

Maulik Satishbhai Sheth, Advocate
UGF-9, Goyal Complex,
Near Sandesh Press,
Bodakdev, Ahmedabad
Ph.no. 079-26730600-31600
Email : shethassociates.advocates@gmail.com

To,
M/s. Maan Infrastructure
13, Regant Park Society,
Judges Bungalow Road,
Bodakdev, Ahmedabad-380015.



Ref. :- In the matter of opinion on title for the specific purpose of re-development of the land bearing Final Plot No. 750/3 paiki 1 admeasuring about 1990 sq.yds. i.e. 1664 sq.mtrs. of Town Planning Scheme No. 3 together with to be constructed Flats in scheme know as "Hari Om" of Mouje Chhadawad, Taluka-Sabarmati (Old Ahmedabad City West) Dist. Ahmedabad in the state of Gujarat belonging to Hari Om State Bank Officer's Co-Op. Housing Society Ltd.

With your instruction I here by submitting my opinion on title for the specific purpose of re-development of the land with construction thereon i.e. property more particularly described in the schedule hereunder for last about Thirty years from the available and legible paper(s), document(s) and revenue records i.e. extract of village form no 7&12, mutation entries i.e. village form no.6 etc. maintained in the



revenue authority i.e. talati cum mantri office and Mamlatdar office produced before us by you; I found as follows...

(A) Brief History of Final Plot No. 750/3 paiki 1 ...

- 01) The land bearing T.P. Scheme No.3 and Final Plot No. 749/1/1+2+3 and Final Plot No.750/A+B+C paiki Sub-Plot No. F total admeasuring 1990 sq.yds. i.e. 1663.88 sq.mtrs. paiki (I) Admeasuring about 551 sq.yds. i.e. 460.70 sq.mtrs. (Private Sub-Plot No. F/1) belonged to Arvind Chinubhai Mehta and (II) Admeasuring about 1439 sq.yds. i.e. 1203.18 sq.mtrs. (Private Sub-Plot No. F/2 to F/4) belonged to Ashaben Rohitbhai Mehta prior to the year 1971 according to revenue records of the land, vide mutation entry no.2291 dated 28-02-1972.
- 02) Thereafter, Arvind Chinubhai Mehta has agreed to sell the said T.P. Scheme No.3 and Final Plot No. 749/1/1/2/3 and Final Plot No.750/A-B-C paiki Sub-Plot No. F total admeasuring 1990 sq.yds. paiki Private Sub-Plot No. F/1 admeasuring about 551 sq.yds. i.e. 460.70 sq.mtrs. to M/s. Shri A.M. Corporation, a Partnership Firm through its Partner (1) Nilesh Jayantilal Patel (2) Rushikumar Bipinkumar Zaveri (3) Rameshchandra Dipchand Shah (4) Pratapbhai Shantilal Ajmera by an Agreement to Sale on 01-10-1971. (The said Agreement to Sale is not produced before me so I relying upon the averment made in the Deed of Assignment for Right of Agreement to Sale Reg. Serial No. 4236 dated 30-03-1972)
- 03) Thereafter, Ashaben Rohitbhai Mehta has agreed to sell the said T.P. Scheme No.3 and Final Plot No. 749/1/1/2/3 and Final Plot No.750/A-B-C paiki Sub-Plot No. F total admeasuring 1990



sq.yds. paiki Private Sub-Plot No. F/2 to F/4 total admeasuring about 1439 sq.yds. i.e. 1203.18 sq.mtrs. to M/s. Shri A.M. Corporation, a Partnership Firm through its Partner (1) Nilesh Jayantilal Patel (2) Rushikumar Bipinkumar Zaveri (3) Rameshchandra Dipchand Shah (4) Pratapbhai Shantilal Ajmera by an Agreement to Sale on 01-10-1971. (The said Agreement to Sale is not produced before me so I relying upon the averment made in the Deed of Assignment for Right of Agreement to Sale Reg. Serial No. 4238 dated 30-03-1972)

- 04) Thereafter, M/s. Shri A.M. Corporation, a Partnership Firm through its Partner (1) Nilesh Jayantilal Patel (2) Rushikumar Bipinkumar Zaveri (3) Rameshchandra Dipchand Shah (4) Pratapbhai Shantilal Ajmera have agreed to sell the said T.P. Scheme No.3 and Final Plot No. 749/1/1/2/3 and Final Plot No.750/A-B-C paiki Sub-Plot No. F total admeasuring 1990 sq.yds. paiki Private Sub-Plot No. F/1 admeasuring about 551 sq.yds. i.e. 460.70 sq.mtrs. to Hari Om State Bank Officer's Co-Op. Housing Society (Proposed), through its Promoter (1) Vishnuprasad Poonamchand Vyas (2) Jayantilal Chhotalal Tapiyavala (3) Dipakkumar Himmatlal Shah (4) Ratnakant Dattatrey Chikhle and (5) Mohanrav Aapajirav Kabad by an Agreement to Sale on 26-01-1972.
- 05) Thereafter, M/s. Shri A.M. Corporation, a Partnership Firm through its Partner (1) Nilesh Jayantilal Patel (2) Rushikumar Bipinkumar Zaveri (3) Rameshchandra Dipchand Shah (4) Pratapbhai Shantilal Ajmera have agreed to sell the said T.P. Scheme No.3 and Final Plot No. 749/1/1/2/3 and Final Plot No.750/A-B-C paiki Sub-Plot No. F total admeasuring 1990



Maulik Satishbhai Sheth, Advocate

UGF-9, Goyal Complex,

Near Sandesh Press,

Bodakdev, Ahmedabad

Ph.no. 079-26730600-31600

Email : shethassociates.advocates@gmail.com

sq.yds. paiki Private Sub-Plot No. F/2 to F/4 total admeasuring about 1439 sq.yds. i.e. 1203.18 sq.mtrs. to Hari Om State Bank Officer's Co-Op. Housing Society (Proposed), through its Promoter (1) Vishnuprasad Poonamchand Vyas (2) Jayantilal Chhotalal Tapiyavala (3) Dipakkumar Himmatlal Shah (4) Ratnakant Dattatrey Chikhle and (5) Mohanrav Aapajirav Kabad by an Agreement to Sale on 26-01-1972. (The said Agreement to Sale is not produced before me so I relying upon the averment made in the Deed of Assignment for Right of Agreement to Sale Reg. Serial No. 4238 dated 30-03-1992)

- 06) That thereafter, Hari Om State Bank Officer's Co-Op. Housing Society Ltd., a Co-operative Housing Society duly incorporated under the Gujarat Co-operative Societies Act, 1961 (Act X of 1962) and registered with the District Registrar, Co-operative Societies (City), Ahmedabad under Serial No.GH/4622 dated 10-02-1972.
- 07) Thereafter, Deed of Assignment for Right of Agreement to Sale was duly executed by M/s. Shri A.M. Corporation, a Partnership Firm through its Partner (1) Nilesh Jayantilal Patel (2) Rushikumar Bipinkumar Zaveri (3) Rameshchandra Dipchand Shah (4) Pratapbhai Shantilal Ajmera in favour of Hari Om State Bank Officer's Co-Op. Housing Society Ltd. in respect of the said land bearing T.P. Scheme No.3 and Final Plot No. 749/1/1/2/3 and Final Plot No.750/A-B-C paiki Sub-Plot No. F total admeasuring 1990 sq.yds. paiki Private Sub-Plot No. F/1 admeasuring about 551 sq.yds. i.e. 460.70 sq.mtrs., which was duly registered with the Office of Sub-Registrar Ahmedabad, under Serial No. 4236 dated 30-03-1972.



Maulik Satishbhai Sheth, Advocate

UGF-9, Goyal Complex,

Near Sandesh Press,

Bodakdev, Ahmedabad

Ph.no. 079-26730600-31600

Email : shethassociates.advocates@gmail.com

- 08) Thereafter, Deed of Assignment for Right of Agreement to Sale was duly executed by M/s. Shri A.M. Corporation, a Partnership Firm through its Partner (1) Nilesh Jayantilal Patel (2) Rushikumar Bipinkumar Zaveri (3) Rameshchandra Dipchand Shah (4) Pratapbhai Shantilal Ajmera in favour of Hari Om State Bank Officer's Co-Op. Housing Society Ltd. in respect of the said land bearing T.P. Scheme No.3 and Final Plot No. 749/1/1/2/3 and Final Plot No.750/A-B-C paiki Sub-Plot No. F total admeasuring 1990 sq.yds. paiki Private Sub-Plot No. F/2 to F/4 total admeasuring about 1439 sq.yds. i.e. 1203.18 sq.mtrs., which was duly registered with the Office of Sub-Registrar Ahmedabad, under Serial No. 4238 dated 30-03-1972.
- 09) Thereafter the said land bearing T.P. Scheme No.3 and Final Plot No. 749/1/1/2/3 and Final Plot No.750/A-B-C paiki Sub-Plot No. F total admeasuring 1990 sq.yds. paiki Private Sub-Plot No. F/2 admeasuring about 500 sq.yds. i.e. 418.07 sq.mtrs. was sold and conveyed by Ashaben Rohitbhai Mehta to Hari Om State Bank Officer's Co-Op. Housing Society Ltd., with confirmation of M/s. Shri A.M. Corporation, a Partnership Firm through its Partner (1) Nilesh Jayantilal Patel (2) Rushikumar Bipinkumar Zaveri (3) Rameshchandra Dipchand Shah (4) Pratapbhai Shantilal Ajmera by registered sale deeds No. 4239 dated 30/03/1972, vide mutation entry no.2366 dated 11-08-1972.
- 10) Thereafter the said land bearing T.P. Scheme No.3 and Final Plot No. 749/1/1/2/3 and Final Plot No.750/A-B-C paiki Sub-Plot No. F total admeasuring 1990 sq.yds. paiki Private Sub-Plot No. F/3 admeasuring about 500 sq.yds. i.e. 418.07 sq.mtrs. was sold and conveyed by Ashaben Rohitbhai Mehta to Hari Om State



Bank Officer's Co-Op. Housing Society Ltd., with confirmation of M/s. Shri A.M. Corporation, a Partnership Firm through its Partner (1) Nilesh Jayantilal Patel (2) Rushikumar Bipinkumar Zaveri (3) Rameshchandra Dipchand Shah (4) Pratapbhai Shantilal Ajmera by registered sale deeds No. 4240 dated 30/03/1972, vide mutation entry no. 2367 dated 11-08-1972.

- 11) Thereafter the said land bearing T.P. Scheme No.3 and Final Plot No. 749/1/1/2/3 and Final Plot No.750/A-B-C paiki Sub-Plot No. F total admeasuring 1990 sq.yds. paiki Private Sub-Plot No. F/4 admeasuring about 439 sq.yds. i.e. 367.06 sq.mtrs.. was sold and conveyed by Ashaben Rohitbhai Mehta to Hari Om State Bank Officer's Co-Op. Housing Society Ltd., with confirmation of M/s. Shri A.M. Corporation, a Partnership Firm through its Partner (1) Nilesh Jayantilal Patel (2) Rushikumar Bipinkumar Zaveri (3) Rameshchandra Dipchand Shah (4) Pratapbhai Shantilal Ajmera by registered sale deeds No. 4241 dated 30/03/1972, vide mutation entry no. 2368 dated 11-08-1972.
- 12) Thereafter the said land bearing T.P. Scheme No.3 and Final Plot No. 749/1/1/2/3 and Final Plot No.750/A-B-C paiki Sub-Plot No. F total admeasuring 1990 sq.yds. paiki Private Sub-Plot No. F/1 admeasuring about 551 sq.yds. i.e. 460.70 sq.mtrs. was sold and conveyed by Arvind Chinubhai Mehta to Hari Om State Bank Officer's Co-Op. Housing Society Ltd., (a Co-operative Housing Society duly incorporated under the Gujarat Co-operative Societies Act, 1961 (Act X of 1962) and registered with the District Registrar, Co-operative Societies (City), Ahmedabad under Serial No.GH/4622 dated 10-02-1972) with confirmation of M/s. Shri A.M. Corporation, a Partnership Firm through its



Maulik Satishbhai Sheth, Advocate
UGF-9, Goyal Complex,
Near Sandesh Press,
Bodakdev, Ahmedabad
Ph.no. 079-26730600-31600
Email : shethassociates.advocates@gmail.com

Partner (1) Nilesh Jayantilal Patel (2) Rushikumar Bipinkumar Zaveri (3) Rameshchandra Dipchand Shah (4) Pratapbhai Shantilal Ajmera by registered sale deeds No. 4237 dated 30/03/1972, vide mutation entry no.2369 dated 11-08-1972.

- 13) Thereafter, Plan and Construction Permission was approved and granted by Ahmedabad Municipal Corporation, vide various Raja Chitthi, which is mentioned as follows:

Raja Chitthi No.	Date	Block No.
82	14-04-1972	A
669	31-07-1972	A
668	31-07-1972	B
667	31-07-1972	C
1568	28-02-1973	A
1570	28-02-1973	B
1569	28-02-1973	C
100	03-05-1974	C

(The said Plan and Construction Permission is not produced before me so I relying upon the averment made in the B.U. Permission dated 09-05-1974).

- 14) That thereafter the said Society has developed and constructed Residential Flats for its Shareholders and Members and the constructed Scheme was known as "Hari Om" on the said piece of land as per Plan and Construction Permission approved and granted by concerned authority at the relevant time, and enrolled the members and collected agreed amount from them for the said purpose and allotted such Residential Flats to them etc.



Maulik Satishbhai Sheth, Advocate
UGF-9, Goyal Complex,
Near Sandesh Press,
Bodakdev, Ahmedabad
Ph.no. 079-26730600-31600
Email : shethassociates.advocates@gmail.com

- 15) That thereafter, Building Use Permission for Block No. A, B & C was given by Ahmedabad Municipal Corporation dated 09-05-1974 issued by Deputy Town Planner Officer, Ahmedabad Municipal Corporation, Ahmedabad.
- 16) That thereafter, the District Inspector Land Records, Ahmedabad vide its Order bearing No. K.J.P.S.R.15/77-78 has sub-divided the said Land bearing T.P. Scheme No. 3 and Final Plot No. 749 and 750 into various parts i.e. (1) Final Plot Nos. 749/1 to 749/19 and (2) Final Plot Nos. 750/1 to 750/4 and accordingly the said land bearing Final Plot No. 750/3 paiki admeasuring 1664 sq.mts. came to be owned and possessed by Hari Om State Bank Officer's Co-Op. Housing Society Ltd. vide mutation entry no. 2947 dated 27-03-1977.(Copy of the same is illegible so I rely on the revenue record viz. village form no. 7 and 12)
- 17) That thereafter, the said Society allotted various flats to various shareholders of the Society and subsequently, the allottee members occupied and possessed their allotted flats.
- 18) As this opinion is given for reconstruction and redevelopment of Society or the Scheme, it is not necessary to go in the details of transfer of each flat of the Society so, we hereby describe the last, that is to say, present flat holders details as follows, as per the records of the Society :

Sr. No.	Flat No.	Name of Occupier/Shareholder	Share Certificate No.
1	A-1	Himanshu N. Mehta	10



Maulik Satishbhai Sheth, Advocate
UGF-9, Goyal Complex,
Near Sandesh Press,
Bodakdev, Ahmedabad
Ph.no. 079-26730600-31600
Email : shethassociates.advocates@gmail.com

2	A-2	Natvarlal B. Patel	18
3	A-3	Deepakkumar H. Shah	5
4	A-4	Ramila P. Dalal	7
5	A-5	Mahendra B. Patel	9
6	A-6	Jayantilal C. Tapiavala	2
7	B-1	Dhirubhai N. Berawala	16
8	B-2	Nirmalaben G. Berawala	8
9	B-3	(1) Dhirajlal alias Dhirubhai N. Berawala (2) Kokilaben D. Berawala	17
10	B-4	Shalini R. Chikhle	4
11	B-5	Dinesh R. Gadgil	15
12	B-6	Mohan A. Kabad	3
13	C-1	Padmaben B. Trivedi	14
14	C-2	Vidhyaben V. Vyas	1
15	C-3	Chandrakant F. Parekh	12
16	C-4	Sudhaben N. Padh	13
17	C-5	Navinchandra P. Mehta	6
18	C-6	Mahendra V. Vyas	11

- 19) That thereafter, Hari Om State Bank Officer's Co-Op. Housing Society Ltd. has repaid the loan of State Bank of India, Ahmedabad which was availed from State Bank of India, Ahmedabad in the year of 1974 against the said Land in question, therefore State Bank of India, Ahmedabad has released the said Land in question and issued No-Due Certificate dated 24-06-2008 in the name of Hari Om State Bank Officer's Co-Op. Housing Society Ltd.



- 20) That thereafter, rectification in errors and mistake in the revenue records was carried out as per the Order of City Mamlatdar, Ahmedabad vide its Order bearing No. RTS/Rectification/Error List/S.R. No. 1234/08 dated 25-09-2008 for rectification in Computerisation of revenue records i.e. Village Form No. 7 and 12 of the said land in question togetherwith other lands, vide mutation entry no. 6185 dated 27-09-2008 which was certified on 05-11-2008.
- 21) Thereafter, Memorandum of Understanding dated 08-09-2014 for demolishing Old Construction of Flat Nos. A/1 to A/6, B/1 to B/6 and C/1 to C/6 total 18 Flats and contracting new 27 Flats in the said entire land bearing Final Plot No. 750/3 paiki 1 admeasuring about 1990 sq.yds. i.e. 1664 sq.mtrs. of Town Planning Scheme No. 3 of Mouje : Chhadavad, situated within Hari Om State Bank Officer's Co-Op. Housing Society Ltd. were executed between (I) Hari Om State Bank Officer's Co-Op. Housing Society Ltd. (II) (1) Owners of Flat No. A/1 Himanshu N. Mehta (2) Owners of Flat No. A/2 Natvarlal B. Patel (3) Owners of Flat No. A/3 Deepakkumar H. Shah (4) Owners of Flat No. A/4 Ramila P. Dalal (5) Owners of Flat No. A/5 Mahendra B. Patel (6) Owners of Flat No. A/6 J. C. Tapiavala (7) Owners of Flat No. B/1 Dhirubhai N. Berawala (8) Owners of Flat No. B/2 Nirmalaben G. Berawala (9) Owners of Flat No. B/3 (a) Dhirubhai N. Berawala and (b) Kokilaben Dhirubhai Beravala (10) Owners of Flat No. B/4 Shalini R. Chikhle (11) Owners of Flat No. B/5 Dinesh R. Gadgil (12) Owners of Flat No. B/6 Mohan A. Kabad (13) Owners of Flat No. C/1 Padmaben B. Trivedi (14) Owners of Flat No. C/2 Vidhyaben V. Vyas (15) Owners of Flat No. C/3 Chandrakant F. Parekh, (16) Owners of Flat No. C/4 Sudhaben N. Padh, (17)



Maulik Satishbhai Sheth, Advocate
UGF-9, Goyal Complex,
Near Sandesh Press,
Bodakdev, Ahmedabad
Ph.no. 079-26730600-31600
Email : shethassociates.advocates@gmail.com

Owners of Flat No. C/5 Navinchandra P. Mehta, (18) Owners of Flat No. C/6 Mahendra V. Vyas, and (III) M/s. Maan Infrastructure, a Partnership Firm, through its Partners (1) Mayank Girishbhai Patel and (2) Girishbhai Gopaldas Patel, which was duly signed before (1) Jyotsna K. Patel, Notary Public, Ahmedabad under Serial No. 21/I dated 08/09/2014 (2) Sohini B. Patel, Notary Public, Ahmedabad, under Serial No. 171/O-1 dated 10-09-2014, and (3) Sandip A. Shah, Public Notary, Mumbai under Serial No. 367/2014 dated 13-09-2014.

- 22) Thereafter, Talati of Mouje : Kocharab/Chhadawad, Taluka : Sabarmati, Ahmedabad issued certified copy of Village Form No. 2 dated 23-03-2015, therefore we came to know that the concerned authority has granted Non-Agriculture permission for the said land for residential purpose vide its Order Nos. (1) LNDP/194 dated 30-09-1949 and (2) LNDP/223-A dated 15-03-1950, (The said N.A. Order is not produced before me so I relying upon the averment made in the Village Form No.2 dated 23-03-2015)
- 23) That thereafter, Plan and Construction Permission was approved and granted by Deputy Municipal Corporation (West), Ahmedabad Municipal Corporation, Ahmedabad on 29-01-2016, as under :

Raja Chitthi No.	Block No.	Unit
5303/180915/A5006/R0/M1	A	9
5304/180915/A5007/R0/M1	B	9
5306/180915/A5008/R0/M1	C	9



Maulik Satishbhai Sheth, Advocate

UGF-9, Goyal Complex,

Near Sandesh Press,

Bodakdev, Ahmedabad

Ph.no. 079-26730600-31600

Email : shethassociates.advocates@gmail.com

- 24) Thereafter, Development Agreement duly executed by and between (I) Hari Om State Bank Officer's Co-Op. Housing Society Ltd. (II) (1) Owners of Flat No. A/1 Himanshu N. Mehta (2) Owners of Flat No. A/2 Natvarlal B. Patel (3) Owners of Flat No. A/3 Deepakkumar H. Shah (4) Owners of Flat No. A/4 Ramila P. Dalal (5) Owners of Flat No. A/5 Mahendra B. Patel (6) Owners of Flat No. A/6 J. C. Tapiavala (7) Owners of Flat No. B/1 Dhirubhai N. Berawala (8) Owners of Flat No. B/2 Nirmalaben G. Berawala (9) Owners of Flat No. B/3 (a) Dhirubhai N. Berawala and (b) Kokilaben Dhirubhai Beravala (10) Owners of Flat No. B/4 Shalini R. Chikhle (11) Owners of Flat No. B/5 Dinesh R. Gadgil (12) Owners of Flat No. B/6 Mohan A. Kabad (13) Owners of Flat No. C/1 Padmaben B. Trivedi (14) Owners of Flat No. C/2 Vidhyaben V. Vyas (15) Owners of Flat No. C/3 Chandrakant F. Parekh, (16) Owners of Flat No. C/4 Sudhaben N. Padh, (17) Owners of Flat No. C/5 Navinchandra P. Mehta, (18) Owners of Flat No. C/6 Mahendra V. Vyas and (III) M/s. Maan Infrastructure, a Partnership Firm, through its Partners (1) Mayank Girishbhai Patel and (2) Girishbhai Gopaldas Patel, which was duly registered with the office of the Sub-Registrar, Ahmedabad-3 (Memnagar), under Serial No. 4053 dated 28-05-2015.
- B) That for better investigation of title of the said property, earlier Sheth Associates, advocates issued a public notice in daily Gujarati news papers (1) Sandesh on 16-10-2014 and Rectification Notice on 30-05-2015, (2) Divya Bhaskar on 14-10-2014 and rectification Notice on 28-5-2015 and invited any claims, rights or objection of any type of any person, institute etc from public at large with evidence and in reference of it they have not received



any objection from any one which carry weightage in the said matter and for the same they issued a certificate of not receipt of objection.

- C) That the searches in the concerned sub-registrar of Ahmedabad i.e. (I) Ahmedabad-1 (City) on 17-10-2014 and (II) Ahmedabad-3 (Memnagar) on 18-10-2014 was made.

That I further taken sub-registrar searches in the concerned office of the sub-registrar i.e. Ahmedabad-3 (Memnagar) on 16-03-2016.

- D) That on the basis of all above facts and furnished papers by you meaning it trustworthy I hereby opine that the title of the said land belongs to the Hari Om State Bank Officer's Co-Op. Housing Society Ltd. AND the super structure of residential flats belongs to the Members and shareholders of the Society and the same is clear, marketable and free from any encumbrances subject to...
- 01) That I hereby remarks that if any flat is mortgaged with any bank or financial institute the No Objection Certificate is required to be taken from concern Bank or financial institute for redevelopment purpose.
- 02) That for redevelopment if any permission for removing or demolishing the existing structure is required then it should be obtain prior to demolition work start in any manner
- 03) That for redevelopment or reconstruction necessary permission is required to be obtain from concern various govt. or semi govt. authority including Ahmedabad Municipal Corporation.



- 04) That No Due Certificate and No Objection Certificate for each flat is required to be obtained from the said Hari Om State Bank Officer's Co-Op. Housing Society Ltd.
- 05) Fulfillment of The Provision of : The Bombay Tenancy and Agricultural Lands Act, The Bombay Fragmentation and consolidation of holdings act, The Town Planning and Urban Development Act, The Bombay Stamp Act, The Registration Act, The Partnership Act, The Co-operative Society's Act or any other act, Rule / notification, gazette, order(s) etc. in force from time to time as well as fulfillment of the terms and conditions laid down in any order, case issued for the said land and GDCRA.
- 06) Usual declaration is required to be taken for this opinion as well as for future transfer of the said property in any manner.
- 07) Production of all relevant and necessary Original Papers, Documents, records, etc of the said property.
- 08) Fulfillment of all the terms and conditions of Non Agricultural use permission or any other permission etc as well as by laws of the society.
- 09) M/s. MAAN INFRASTRUCTURE, a Partnership Firm have Re-development rights towards the said Scheme/Land/ Superstructure

Schedule of the property for re development and ownership / occupancy of the same:-

Final Plot No. 750/3 paiki 1 admeasuring about 1990 sq.yds. i.e. 1664 sq.mtrs. of Town Planning Scheme No. 3 together with to be



Maulik Satishbhai Sheth, Advocate
UGF-9, Goyal Complex,
Near Sandesh Press,
Bodakdev, Ahmedabad
Ph.no. 079-26730600-31600
Email : shethassociates.advocates@gmail.com

constructed Flats in scheme know as "Hari Om" of Mouje Chhadawad, Taluka-Sabarmati (Old Ahmedabad City West) Dist. Ahmedabad with superstructure there on.

The said land is belongs to the Hari Om State Bank Officer's Co-Op. Housing Society Ltd. and various flats constructed in the said land is belongs to various present members of the society as follows:

Sr. No.	Flat No.	Name of Occupier/Shareholder	Share Certificate No.
1	A-1	Himanshu N. Mehta	10
2	A-2	Natvarlal B. Patel	18
3	A-3	Deepakkumar H. Shah	5
4	A-4	Ramila P. Dalal	7
5	A-5	Mahendra B. Patel	9
6	A-6	Jayantilal C. Tapiavala	2
7	B-1	Dhirubhai N. Berawala	16
8	B-2	Nirmalaben G. Berawala	8
9	B-3	(1) Dhirajlal alias Dhirubhai N. Berawala (2) Kokilaben D. Berawala	17
10	B-4	Shalini R. Chikhle	4
11	B-5	Dinesh R. Gadgil	15
12	B-6	Mohan A. Kabad	3
13	C-1	Padmaben B. Trivedi	14
14	C-2	Vidhyaben V. Vyas	1
15	C-3	Chandrakant F. Parekh	12
16	C-4	Sudhaben N. Padh	13



Maulik Satishbhai Sheth, Advocate

UGF-9, Goyal Complex,

Near Sandesh Press,

Bodakdev, Ahmedabad

Ph.no. 079-26730600-31600

Email : shethassociates.advocates@gmail.com

17	C-5	Navinchandra P. Mehta	6
18	C-6	Mahendra V. Vyas	11

AT AHMEDABAD DATED THIS 20th DAY OF MARCH 2016.



MAULIK S. SHETH, ADVOCATE

Note of caution and disclaimer:-

- (1) This Report is only given to you only and shall not be used by others without my prior written permission.
- (2) I am not able to trace out if any private party charge or any notary document executed in third party favor if any.
- (3) Fulfillment of terms and conditions of all relevant orders issued by concerned authorities or courts for the said land.
- (4) I hereby inform you and you please note that sub-registrar (registration) record for immediate last 2-3 months is not available as well as record of many years is illegible/not available/ torn out hence it cannot be inspected or traced or verified and the computerized record is not prepared / maintained by the agency appointed by state govt. hence may be erroneous resulting into error and the govt. itself does not accept any responsibility.
- (5) In case.... if any deed(s) / writing(s) etc. executed through power of attorney holder then consent deed / letter is required to be taken from the person(s) who have given power of attorney i.e. from original owner.
- (6) Please ascertain that the Govt. authorities have not put any restrictions in making construction on said Land because of any historical monument/religious place/water body, etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said Land and there are no pending litigations or injunction/status quo granted therein in respect of said Land.
- (7) I am informed that presently there is no litigation/suits are field/pending before any judicial/Quasi Judicial authorities or any court of law
- (8) That I am not furnished with the information regarding heirs in case of transfer after death of any member of the society so I am in the opinion that the relevant lawful procedure to delete the deceased person's name and entering the name of his/her heirs is required to be follow.

—————✕—————

