floor) stands in the name of (1) Rahul Tuljaram baheti (2) Dhaval Bhavanishankar Baheti.

FLAT NO. A/2 (GROUND FLOOR)

Formerly, Kaushlyabai Shobhrajmal was the first occupier and owner of the Flat No. A/2 (Ground Floor).

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The said Socety allotted to Flat No. A/2 (Ground Floor) to one Kaushlyabai Shobhrajmal vide Book No. 1 of the Serial No. 2 and Share Certificate No. 7 to 12 as a original member and the said Falt is bearing Municipal Tenement No. 0310-31-0041 - 0001-D and Torrent Power No. 226652

Thereafter, Kaushlyabai Shobhrajmal Sold the said Flat to Ishwaribai Shamdas Gamnani vide Sale Deed Registered at Sr. No. 11524, Dt. 14/10/1985 having Registration District and Sub-District Ahmedabad.

Thereafter, Ishwaribai Shamdas Gamnani Sold the said Flat to Kanaiyalal Hiranand Motvani vide Sale Deed Registered at Sr. No. 8871, Dt. 08/04/1991 having Registration District and Sub-District Ahmedabad.

Thereafter, Kanaiyalal Hiranand Motvani Sold the said Flat to Jyotikaben Jethananad Jagasiya vide Sale Deed Registered at Sr. No. 13593, Dt. 17/06/1993 having District and Sub-District Ahmedabad.

Thereafter, Jyotikaben Jetjanand Jagsiya Sold the said Flat to Bharatkumar Hiralal Maheshwari vide Sale Deed Registered at Sr. No. 1104, Dt. 08/04/1996 having Registration District and Sub-District Ahmedabad.

Thereafter, Bharatkumar Hiralal Maheshwari Sold the said Flat to Jayvantiben Tuljaram Maheshwari vide Sale Deed Registered at Sr. No. 10404, Dt. 27/12/2007 having Registration Distirct and Sub-District Ahmedabad.

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Thus, the said Flat No-A/2 (Ground Floor) stands in the name of Jayvantiben Tuljaram Mheshwari.

FLAT NO. A/3 (FIRST FLOOR)

Formerly, Ashaben Jagdishchandra was the first occupier and owner of the Flat No. A/3 (First Floor).

The said Socetty allotted to Flat No. A/3 (First Floor) to one Ashaben Jagdishchandra vide Book No. 1 of the Serial No. 3 and Share Cretificate No. 13 to 18 as a original member and the said Flat is bearing Municipal Tenement No.0310-31-0046-0001-T and Torrent Power No. 226655.

Thus, the said Flat No-A/3 (First Floor) stands in the name of Ashaben Jagdishchandra .

FLAT NO.A/4 (FIRST FLOOR)

Formerly, Navalary Nanumal was the first occupier and owner of the Flat No. A/4 (First Floor).

The said Socetty allotted to Flat No. A/4 (First Floor) to one Navalray Numumal vide Book No. 1 of the Serial No. 4 and Share Certificate no. 19 to 24 as a original memeber and the said Flat is bearing Municipal Tenement No. 0310-31-0051-0001-T and Torrent Power No. 226651.

*Shree Navalray Nanumal executing One Unregistered will on 05.09.1977 in fa-
vor of Nareshkumar Gangaram. Thereafter, Navalray Nanumal died on 24.02.1978,*



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and the name of Nareshkumar Ganagaram came to be transferred on the Socety record on the basis of unregistered Will.

Thereafter, Navalray Nanumal Sold the said Flat to Pushaben Vasdev Budhrani vide Sale Deed Registered at Sr. no. 18785, Dt. 19/01/1991 having Registration District and Sub-District Ahmedabad.

Thus, the said Flat No. A/4 (First floor) stands in the name of Pushaben Vasudev Budhrani.

FLAT NO. A/5 (SECOND FLOOR)

Formerly, Dwarkadas Maneklal Chandvani was the first occupier and owner of the Flat No. A/5 (Second Floor).

The said Socety allotted to Flat No. A/5 (Second Floor) to one Dwarkadas Maneklal Chadvani vide Book No. 1 of the Serial No. 2 and Share Certificate No. 25 to 30 as a original member and the said Flat is bearing Municipal Tenement No. 0310-31-0056-0001-M and Torrent Power No. 226653.

Shree Dwarkadas Maneklal Chandvani died on 06/10/1999, executing One Unregistered will on 13/05/1998 in favor of his legal heirs (1) Bhikhchand Dwarkadas Chandvani (2) Jagat Dwarkadas Chandvani (3) Gurudas Dwarkadas chandvani (4) Usha Dwarkadas Chandvani (5) Sujata Dwarkadas Chadvani (6) Ashokkumar Dwarkadas



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Chadvani (7) Kiran Dwarkadas Chandvani came to be transferred on the socety record on the basis of unregistered Will.

Later, (1) Jagat Dwarkadas Chandvani (2) Gurudas Dwarkadas Chandvani (3) Usha Dwarkadas Chandvani (4) Sujata Dwarkadas Chandvani (5) Ashokkumar Dwarkadas Chandvani (6) Kiran Dwarkadas Chandvani the legal heirs of Lt Dwarkadas Maneklal Chandvani waived their right in favour of vide Release Deed Registration at Sr. No. 2769, Dt. 06/04/2017 having Registration District and Sub-District Ahmedabad-7 (Odhav).

Thus, the said flat No-A/5 (Second Floor) stands in the name of Bhikhchand Dwarkadas Chandvani.

FLAT NO. A/6 (SECOND FLOOR)

Formerly, (1) Mathriben Lachhmandas Motvani (2) Chatrumal Lachhmandas Motvani was the first occupier and owner of the Flat No. A/6 (Second Floor).

The said Socety allotted to Flat No. A/6 (Second Floor) to (1) Mathriben Lachhmandas Motvani (2) Chatrumal Lachhmandas Motvanivide Book No. 1 of the Serial No. 6 and Share Certificate No. 31 to 36 as a original members and the said Flat is bearing Municipal Tenement No. 0310-31-0061-0001-M and Torrent Power No. 226654.

Shree Mathriben Motvani died on 23/07/2007, without exexecuting will and shree Chatrumal Lachhmandas Motvani deid on 17/07/2007, without exexecuting a will there- after their legal heirs Chatrumal lachhmandas Motvani holds a 50% share and the rest of the share came to be transferred on (1) Chtrumal Lachhmandas Motvani (2) Kavita

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Later, (1) Chtrumal Lachhmandas Motvani (2) Kavita Lachhmandas Motvani (3) Poonam Lachhmandas Motvani (4) Janki Lachhmandas Motvani was sold their 50% share of the said flat to Harshaben S. Nagpale vide sale Deed Registered at Sr. No. 904, Dt. 05/02/2014 having Registration District and Sub-District Ahmedabad- (Odhav).

Thereafter, Chitramal Lachhmandas Motyani was sold their 50% share of the said flat to Harshaben S. Nagpal vide Sale Deed Registered at Sr. No.905, Dt. 05/02/2014 having Registration District and Sub-District Ahmedabad-7 (Odhav).

Thereafter, Harshaben S. Naggale Sold the said Flat to Rukmani Vijay Bhudhrani
vide Sale Deed Registered at Sr. No. 4039, Dt. 19/05/2015 having Registration District
and Sub-District Ahmedabad-7 (Odhav).

Thus, the said Flat No-A/6 (Second Floor) stands in the name of Rukmani Vijay Bhudhrani.

FLAT NO. B/1 (GROUND FLOOR)

Formerly, Kanaiyalal Chanchaldas Gurnani was the first occupier and owner of the Flat No. B/1 (Ground Floor).

The said Socety allotted to Flat No. B/1 (Ground Floor) to Kanaiyalal Chanchaldas Gurnani vide Book No.1 of the Sreial No. 7 and Share Certificate No. 37 to 42 as a original memebbers and the said Flat is bearing Municipal Tenement No. 0310-

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31-0066-0001-F and Torrent power No. 226658.

Thereafter, Kanaiyalal Chanchaldas Gurnani was sold the said flat to Varshaben Shyamlal Motvani vide Sale Deed Registration at Sr. No. 4585, Dt. 16/12/2004 having Registration District and Sub-District Ahmedabad.

Thus, the said Flat No. B/1 (Ground Floor) stands in the name of Varshaben Shyamlal Motvani.

FLAT NO. B/2 (GROUND FLOOR)

Formerly, Meeraben Meerchumal was the first occupier and owner of the Flat No. B/2 (Ground Floor).

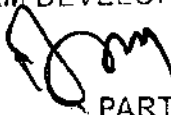
The said Society allotted to Flat No. B/2 (Ground Floor) to Meeraben Meerchumal vide Book No. 1 of the Serial No. 8 and Share Certificate No. 43 to 48 as a original member and the said Flat is bearing Municipal Tenement No. 0310-31-0071-0001-F and Torrent Power No. 226663.

Thereafter, Meeraben Meerchumal was sold the said flat to Parshottamdas Basumal Chelani vide Sale Deed Registered at Sr. No. 527, Dt. 15/02/1997 having Registration District and Sub-District Ahmedabad.

Thereafter, Parsottamdas Basumal Chelani was sold the said flat to Parul Umeshbhai Shah vide Sale Deed Registered at Sr. No. 1152, Dt. 16/02/2009 having Registration District and Sub-District Ahmedabad.

Thereafter, Pural Umeshbhai Shah was sold the said flat to (1) Mahendrabhai

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Natvarlal Desai (2) Kaushal Mahendrabhai Desai vide Sale Deed Registered at Sr. No. 1407, Dt. 20/02/2015 having Registration District nad Sub-District Ahmedabad.

Thereafter, Mahendrabhai Natvarlal Desai deid on 01/12/2016 and His wife Arunaben Mahendrabhai Desai deid on 04/09/1995, without exexcuting will thereaf-ter their legal heirs (1) Binitaben Mahendrabhai Desai (2) Priti Mahendrabhai Desai (3) Kaushal Mahendrabhai desai cmae to transferred on the socceity record.

Later, (1) Binitaben Mahendrabhai Desai (2) priti Mahendrabhai Desai the le-gal heirs of Lt Mahendrabhai Natvarlal Desai waived their right in favour of his brother Kaushal Mahendrabhai Desai vide vide Release Deed Registered at Sr. No. 367, Dt. 17/01/2017 having Registration Districr and Sub-District Ahmedabad-7 (Odhav).

Thus, the said Flat No-B/2 (Ground Floor) stands in the name of Kaushal Mahendrabhai Desai.

FLOAT NO. B/3 (FIRST FLOOR)

Formerly , Hiralal Jamandas Bhagchandani is the first occupier and owner of the Flat No. B/3 (First Floor).

The said Socceity allotted to Flat No. B/3 (First Floor) to Hiralal Jamandas Bhagchandani vide Book No. 1 of the Serial No. 10 and Share Certificate No. 55 to 60 as a original members and the said Flat is bearing Municipal Tenement No. 0310-31-

0076-0001-V and Torrent Power No. 226662.

Thus, the said Flat No-B/3 (First Floor) stands in the name of Hiralal Jamandas



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[Signature]
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Bhagchandani.

FLAT NO. B/4 (FIRST FLOOR)

Formerly, Prashottamdas Jamandas Bhagchandani was the first occupier and owner of the Flat No. B/4 (First Floor).

The said Society allotted to Flat No. B/4 (First Floor) to Prasottamdas Jamandas Bhagchandani vide Book No. 1 of the Serial No. 9 and Share Certificate No. 49 to 54 as a original member and the said Flat is bearing Municipal Tenement No. 0310-31-0081-0001-V and Torrent Power No. 226659.

Thereafter, Parshottamdas Jamandas Bhagchandani died on 12/09/2009, executing a Notarized will thereafter their legal heirs (1) Haresh Parshottamdas Bhagchandani (2) Dharmendra Parsottamdas Bhagchandani (3) Jitendrabhai Parsottamdas Bhagchandani (4) Naina Parshottamdas Bhagchandani (5) Hemlata Parsottamdas Bhagchandani paiki one of one this legal heir Shree Haresh Parsottamdas Bhagchandani's name came to be transferred on the socety record on the basis of Notarized Will.

Thus, the said Flat No-B/4 (First Floor) stands in the name of Haresh Parsottamdas Bhagchandani.

FLAT NO. B/5 (SECOND FLOOR)

Formerly, Vishandas Mulchand Nagpal was the first occupier and owner of the



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Flat No. B/5 (Second Floor).

The said Socety allotted to Flat No. B/5 (Second Floor) to Vishandas Mulchand Nagpal vide Book No.1 of the Serial No. 11 and Share Certificate No. 61 to 66 as a original members and the said Flat is bearing municipal Tenement No. 0310-31-0086-0001-O and Torrent Power No. 226661

Thereafter, Vishandas Mulchand Nagpal was sold the said flat to Jashodaben Ramchand Motvani vide Sale Deed Registered at Sr. No. 1451, Dt. 12/08/1994 having Registration District and Sub-District Ahmedabad.

Thereafter, Jashodaben Ramchand Motvani died on 13/10/1999 without executing will, thereafter their legal heirs (1) Ramchand Tirathdas Motvani (2) Manoharlal Ramchand Motvani (3) Shyambhai Ramchand Motvani (4) Kishorbhai Ramchand Motvani (5) Sureshbhai Ramchand Motvani (6) Rita Ramchand Motvani (7) Reena Ramchand Motvani (8) Laveena Ramchand Motvani (9) Payal Ramchand Motvani (10) Shobha Ramchand Motvani came to be transferred on the socety record.

Later, (1) Ramchand Tirathdas Motvani (2) Manoharlal Ramchand Motvani (3) Shyambhai Ramchand Motvani (4) Kishorbhai Ramchand Motvani (5) Rita Ramchand Motvani (6) Reena Ramchand Motvani (7) Laveena Ramchand Motvani (8) Payal Ramchand Motvani (9) Shobha Ramchand Motvani waived their right in favour of his brother Sureshbhai Ramchand Motvani vide Release Deed Registered at Sr. No. 2381, Dt. 27/03/2017 having Registration District and Sub-District Ahmedabad-7 (Odhav).

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Thus, the said Flat No-B/5 (Secon Floor) stands in the name of Sureshbhai Ramchand Motvani.

FLAT NO. B/6 (SECOND FLOOR)

Formerly, Ramchand Tirathdas is the first occupier and owner of the Flat No. B/ 6 (Second Floor).

The said Socety allotted to Flat No. B/6 (Second Floor) to Ramchand Tirathdas vide Book No. 1 of the Serial No. 11 and Share Certificate No. 67 to 72 as a original member and the said Flat is bearing Municipal Tenement No. 0310-31-0091-0001-O and Torrent Power No. 226660.

Thus, the said Flat No-B/3 (First Floor) stands in the name of Ramchand Tirathdas.

FLAT NO. C/1 (GROUND FLOOR)

Formerly, Bhojibai Ladharam was the first occupier and owner of the Flat No. C/ 1 (Ground Floor).

The said Socety allotted to Flat No. C/1 (Ground Floor) to Bhojibai Ladharam vide Book No. 1 of the Serial No. 13 Share Certificate No. 73 to 78 as a original members and the said Flat is bearing Municipal Tenement No. 0310-31-0093-0001-H and Torrent Power No. 226665.

Thereafter, Bhojibai Ladharam was sold the said flat to Zamandas Tekchand vide agreement, Dt. 07/10/1978.

Thereafter, Zamandas Tekchand was sold the said flat to (1) Shri Bansilal Arjandas

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(2) Smt. Pushpaben Bansilal vide Sale Deed Registered at Sr. No. 21762, Dt. 19/12/1987 having Registration District and Sub-District Ahmedabad.

Thereafter, Shri Bansilal Arjandas died on 21/11/2011, without executing will, thereafter their legal heirs (1) Pushpaben Bansilal Godvani (2) Madhuben Bansilal Godvani (3) Vandna Bansilal Godvani (4) Ratan Bansilal Godvani (5) Anjana Bansilal Godvani came to be transferred on the society record.

Later, (1) Madhuben Bansilal Godvani (2) Vandna Bansilal Godvani (3) Ratan Bansilal Godvani (4) Anjana Bansilal Godvani Waived their right in favour of his mother Pushpaben Bansilal Godvani vide Release Deed Registered at Sr. No. 10587, Dt. 03/12/2016 having Registration District and Sub-District Ahmedabad-7 (Odhav).

Thus, the said Flat No-C/1 (Ground Floor) stands in the name of Pushpaben Bansilal Godvani.

FLAT NO. C/2 (GROUND FLOOR)

Formerly, Ivan Denial Rubins was the first occupier and owner of the Flat No. C/2 (Ground Floor).

The said society allotted to Flat No. C/2 (Ground Floor) to Ivan Denial Rubins vide Book No. 1 of the Serial No. 14 and Share Certificate No. 79 to 84 as a original member and the said Flat is bearing Municipal Tenement No. 0310-31-0101-0001-A and Torrent Power No. 226670.

Thereafter, Ivan Denial Rubins was sold the said flat to Govindram Sugnomal

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B.B.A., LL.B., ADVOCATE

Mo.: 98240 42644

99250 00538

206, Shant Prabha Height, Opp. Ramujilal Hall, Jawahar Chowk, Maninagar, Ahmedabad.

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Metani vide Sale Deed Registered at Sr. No. 14724, Dt. 30/08/1986 having Registration District and Sub-District Ahmedabad .

Tereafter, Govindram Sugnomal Metani was sold the said flat to Kamladevi Cherlaram Mahetani vide Sale Deed Registered at Sr. No. 230, Dt. 20/01/1997 having Registration District and Sub-District Ahmedabad .

Thus, the said Flat No-C/2 (Ground Floor) stands in the name of Kamladevi Chelaram Mahetani.

FLAT NO. C/3 (FIRST FLOOR)

Formerly, Tribhuvan Dharmshi Thakrar was the first occupier and owner of the Flat No. C/3 (First Floor).

The said Socieity allotted to Flat No. C/3 (First Floor) to Tribhuvan Dharmshi Thakrar vide Book No. 1 of the Serial No. 15 and Share Cretificate No. 85 to 90 as a original member and the said Flat is bearin Muncipal Tenement No. 0310-31-0046-0106-Q and Torrent Power No. 226666.

Thereafter, to Tribhuvan Dharmshi Thakrar, died on 06/09/2017 without executing a will, thereafter their legal heirs (1) Leelaben Tribhovan Thakrar (2) Kasyap Tribhovan Thakrar (3) Parag Tribhovan Thakrar came to be transferred on the socieity record.

Thus, the said Flat No-C/3 (First Floor) stands in the names of (1) Leelaben Tribhovan Thakrar (2) Kashyap Tribhovan Thakrar (3) Parag Tribhovan Thakrar.



FLAT NO. C/4 (FIRST FLOOR), SHYAM DEVELOPERS

[Signature]
PARTNER

[Signature]
PARTNER



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Formerly, Kalavati N. Shah was the first occupier and owner of the Flat No. C/4 (First Floor).

The said Socety allotted to Flat No. C/4 (First Floor) to Kalavati N. Shah vide Book No. 1 of the Serial No. 16 and Share Certificate No. 91 to 96 as a original member and the said Flat is bearing Municipal Tenement No. 0310-31-0046-0111-Q and Torrent Power No. 226669.

Thereafter, Kalavati N. Shah was sold the said flat to Shri Baldev Chanchaldas Gurnani vide agreement, Dt. 07/11/1977.

Thereafter, Shri Baldev Chanchaldas Gurnani was sold the flat to Kanaiyalal Chanchaldas Gurnani vide Sale Deed Registered at Sr. No. 3145, Dt. 16/07/2005 having Registration District and Sub-District Ahmedabad-7 (Odhav).

Thereafter, Kanaiyalal Chanchaldas Gurnani died on 22/11/2010. on 04/10/2010 executing a Notraized will registered vide Serial No. E/225 before Notray K. J. Darji, thereafter their legal heirs (1) Godavariben Kanaiyalal Gurnani (2) Ghanshyambhai Kanaiyalal Gurnani (3) Harishbhai Kanaiyalal Gurnani (4) Vinodbhai Kanaiyalal Gurnani Paiki one of one this legal heir Godavariben Kanaiyalal Gurnani's name came to be trnsferred on the socety record on the basis of Notarized Will.

Thus, the said Flat No-C/4 (First Floor) stands in the name of Godavariben Kanaiyalal Gurnani.

FLAT NO. C/5 (SECOND FLOOR)

Formerly, Santram Jamandas was the first occupier and owner of the Flat No.

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C/5 (Second Frist).

The said Socety allotted to Flat No. C/5 (Second Floor) to Santram Jamandas vide Book No. 1 of the Serial No. 17 nad Share Certificate No.97 to 102 as a original member and the said Flat is bearing Municipal Tenement No. 0310-31-0046-0116-J and Torrent Power No. 226668.

Thereafter, Santram Jamandas died on 22/07/2006. On 16/11/2005 executing a Notarized will registered vide Book No. 12 and Serial No. 12670 before Notray J. C. Desai, thereafter their legal heirs (1) Mohini Santram Bhagchandani (Death of date 11/01/2014) (2) Janaki Santram Bhagchandani (3) Haresh Santram Bhagchandani (4) Prakash Santram Bhagchandani (5) Bharat Snatram Bhagchandani paiki one of three legal heirs (1) Haresh Santram Bhagchandani (2) Prakash Santram Bhagchandani (Both are 75% Owner) (3) Bharat Santram Bhagchandani (25% Owner). These three legal heir's name came to be transferred on the socety record on the basis of Notarized Will.

Thus, the said Flat No-C/5 (Second Floor) stands in the name of (1) Haresh Snatram Bhagchandani (2) Prakash Santram Bhagchandani (Both are 75% Owner) (3) Bharat Santram Bhagchandani (25% Owner) Gurnani.

FLAT NO. C/6 (SECOND FLOOR)

Formerly, Parvatiben Heeranand Motvani was the first occupier and owner of the Flat No. C/6 (Second Floor).

The said Socety allotted to Flat No. C/5 (Second Floor) to Parvatiben Heeranand

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Motvani vide Book No. 1 of the Serial No. 18 and Share Certificate No. 103 to 108 as aoriginal members and the said Flat is bearing Municipal Tenement No. 0310-31-0046-0121-J and Torrent Power No. 226667.

Thereafter, Santram Jamandas died on 25/10/1994. On 31/03/1991 executing a Notarized will registered vide Serial No. 196 before Notary H. F. Mithavala, thereafter their legal heirs (1) Ishwarlal Heeranand Motvani (2) Tulshi Heeranand Motvani (Death of date 25/10/1994) paid one of legal heirs Ishwarlal Heeranand Motvani's name came to be transferred on the society record on the basis of Notarized Will.

Thereafter, Iswarlal Heeranand Motvani was sold the said flat to Kishorbhai Ramchandra Motvani vide Sale Deed Registered at Sr. No. 7041, Dt 24/08/2007 having Registration District and Sub-District Ahmedabad -7 (Odhav).

Thus, the said Flat No-C/6 (Second Floor) stands in the name of Kishorbhai Ramchandra Motvani.



Thereafter, the said owner of the (1) Block A, Flat No. 1 to 6 (2) Block B, Flat No. 1 to 6 (1) Block C, Flat No. 1 to 6 sold the said property to one Shyam Developers, a Partnership firm through its Constituted Partner, Hitesh Gunvantbhai Mekhiya vide One Sale Deed Registered At Sr. No. 4225, Dt. 10/04/2018 having Registration District and Sub-District Ahmedabad -7 (Odhav). The Mutation Entry is reflected in the property card vide Mutation Entry No. 8284, Dt: 03/05/2018 and since then, the aforesaid

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property is occupy and own by *Shyam Developers*.

4. Thus, in my opinion that, title of *Shyam Developers*, a Partnership firm through its Constitude Patner, *Hitesh Gunvantbhai Mekhiya* is clear, marketable and free from all encumbrances.

Date :- 01/05/2018

Place :- Ahmedabad



KEYUR V. RATHOD
B.B.A., LL.B.
ADVOCATE

Keyur Vinay Rathod

Advocate

FOR, SHYAM DEVELOPERS

[Signature]
PARTNER

FOR, SHYAM DEVELOPERS

[Signature]
PARTNER