

Date: 07/07/2021

TITLE CERTIFICATE

To,

SANKALP ORGANISERS PRIVATE LIMITED

Company Regd No: U45201GJ 2008PTC054733

Registered office at: Sankalp Corporate House

Robin Goenka Group B/h Raj[ath Club,

S.G Road, Ahmedabad

through its Authorized Director

ROBIN R. GOENKA



Reg: Investigation of title to the Non-Agricultural property bearing Private Sub-Plot No: 2, land admeasuring 1339.48 Sq.Mtrs or thereabout of The New Anjali Co-Operative Housing Society Limited together with construction of 24 various flats known as "ANJALI SOCIETY" constructed upon land bearing Final Plot No: 344 (allotted in lieu of old Survey No: 407 paiki) admeasuring 1662 Sq.Mtrs of Town Planning Scheme No: 22 Situated at Mouje: VASNA, Taluka: Sabarmati within the Registration Sub District Ahmedabad- 4 (Paldi) of District Ahmedabad.

At the request of you to investigate the title of the aforesaid land/property and for the purpose of the title Certificate. I have caused searches to be taken of the available Revenue Records and also available Records of the Sub Registrar of Assurances at Ahmedabad 4 (Paldi). I had issued Public Notice in local daily newspaper "Divya Bhasker" on 21/09/2018. I have also perused the copies of papers and documents submitted by them and believing the same are true and genuine. I have to report to you as under.

- (1)** (1) The owner-occupant of the land bearing Final Plot No: 344 total admeasuring 1,988 Sq.Yds equivalent to 1,662 Sq.Mtrs of Town Planning Scheme No: 22 situated at Mouje: Vasna viz (1) Govindbhai Somabhai Patel & (2) Jagdishbhai Ramanlal Bharwad had sold and conveyed the said land to the Purchaser viz The New Anjali Co-Operative Housing Society Limited (Regd No: GH-5789, dated: 04/11/1974 by different Sale-Deed, which was Registered with Sub-Registrar of Assurances at Ahmedabad on 11/11/1974 & on 20/11/1974 by Registered Serial No: 14303+14404+14495+14496, said fact was Recorded in Revenue Records vide Mutation Entry No: 2083+2084+2085+2086 of dated: 03/10/1977.

- (2) Subsequently Non- Agricultural for Residential use has been given by No: SENAP, of dated: 19/08/1961, said fact were recorded in Village Form No: 2 by serial No: 674.
- (2) Thereafter owner-occupant of the said entire land viz The New Anjali Co-Operative Housing Society Limited had desirous to construct the 24 (Twenty Four) flats as per plan sanction of the scheme known as "Anjali Society" subsequently all the present members/shareholders and or owner-occupants of entire Society were allotted their respective flat way back in the year 1976 by the said Society.

Brief History of all 24 Flats of "Anjali Society"

(1) The said Society had allotted the Flat No: 3 (A/3) to Shashikalaben Devendrabhai Vaishnav as first allottee member in the year- 1986 and also enrolled and allotted Five shares of Rs. 50/- each under share distinctive No: 166 to 170 of Share certificate No: 34, Thereafter Shashikalaben Devendrabhai Vaishnav had sold and conveyed the said flat to the Purchaser viz: Bhartiben Anilkumar Soni/the present member by Sale-Deed, which was Registered with Sub-Registrar of Assurances at Ahmedabad on 27/03/1992 by Serial No: 7422 therefore said flat was transferred in the Society.

(2) The said Society had allotted the Flat No: 4 (A/4) to Rameshchandra Ramial Tibak/ the present member as first allottee member on 01/07/1976 and also enrolled and allotted Five shares of Rs. 50/- each under share distinctive No: 181 to 185 of Share certificate No: 37.

(3) The said Society had allotted the Flat No: 5 to Madhukantaben Babulal Sanghvi as first allottee member on 01/07/1976 and also enrolled and allotted Five shares of Rs. 50/- each under share distinctive No: 176 to 180 of Share certificate No: 36, Thereafter Madhukantaben Babulal Sanghvi had sold and conveyed the said flat to the Purchaser viz: Arvindbhai Vadilal Shah by Sale-Deed, which was Registered with Sub-Registrar of Assurances at Ahmedabad on 25/02/2008 by Serial No: 2165, Thereafter Arvindbhai Vadilal Shah had sold and conveyed the said flat to the Purchaser viz: Mukesh Jayantibhai Patel /the present member by Sale-Deed, which was Registered with Sub-Registrar of Assurances at Ahmedabad on 28/04/2009 by Serial No: 3372.



(4) The said Society had allotted the Flat No: 6 to Sudeshben Vinaykumar as first allottee member on 15/12/1974 and also enrolled and allotted Five shares of Rs. 50/- each under share distinctive No: 91 to 95 of Share certificate No: 19, Thereafter Sudeshben Vinaykumar had sold and conveyed the said flat to the Purchaser viz: Devendrabhai Ranchhodbhai Vaishnav by Sale-Deed, which was Registered with Sub-Registrar of Assurances at Ahmedabad on 20/10/1986 by Serial No: 1809, Thereafter Devendrabhai Ranchhodbhai Vaishnav had sold and conveyed the said flat to the Purchaser viz: Chunilal Vrajlal Nagar by Sale-Deed, which was Registered with Sub-Registrar of Assurances at Ahmedabad on 27/07/1992 by Serial No: 17563, Thereafter Chunilal Vrajlal Nagar was died intestate on 10/11/1994 leaving behind his direct legal heirs viz (1) Parvatiben Chunilal Nagar (2) Trilokbhai Chunilal Nagar (3) Varshaben Chunilal Nagar & (4) Gitaben Chunilal Nagar, Thereafter out of all owner Trilokbhai Chunilal Nagar, Varshaben Chunilal Nagar & Gitaben Chunilal Nagar had waived their all rights in favour of Parvatiben Chunilal Nagar/the present member therefore said flat was transferred in the Society Records.



(5) The said Society had allotted the Flat No: 7 to Hirabhai Kachrabhai Mehta as first allottee member and also enrolled and allotted Five shares of Rs. 50/- each under share distinctive No: 66 to 70 of Share certificate No: 14, Thereafter Hirabhai Kachrabhai Mehta was died intestate on 20/03/1986 therefore said flat was transferred in the name of his wife Shushilaben Hirabhai Mehta, Thereafter Shushilaben Hirabhai Mehta also died intestate on 24/02/1996 and as per nomination filed by Shushilaben Hirabhai Mehta before society therefore said flat was transferred in the name of Jitendra Hiralal Mehta after getting confirmation of other legal heirs viz Bhadresh Hiralal Mehta, Thereafter Jitendra Hiralal Mehta had sold and conveyed the said flat to the Purchaser viz: Pankajkumar Hashmukhlal Shah/the present member by Sale-Deed, which was Registered with Sub-Registrar of Assurances at Ahmedabad on 04/01/2001 by Serial No: 1173.

(6) The said Society had allotted the Flat No: 8 to (1) Vijaybhai Bhagubhai & (2) Rajnikant Bhagubhai as first allottee member on 15/01/1975 and also enrolled and allotted Five shares of Rs. 50/- each

under share distinctive No: 121 to 125 of Share certificate No: 25, Thereafter Vijaybhai Bhagubhai had transferred his ownership rights in favour of Rajnikant Bhagubhai on 15/03/1976 therefore said flat was transferred in the name of Rajnikant Bhagubhai in society records, Thereafter Rajnikant Bhagubhai Shah was died intestate on 08/09/2020 leaving behind his direct legal heirs viz (1) Bhartiben Rajnikant Shah (2) Dimple d/o Rajnikant Shah & w/o Ashwinbhai Shah (3) Sonal d/o Rajnikant Shah & w/o Pankajkumar Shah (4) Mayusha d/o Rajnikant Shah & w/o Samirbhai Shah & (5) Bhavang Rajnikant Shah, Thereafter out of all owner Bhartiben Rajnikant Shah, Dimple d/o Rajnikant Shah & w/o Ashwinbhai Shah, Sonal d/o Rajnikant Shah & w/o Pankajkumar Shah, Mayusha d/o Rajnikant Shah & w/o Samirbhai Shah had waived their all rights in favour of Bhavang Rajnikant Shah /the present member therefore said flat was transferred in the Society Records.

(7) The said Society had allotted the Flat No: 9 to Hemaben H Padarkar as first allottee member on 29/05/1975 and also enrolled and allotted Five shares of Rs. 50/- each under share distinctive No: 146 to 150 of Share certificate No: 60, Thereafter Hemaben H Padarkar had transferred her ownership rights in favour of Pravinchandra Premchand Shah on 26/09/1977, Thereafter Pravinchandra Premchand Shah was died intestate on 27/12/2004 leaving behind his direct legal heirs viz (1) Induben Pravinchandra Shah (2) Kashmira d/o Pravinchandra Shah (3) Ajay Pravinchandra Shah & (4) legal heirs of deceased Rajesh Pravinchandra Shah viz (a) Vaishali Rajesh Shah (2) Krupa Vaishali Rajesh Shah & (c) Riya Vaishali Rajesh Shah , Thereafter out of all owner Kashmira d/o Pravinchandra Shah, Ajay Pravinchandra Shah, Vaishali Rajesh Shah, Krupa Vaishali Rajesh Shah, Riya Vaishali Rajesh Shah had waived their all rights in favour of Induben Pravinchandra Shah, Thereafter Induben Pravinchandra Shah had Gifted the said Flat to Bijal Pravinchandra Shah /the present member by the way of Gift Deed, which was Registered with Sub-Registrar of Assurances at Ahmedabad 4 (Paldi) on 18/12/2020 by Serial No: 12472.



(8) The said Society had allotted the Flat No: 10 to Vinodkumar Jineshwardas as first allottee member on 11/11/1974 and also enrolled and allotted Five shares of Rs. 50/- each under share distinctive No: 56

to 60 of Share certificate No: 12, Thereafter Vinodkumar Jineshwardas had transferred his ownership rights in favour of Sarojben Vinodkumar Jain on 17/09/1980, Thereafter Sarojben Vinodkumar Jain had sold and conveyed the said flat to the Purchaser viz: Dipakkumar Dineshchandra Bhatt by Sale-Deed, which was Registered with Sub-Registrar of Assurances at Ahmedabad on 03/07/1990 by Serial No: 15483, Thereafter Dipakkumar Dineshchandra Bhatt had sold and conveyed the said flat to the Purchaser viz: Jitendrakumar Himmatlal Shah /the present member by Sale-Deed, which was Registered with Sub-Registrar of Assurances at Ahmedabad on 17/12/2004 by Serial No: 6137.

(9) The said Society had allotted the Flat No: 11 to Prabhakar Kishanrai Pawar as first allottee member on 09/12/1974 and also enrolled and allotted Five shares of Rs. 50/- each under share distinctive No: 81 to 85 of Share certificate No: 17, Thereafter to Prabhakar Kishanrai Pawar had transferred his ownership rights in favour of Kishor Rashiklal Bhatt/the present member on 18/03/1982.

(10) The said Society had allotted the Flat No: 12 to Kanchanben Shantilal Soni as first allottee member on 29/04/1977 and also enrolled and allotted Five shares of Rs. 50/- each under share distinctive No: 196 to 200 of Share certificate No: 40, Thereafter to Kanchanben Shantilal Soni had transferred his ownership rights in favour of Madhuben Mahendrabhai Shah on 22/04/1979, Thereafter Madhuben Mahendrabhai Shah had sold and conveyed the said flat to the Purchaser viz: Tushar Kantilal Shah by Sale-Deed, which was Registered with Sub-Registrar of Assurances at Ahmedabad on 26/10/1993 by Serial No: 23480, Thereafter Tushar Kantilal Shah had Gifted the said Flat to Pinakin Kantilal Shah /the present member by the way of Gift Deed, which was Registered with Sub-Registrar of Assurances at Ahmedabad 4 (Paldi) on 28/09/2012 by Serial No: 5761.

(11) The said Society had allotted the Flat No: 13 to Savitaben Kalidas Soni as first allottee member on 01/07/1976 and also enrolled and allotted Five shares of Rs. 50/- each under share distinctive No: 171 to 175 of Share certificate No: 35, Thereafter Savitaben Kalidas Soni died on 26/08/2004 and during her lifetime she made her last will, and as per will said property was bequeathed to Kalidas Ganpatlal Soni,



Thereafter Kalidas Ganpatlal Soni had Gifted the said Flat to Bhartiben Anilkumar Soni /the present member by the way of Gift Deed, which was Registered with Sub-Registrar of Assurances at Ahmedabad 4 (Paldi) on 20/10/2005 by Serial No: 6426.

(12) The said Society had allotted the Flat No: 14 to Kokilaben Bipinchandra Shah as first allottee member on 05/02/1977 and also enrolled and allotted Five shares of Rs. 50/- each under share distinctive No: 191 to 195 of Share certificate No: 39, Thereafter Kokilaben Bipinchandra Shah had sold and conveyed the said flat to the Purchaser viz: (1) Jyoti Sunil Kulkarni & (2) Sunil K. Kulkarni/the present members by Sale-Deed, which was Registered with Sub-Registrar of Assurances at Ahmedabad on 02/06/2005 by Serial No: 3344.

(13) The said Society had allotted the Flat No: 15 to Kusumben Rajnikant Mehta as first allottee member on 12/12/1974 and also enrolled and allotted Five shares of Rs. 50/- each under share distinctive No: 96 to 100 of Share certificate No: 20, Thereafter Kokilaben Bipinchandra Shah died intestate on 15/01/2020 leaving behind her direct legal heirs viz (1) Pragnesh Rajnikant Mehta & (2) Dipesh Rajnikant Mehta /the present member.

(14) The said Society had allotted the Flat No: 16 to Mahendrakumar Purshottamdas as first allottee member on 06/12/1974 and also enrolled and allotted Five shares of Rs. 50/- each under share distinctive No: 61 to 65 of Share certificate No: 13, Thereafter to Mahendrakumar Purshottamdas had transferred his ownership rights in favour of Champaben Harjivandas Shah on 28/02/1978, Thereafter Champaben Harjivandas Shah was died intestate on 07/08/2001 and as per her nomination filed before Society said flat was transferred in the name of Jitendrakumar Himmatlal Shah, Thereafter Jitendrakumar Himmatlal Shah had sold and conveyed the said flat to the Purchaser viz: Kalpnaben Girishkumar Shah/the present members by Sale-Deed, which was Registered with Sub-Registrar of Assurances at Ahmedabad on 26/04/2005 by Serial No: 2477.

(15) The said Society had allotted the Flat No: 17 to Shardaben Padamshibhai as first allottee member on 11/12/1974 and also enrolled and allotted Five shares of Rs. 50/- each under share distinctive No: 86



to 90 of Share certificate No: 18, Thereafter Shardaben Padamshibhai had transferred her ownership rights in favour of Hasmukhlal Shantilal Gandhi on 02/05/1978, Thereafter Hasmukhlal Shantilal Gandhi had sold and conveyed the said flat to the Purchaser viz: Dr Upendra Laxmanraj Mehta by Sale-Deed, which was Registered with Sub-Registrar of Assurances at Ahmedabad on 19/04/1984 by Serial No: 5880, Thereafter Dr Upendra Laxmanraj Mehta had exchange the said flat along with their respective allotted share certificate with owner of flat no: 21 viz Rajeshkumar Dineshchandra Bhatt therefore said flat no: 17 was came in the ownership of Rajeshkumar Dineshchandra Bhatt and Flat No: 21 was came in the ownership of Dr Upendra Laxmanraj Mehta but at that time no deed was registered, Thereafter owner of Flat No: 17 viz Rajeshkumar Dineshchandra Bhatt had gifted the said flat to his sisters viz (1) Madhurika d/o Dineshchandra Bhatt & w/o Ashok Joshi (2) Prarthana d/o Dineshchandra Bhatt & w/o Pankaj Joshi & (3) Sonal d/o Dineshchandra Bhatt & w/o Ashit Trivedi by the way of Gift Deed, which was Registered with Sub-Registrar of Assurances at Ahmedabad 4 (Paldi) on 14/12/2020 by Serial No: 12194, Thereafter as per previous fact all owner of Flat No: 17 & 21 had registered the Deed of Exchange which was Registered with Sub-Registrar of Assurances at Ahmedabad 4 (Paldi) on 14/12/2020 by Serial No: 12195 hence the Flat No: 17 was came in the ownership of (1) Madhurika d/o Dineshchandra Bhatt & w/o Ashok Joshi (2) Prarthana d/o Dineshchandra Bhatt & w/o Pankaj Joshi & (3) Sonal d/o Dineshchandra Bhatt & w/o Ashit Trivedi/the present member.



(16) The said Society had allotted the Flat No: 18 to Ajitkumar Babulal Sanghvi as first allottee member on 11/11/1974 and also enrolled and allotted Five shares of Rs. 50/- each under share distinctive No: 51 to 55 of Share certificate No: 11, Thereafter Ajitkumar Babulal Sanghvi was died on 22/08/2010 and thereafter out of all direct legal heirs (1) Sarojben Ajitbhai Sanghvi (2) Chirag Ajitbhai Sanghvi (3) Dipa d/o Ajitbhai Sanghvi (4) Arvindbhai Babulal Sanghvi (5) Jayesh Babulal Sanghvi (6) Milan Arvindbhai Sanghvi (7) Bela d/o Arvindbhai Sanghvi (8) Kiranben Pravinbhai Sanghvi (9) Stuti Pravinbhai Sanghvi (10) Ketul Pravinbhai Sanghvi (11) Tejas Pravinbhai Sanghvi (12) Binduben Dilipbhai Sanghvi (13) Nikitaben d/o Jashwantbhai Sanghvi had waived

their all right, title and interest in favour of legal heirs viz; Pritesh jashwantlal Sanghvi/the present members by Release Deed which was Registered with Sub-Registrar of Assurances at Ahmedabad on 08/03/2013 by Serial No: 1634.

(17) The said Society had allotted the Flat No: 19 to Nareshkumar Padamshi as first allottee member on 09/12/1974 and also enrolled and allotted Five shares of Rs. 50/- each under share distinctive No: 76 to 80 of Share certificate No: 16, Thereafter to Nareshkumar Padamshi had transferred his ownership rights in favour of Liliben Chinubhai Shah on 16/08/1977, Thereafter Liliben Chinubhai Shah was died intestate and as per her nomination filed before Society said flat was transferred in the name of Pravinchandra Chinubhai Shah, Thereafter Pravinchandra Chinubhai Shah also died intestate on 21/05/2018 and his wife Tarulata Pravinchandra Shah died on 25/05/2018 leaving behind their only direct legal heirs viz Jigna d/o Pravinchandra Shah & wife of Swetal Parikh therefore said flat was transferred in the name of Jigna d/o Pravinchandra Shah & wife of Swetal Parikh /the present member on basis of the order of given by Principal Civil Judge, City Civil Court in CMA No: 384/2019.

(18) The said Society had allotted the Flat No: 20 to Kiranbhai N. Shah as first allottee member on 29/05/1975 and also enrolled and allotted Five shares of Rs. 50/- each under share distinctive No: 21 to 25 of Share certificate No: 5, Thereafter to Kiranbhai N. Shah had transferred his ownership rights in favour of Tusharbhai Natwarlal Shah/the present member on 20/12/1977.



(19) The said Society had allotted the Flat No: 21 to Hemantkumar Vadilal Shah as first allottee member on 20/05/1975 and also enrolled and allotted Five shares of Rs. 50/- each under share distinctive No: 126 to 130 of Share certificate No: 26, Thereafter had sold and conveyed the said flat to Purchaser viz Rajeshkumar D Bhatt, Thereafter Rajeshkumar D Bhatt had exchange the said flat along with their respective allotted share certificate with owner of flat no: 17 viz Dr Upendra Laxmanraj Mehta therefore said flat no: 21 was came in the ownership of Rajeshkumar Dineshchandra Bhatt and Flat No: 21 was came in the ownership of Dr Upendra Laxmanraj Mehta but at that time no deed was

registered, Thereafter owner of Flat No: 17 viz Rajeshkumar Dineshchandra Bhatt had gifted the said flat to his sisters viz (1) Madhurika d/o Dineshchandra Bhatt & w/o Ashok Joshi (2) Prarthana d/o Dineshchandra Bhatt & w/o Pankaj Joshi & (3) Sonal d/o Dineshchandra Bhatt & w/o Ashit Trivedi by the way of Gift Deed, which was Registered with Sub-Registrar of Assurances at Ahmedabad 4 (Paldi) on 14/12/2020 by Serial No: 12194, Thereafter as per previous fact all owner of Flat No: 17 & 21 had registered the Deed of Exchange which was Registered with Sub-Registrar of Assurances at Ahmedabad 4 (Paldi) on 14/12/2020 by Serial No: 12195 hence the Flat No: 21 was came in the ownership of Dr Upendra Laxmanraj Mehta /the present member.

(20) The said Society had allotted the Flat No: 22 to Babubhai Velshibhai as first allottee member on 12/12/1974 and also enrolled and allotted Five shares of Rs. 50/- each under share distinctive No: 101 to 105 of Share certificate No: 21, Thereafter Babubhai Velshibhai was died intestate on 12/01/2013 and as per his nomination filed before Society said flat was transferred in the name of Anjanaben Babulal Shah/the present member.

(21) The said Society had allotted the Flat No: 23 to Shushilaben Vadilal Shah as first allottee member on 11/11/1974 and also enrolled and allotted Five shares of Rs. 50/- each under share certificate No: 11, Thereafter Shushilaben Vadilal Shah had sold and conveyed the said flat to the Purchaser viz: Binduben Dilipbhai Sanghvi/the present members by Sale-Deed, which was Registered with Sub-Registrar of Assurances at Ahmedabad on 20/05/2014 by Serial No: 1156.



(22) The said Society had allotted the Flat No: 24 to Kantilal Champaklal Shah as first allottee member on 08/12/1974 and also enrolled and allotted Five shares of Rs. 50/- each under share distinctive No: 71 to 75 of Share certificate No: 15, Thereafter Kantilal Champaklal Shah was died intestate therefore said flat was transferred in the name of Vimlaben wd/o Kantilal Champaklal Shah /the present member.

(23) The said Society had allotted the Flat No: 25 to Maheshkumar Purshottamdas as first allottee member on 26/05/1975 and also enrolled and allotted Five shares of Rs. 50/- each under share distinctive No: 141 to 145 of Share certificate No: 29, Thereafter Maheshkumar

Purshottamdas had transferred his ownership rights in favour of Pravinbhai Rikhavchandra Shah on 09/07/1981, Thereafter Pravinbhai Rikhavchandra Shah was died intestate on 09/10/2020 and as per his nomination filed before Society said flat was transferred in the name of Devendraben Pravinbhai Shah /the present member.

(24) The said Society had allotted the Flat No: 26 to Champakbhai Somchandbhai Shah as first allottee member on 26/05/1975 and also enrolled and allotted Five shares of Rs. 50/- each under share distinctive No: 136 to 140 of Share certificate No: 28, Thereafter Champakbhai Somchandbhai Shah had sold and conveyed the said flat to the Purchaser viz: Manjuben Upendrabhai Mehta by Sale-Deed, which was Registered with Sub-Registrar of Assurances at Ahmedabad on 23/03/1990 by Serial No: 7107, Thereafter Manjuben Upendrabhai Mehta had sold and conveyed the said flat to the Purchaser viz Sarlaben Vinubhai Shah/the present member by Sale-Deed, which was Registered with Sub-Registrar of Assurances at Ahmedabad on 15/02/2006 by Serial No: 1207.

(3) (a) Thereafter as per their request of said Society and documents as furnished to me and information provided to me during the course of part verification of title prior to completion of Development Agreement to the aforesaid land/property by the said all original owner-occupant, I gave Public Notice appeared in the daily newspaper "Divya Bhasker" of dated 21/09/2018, inviting claims, if any in upon or to the entire land/property above referred to. I have not received any claim, objection from any person or Financial Institution in response thereto.



(b) For the purpose of the verification of title by taking necessary searches with the Revenue Records and Sub Registrar Records, I have caused necessary searches to be taken in the office of the Sub Registrar at Ahmedabad 4 (Paldi) commencing from 1988 to 2018 subject to availability of records (subject to torn pages and as per the availability of records) I therefore disclaim any responsibility for the consequences which may arise on account of such non availability of records, I have raised general requisitions of the

documents and information provided to me and sought clarification from the all owners.

- (c) Unless specifically stated herein the investigation of Title certificate necessarily depends upon the documents and information provided to me and also declared by the way of declaration being made by all property owner assuming being true, complete and accurate, I have not verified the enforceability of the contractual arrangement comprised in the documents and or the information provided to me.
- (d) I have not found any mortgage, charge or encumbrance charge over the said land/property in question from the available searches caused to be taken so I relied on the paper submitted before me and according to the search, we have issued this title certificate.
- (4) Then after said all flats are old and require to re-construct the entire scheme of "Anjali Society" and therefore all owner-occupant of the said Society had decided to redevelop the said land by putting up new construction thereon of Residential Flats therefore Development Agreement was executed with you viz: SANKALP ORGANISERS PRIVATE LIMITED by the Said Society along with all prest members under the terms and conditions mentioned therein on 26/03/2021 which was Registered with Sub-Registrar of Assurances at Ahmedabad 4 (Paldi) under Serial No: 4459.
- (5) Then after revised plan for the construction of Residential Flats upon the said entire land are prepared and same are approved by Ahmedabad Municipal Corporation and issued Commencement letter (Rajachitthi) by its Case No BHNTI/WZ/111217/CGDCR/ A0238/R0/M1& Rajachitthi No: 00852/120318/A0772/R0/M1 on 01/06/2018.
- (6) I have been informed by you that neither you nor your erstwhile property owner's that said land/property has not been given in security nor entered upon any transaction of transfer nor created any charge or encumbrance of any nature, whatsoever thereon, nor the said property is subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or Government office or any authority are operating against the said land/property adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force, nor the said land/property has been declared to be unfit



for human habitation and there are no other facts or particulars which can adversely affect the title, not disclosed to me.

CERTIFICATE

Subject to Whatever is stated hereinabove, **I am of the opinion and certified that title to the Non-Agricultural property bearing Private Sub-Plot No: 2, land admeasuring 1339.48 Sq.Mtrs or thereabout of The New Anjali Co-Operative Housing Society Limited together with construction of 24 various flats known as "ANJALI SOCIETY" constructed upon land bearing Final Plot No: 344 (allotted in lieu of old Survey No: 407 paiki) total land admeasuring 1662 Sq.Mtrs of Town Planning Scheme No: 22 Situated at Mouje: VASNA as such is clear, marketable and free from encumbrance or charge and reasonable doubt.** Subject to :-
(1) Declaration of no encumbrance and devolution of title being made by you (2) Laws applicable in force at the relevant time to effect legally and properly sale, transfer or other transaction and other rights with respect to the said land & (3) Any other Laws & Suit or Court decree & Rules as applicable.

For **V. D. Desai & Co.**



Nimish V. Desai

Nimish V. Desai
Advocate