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Mr. ANAND G. BAPAT
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REPORT ON TITLE

Ref. No. 2520/2021

Ref.: Investigation of title to the, N.A. Land situated, lying and being at Mouje : Chhadavad, Tal.: Sabarmati, Dist.: Ahmedabad bearing Final Plot No. 773/1 of Town Planning Scheme No. 3/5 admeasuring 978 sq.mts. togetherwith existing flats to be demolished Flat No. A/1 to A/6 and B/1 to B/12 of "New Vandita", situated within New Vandita Flats Co. Op. Hou. So. Ltd. togetherwith New 30 Residential Flats to be constructed in a building known as "VIVANTA BY AMBIENCE" under the re-development scheme by M/s. Wellcraft Living Space LLP, in the Registration District, Ahmedabad and Sub-District, Ahmedabad – 3 (Memnagar).

With reference to the above, I have investigated the title to the Flats in question, more particularly described in the Schedule hereunder written and submit my report on title cum title clearance certificate thereon as under :

That from the search of records being maintained by the Mamlatdar Sabarmati Taluka at Ahmedabad and that of Circle Inspector/Talati, Mouje : Chhadavad as also from the search of the available records being maintained by the District Registrar,

Ahmedabad and Sub-Registrar, (I) Ahmedabad-1 (City), (II) Ahmedabad-2 (City) and (II) Ahmedabad-3 (Memnagar) through my Search Clerk for the last 30 years as also from the Village Form No 7 and 12, and Village Form No. 6, for mutation entries of the last 30 years duly certified by the Talati Mouje : Chhadavad, produced before me and believing same to be true, correct and trust worthy and also believing the documents/ papers/ copies etc. shown to me to be true and genuine and also based upon the information given by owners that no transfer/agreement was made in respect of the said property during the period for which the record is not available which would make the title defective, I submit my report of title-cum-title clearance certificate thereon as under :

It appears that in the year 1973 the said land of Final Plot No. 773 Paiki Sub-Plot / Hissa No. 1 of Town Planning Scheme No. 3 admeasuring 978 sq.mts. was originally belonging to (1) Ravchandbhai Jesinghbhai Shah and (2) Manubhai Ravchandbhai Shah and (3) Manekben W/o. Ravchandbhai.

Further, (1) Ravchandbhai Jesinghbhai Shah and (2) Manubhai Ravchandbhai Shah and (3) Manekben W/o. Ravchandbhai with confirmation of M/s. Raj Corporation, a Partnership Firm through its Partners (1) Arunkumar Narandas Shah (2) Rajendra Ramanlal Shah (3) Purnimaben Keshavlal Shah (4) Sukhdeviben Gunvantlal Shah (5) Pratikshaben Jitendrakumar Shah have sold and conveyed the said land bearing Final Plot No. 773 Paiki Sub-Plot / Hissa No. 1 of Town Planning Scheme No. 3 admeasuring 978 sq.mts. to New Vandita Flats Co. Op. Hou. So. Ltd. Proposed through its Promoters (1) Mahendrabhai Ratilal Shah and (2) Rashmikant Bakubhai Shah by a Deed of Conveyance, which was duly executed on 12-12-1973 and duly registered with the Office of the Sub-Registrar, Ahmedabad, under Serial No. 12476 dated 05-10-1974 (Old S.R.No. 12357 dated 12-12-1973), and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6, under Serial No. 2552 dated 09-10-1974 duly confirmed by the concerned authority.

That Non – Agricultural Permission of the said land bearing Final Plot No. 773 Paiki Sub-Plot / Hissa No. 1 of Town Planning Scheme No. 3 admeasuring 978 sq.mts.



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has been duly sanctioned by Concerned Authority vide its Order bearing No. LNDSR.4770 dated 12-12-1972.

Further, said New Vandita Flats Co. Op. Hou. So. Ltd., a Co-operative Housing Society, duly incorporated under Bombay Co. operative Societies Act, 1961 (Act X of 1962) and registered with the Deputy Registrar, Co-operative Societies, Ahmedabad, under Serial No. GH/5370 dated 17-04-1974.

Further, New Vandita Flats Co. Op. Hou. So. Ltd. Proposed through its Promoters (1) Mahendrabhai Ratilal Shah and (2) Rashmikanth Bakubhai Shah have assigned their right, titles and interest in respect of the said land bearing Final Plot No. 773 Paiki Sub-Plot / Hissa No. 1 of Town Planning Scheme No. 3 admeasuring 978 sq.mts. to New Vandita Flats Co. Op. Hou. So. Ltd. by an Assignment Deed duly executed by New Vandita Flats Co. Op. Hou. So. Ltd. Proposed through its Promoters (1) Mahendrabhai Ratilal Shah and (2) Rashmikanth Bakubhai Shah in favour of New Vandita Flats Co. Op. Hou. So. Ltd., which was duly registered with the Office of the Sub-Registrar, Ahmedabad, under Serial No. 11833 dated 18-09-1974, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6, under Serial No. 2553 dated 09-10-1974 duly confirmed by the concerned authority.

That Town Planning Scheme No. 3/5 implemented to the said land and vide Order bearing No. K.J.P.S.R.15/77-78 dated 27-02-1977 the manual records of N.A. land of Village Form No. 7/12 of old T.P.Scheme No. 3 was closed and prepared a New manual records of N.A. land of Village Form No. 7/12 of old T.P.Scheme No. 3/5, and the entry to

that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6, under Serial No. 2947 duly confirmed by the concerned authority, and accordingly old records of Village Form No. 7/12 of Final Plot No. 773 Paiki Sub-Plot / Hissa No. 1 was closed and prepared records of Village Form No. 7/12 of Final Plot No. 773/1 admeasuring 978 sq.mts.

It will not be out of place to mention here that New Vandita Flats Co. Op. Hou. So. Ltd. has obtained Loan on the said land in question from Gujarat State Co. Op. Housing Finance Society Ltd., Ahmedabad by creating Mortgage Deed, which was duly registered with the office of the Sub-Registrar, Ahmedabad, under Serial No. 7184 dated 02-11-1972 and Receipt No. 7080 dated 18-07-1978. Thereafter said loan was repaid and No Dues Certificate dated 12-09-2011 was issued by Gujarat State Co. Operative Housing Finance Corporation Ltd. (formerly known as Gujarat State Co. Op. Housing Finance Society Ltd.) and Deed of Re-Conveyance / Release of Mortgage was also duly executed by Gujarat State Co. Operative Housing Finance Corporation Ltd. in favour of New Vandita Flats Co. Op. Hou. So. Ltd., which was duly registered with the Office of the Sub Registrar, Ahmedabad-3 (Memnagar), under Serial No. 2375 dated 26-04-2012.

Further, Plans and Construction Permissions were duly approved and granted by Ahmedabad Municipal Corporation vide its Rajachitthi No. 1222 dated 13-11-1972 for 6 Flats in Block "A" and Rajachitthi No. 1063 dated 27-02-1974 for 12 Flats in Block "B".

Further, said New Vandita Flats Co. Op. Hou. So. Ltd. has developed the said land and constructed 18 Residential Flats on the said land in question in a scheme known as "New Vandita" as per Plans and Constructed Permissions approved and granted by Ahmedabad Municipal Corporation.

Further, Resolution for allotment of the Flats was passed in the meeting of the managing committee of New Vandita Flats Co. Op. Hou. So. Ltd. at relevant time, and accordingly the said Society has allotted Flats No. A/1 to A/6 and B/1 to B/12 as under :



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- i. Flat No. A/1 allotted to Dineshchandra Shantilal Shah,
- ii. Flat No. A/2 allotted to Rameshchandra Shantilal Shah,
- iii. Flat No. A/3 allotted to Rashmikant Bakubhai Shah,
- iv. Flat No. A/4 allotted to Shantaben Bakubhai Shah,
- v. Flat No. A/5 allotted to Nishith V. Shah,
- vi. Flat No. A/6 allotted to Mrs. Sonal Virendrabhai Shah,
- vii. Flat No. B/1 allotted to Pravinchandra Ratilal Khanderia,
- viii. Flat No. B/2 allotted to Taruben Arunbhai Mehta,
- ix. Flat No. B/3 allotted to Navinchandra Bhagubhai Shah,
- x. Flat No. B/4 allotted to Gunvantlal Somchand Shah,
- xi. Flat No. B/5 allotted to Kasturchand Chandulal Shah,
- xii. Flat No. B/6 allotted to Dilipkumar Shantilal Shah,
- xiii. Flat No. B/7 allotted to Savitaben Vadilal Shah,
- xiv. Flat No. B/8 allotted to Mahendrakumar Ratilal Shah,
- xv. Flat No. B/9 allotted to Geetaben Hemendrabhai Shah,
- xvi. Flat No. B/10 allotted to Savitaben Chimanlal Shah,
- xvii. Flat No. B/11 allotted to Alpanaben Arvindbhai Majmudar,
- xviii. Flat No. B/12 allotted to Dhanjibhai Pravinkumar Shah.

Flat No. A/1 of "New Vandita".

Further, Dineshchandra Shantilal Shah has joined in the said scheme and booked a Flat No. A/1, in a scheme known as "New Vandita", and after full and final payment of the said Flat in question to the said Society, the said Society has also handed over the

actual, physical and vacant possession of the said Flat in question to Dineshchandra Shantilal Shah, and said New Vandita Flats Co. Op. Hou. So. Ltd. has also issued 5 shares each of Rs.50/- vide Share Certificate bearing No. 12 dated 31-03-1975 to Dineshchandra Shantilal Shah.

Further, said Dineshchandra Shantilal Shah through his POA Holder Shri Rameshbhai Shantilal Shah has sold and conveyed the said Flat No. A/1 in question to Bakubhai Dahyabhai Shah by a Deed of Conveyance, which was duly registered with the Office of the Sub-Registrar, Ahmedabad, under Serial No. 25875 dated 03-12-1993.

Further, vide Resolution No. 1 passed in the meeting of the managing committee of the Society on 03-12-1993 the said Flat and Share Certificate are transferred in the name of Bakubhai Dahyabhai Shah.

I further find that, Bakubhai Dahyabhai Shah died on 26-09-2003 intestate and his Wife Shantaben Wd/o. Bakubhai Dahyabhai Shah was also died on 26-11-2004, and the said Flat in question came to be owned and possessed by their only legal heirs and next of kins according to the Hindu Law under which they were governed by namely (1) Naynaben D/o. Bakubhai Shah (2) Daxaben D/o. Bakubhai Shah (3) Ulkaben D/o. Bakubhai Shah (4) Sandipbhai Bakubhai Shah (5) Rashmikant Bakubhai Shah.

Further, vide Affidavit (for Pedhinamu) was duly signed by Rashmikant Bakubhai Shah before Notary Public, Ahmedabad on 19-02-2020 and accordingly (1) Naynaben D/o. Bakubhai Shah (2) Daxaben D/o. Bakubhai Shah (3) Ulkaben D/o. Bakubhai Shah (4) Sandipbhai Bakubhai Shah (5) Rashmikant Bakubhai Shah were the only Legal Heirs of Late Bakubhai Dahyabhai Shah.

Thereafter said No Objection Certificate was duly signed by Sandipbhai Bakubhai Shah before Notary Public, Ahmedabad, under Serial No. 788/2007 dated 01-06-2007 and accordingly said Sandipbhai Bakubhai Shah has declared that he has no objection if the said Flat is transferred in the name of Rashmikant Bakubhai Shah.



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Thereafter said No Objection Certificate was duly signed by Naynaben D/o. Bakubhai Shah before Notary Public, Ahmedabad, under Serial No. 789/2007 dated 01-06-2007 and accordingly said Naynaben D/o. Bakubhai Shah has declared that she has no objection if the said Flat is transferred in the name of Rashmikant Bakubhai Shah.

Thereafter said No Objection Certificate was duly signed by Daxaben D/o. Bakubhai Shah before Notary Public, Ahmedabad, under Serial No. 790/2007 dated 01-06-2007 and accordingly said Daxaben D/o. Bakubhai Shah has declared that she has no objection if the said Flat is transferred in the name of Rashmikant Bakubhai Shah.

Thereafter said No Objection Certificate was duly signed by Ulkaben D/o. Bakubhai Shah before Notary Public, Ahmedabad, under Serial No. 791/2007 dated 01-06-2007 and accordingly said Ulkaben D/o. Bakubhai Shah has declared that she has no objection if the said Flat is transferred in the name of Rashmikant Bakubhai Shah.

Further, vide Resolution passed in the meeting of the managing committee of the Society on 28-01-2007 the said Flat and Share Certificate are transferred in the name of Rashmikant Bakubhai Shah, as it is seen from back side of Share Certificate issued by New Vandita Flats Co. Op. Hou. So. Ltd.

That as per the Stamp Act, Registration Act, Transfer of Property Act the Release Deed for release of rights from immovable property need to be duly registered with the Office of the concerned Sub-Registrar by payment of the proper stamp duty and



registration fee, hence fresh Release Deed (Without Consideration) for Flat No. A/1 in question was duly executed by (1) Naynaben D/o. Bakubhai Shah (2) Daxaben D/o. Bakubhai Shah (3) Ulkaben D/o. Bakubhai Shah (4) Sandipbhai Bakubhai Shah in favour of Rashmikant Bakubhai Shah, which was duly registered with the Office of the Sub-Registrar, Ahmedabad – 3 (Memnagar), under Serial No. 2465 dated 13-03-2020, and since then Rashmikant Bakubhai Shah is holding the same as an absolute owner and possessor thereof.

Flat No. A/2 of “New Vandita”.

Further, Rameshchandra Shantilal Shah has joined in the said scheme and booked a Flat No. A/2, in a scheme known as “New Vandita”, and after full and final payment of the said Flat in question to the said Society, the said Society has also handed over the actual, physical and vacant possession of the said Flat in question to Rameshchandra Shantilal Shah, and said New Vandita Flats Co. Op. Hou. So. Ltd. has also issued 5 shares each of Rs.50/- vide Share Certificate bearing No. 17 dated 31-03-1975 to Rameshchandra Shantilal Shah.

Further, said Rameshchandra Shantilal Shah has sold and conveyed the said Flat No. A/2 in question to Sandip Bakubhai Shah by a Deed of Conveyance, which was duly registered with the Office of the Sub-Registrar, Ahmedabad, under Serial No. 25876 dated 03-12-1993.

Further, vide Resolution No. 2 passed in the meeting of the managing committee of the Society held on 31-12-1993 the said Flat and Share Certificate are transferred in the name of Sandip Bakubhai Shah, as it is seen from back side of Share Certificate issued by New Vandita Flats Co. Op. Hou. So. Ltd., and since then Sandip Bakubhai Shah was holding the same as an absolute owner and possessor thereof.

Flat No. A/3 of “New Vandita”.

Further, Rashmikant Bakubhai Shah has joined in the said scheme and booked a Flat No. A/3, in a scheme known as “New Vandita”, and after full and final payment of



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the said Flat in question to the said Society, the said Society has also handed over the actual, physical and vacant possession of the said Flat in question to Rashmikant Bakubhai Shah, and said New Vandita Flats Co. Op. Hou. So. Ltd. has also issued 5 shares each of Rs.50/- vide Share Certificate bearing No. 4 to Rashmikant Bakubhai Shah, and since then Rashmikant Bakubhai Shah is holding the same as an absolute owner and possessor thereof.

Flat No. A/4 of "New Vandita".

Further, Shantaben Bakubhai Shah has joined in the said scheme and booked a Flat No. A/4, in a scheme known as "New Vandita", and after full and final payment of the said Flat in question to the said Society, the said Society has also handed over the actual, physical and vacant possession of the said Flat in question to Shantaben Bakubhai Shah, and said New Vandita Flats Co. Op. Hou. So. Ltd. has also issued 5 shares each of Rs.50/- vide Share Certificate bearing No. 20 dated 31-12-1976 to Shantaben Bakubhai Shah.

I further find that, Shantaben Bakubhai Shah was died on 26-11-2004 intestate and her Husband Bakubhai Dahyabhai Shah already died on 26-09-2003 intestate, and the said Flat in question came to be owned and possessed by their only legal heirs and next of kins according to the Hindu Law under which they were governed by namely (1) Naynaben D/o. Bakubhai Shah (2) Daxaben D/o. Bakubhai Shah (3) Ulkaben D/o. Bakubhai Shah (4) Sandipbhai Bakubhai Shah (5) Rashmikant Bakubhai Shah.



Further, Affidavit (for Pedhinamu) was duly signed by Rashmikant Bakubhai Shah before Notary Public, Ahmedabad on 19-02-2020 and accordingly (1) Naynaben D/o. Bakubhai Shah (2) Daxaben D/o. Bakubhai Shah (3) Ulkaben D/o. Bakubhai Shah (4) Sandipbhai Bakubhai Shah (5) Rashmikant Bakubhai Shah are the only Legal Heirs of Late Bakubhai Dahyabhai Shah.

Thereafter said No Objection Certificate was duly signed by Rashmikant Bakubhai Shah before Notary Public, Ahmedabad, under Serial No. 783/2007 dated 01-06-2007 and accordingly said Rashmikant Bakubhai Shah has declared that he has no objection if the said Flat is transferred in the name of Sandip Bakubhai Shah.

Thereafter said No Objection Certificate was duly signed by Naynaben D/o. Bakubhai Shah before Notary Public, Ahmedabad, under Serial No. 784/2007 dated 01-06-2007 and accordingly said Naynaben D/o. Bakubhai Shah has declared that she has no objection if the said Flat is transferred in the name of Sandip Bakubhai Shah.

Thereafter said No Objection Certificate was duly signed by Daxaben D/o. Bakubhai Shah before Notary Public, Ahmedabad, under Serial No. 785/2007 dated 01-06-2007 and accordingly said Daxaben D/o. Bakubhai Shah has declared that she has no objection if the said Flat is transferred in the name of Sandip Bakubhai Shah.

Thereafter said No Objection Certificate was duly signed by Ulkaben D/o. Bakubhai Shah before Notary Public, Ahmedabad, under Serial No. 786/2007 dated 01-06-2007 and accordingly said Ulkaben D/o. Bakubhai Shah has declared that she has no objection if the said Flat is transferred in the name of Sandip Bakubhai Shah.

Further, vide Resolution passed in the meeting of the managing committee of the Society held on 28-10-2007 the said Flat and Share Certificate are transferred in the name of Sandip Bakubhai Shah, as it is seen from back side of Share Certificate issued by New Vandita Flats Co. Op. Hou. So. Ltd.



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That as per the Stamp Act, Registration Act, Transfer of Property Act the Release Deed for release of right from immovable property need to be duly registered with the Office of the concerned Sub-Registrar by payment of the proper stamp duty and registration fee, hence fresh Release Deed (Without Consideration) for Flat No. A/4 in question was duly executed by (1) Naynaben D/o. Bakubhai Shah (2) Daxaben D/o. Bakubhai Shah (3) Ulkaben D/o. Bakubhai Shah (4) Rashmikant Bakubhai Shah in favour of Sandipbhai Bakubhai Shah, which was duly registered with the Office of the Sub-Registrar, Ahmedabad – 3 (Memnagar), under Serial No. 2463 dated 13-03-2020, and since then Sandipbhai Bakubhai Shah is holding the same as an absolute owner and possessor thereof.

Flat No. A/5 of “New Vandita”.

Further, Nishith V. Shah has joined in the said scheme and booked a Flat No. A/5, in a scheme known as “New Vandita”, and after full and final payment of the said Flat in question to the said Society, the said Society has also handed over the actual, physical and vacant possession of the said Flat in question to Nishith V. Shah, and said New Vandita Flats Co. Op. Hou. So. Ltd. has also issued 5 shares each of Rs.50/- vide Share Certificate bearing No. 19 dated 31-12-1976 to Nishith V. Shah.

Further, vide Letter of City Mamlatdar bearing No. MSP-Solvansy-SR No. 5151-95 dated 13-10-1997 the Solvency Charge of Rs.75,000/- was noted on the property of Nishith V. Shah, and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No.6, under Serial No. 4771 dated 06-03-1996 duly certified



by the concerned revenue authority. However thereafter vide Order bearing No. AMC/Solvancy/Bojo Kami/V.1072/S.R.505/95 dated 21-10-2011 issued by City Mamlatdar the said Solvency Charge of Rs.75,000/- was removed from the revenue records of the Village Form No. 7/12, and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No.6, under Serial No. 6889 dated 19-05-2012 duly certified by the concerned revenue authority on 13-08-2012.

Further, said Nishith Virendrabhai Shah has gifted the said Flat No. A/5 in question to Mrs. Sonal Hemantbhai Modi by a Gift Deed, which was duly registered with the Office of the Sub-Registrar, Ahmedabad-4 (Paldi), under Serial No. 17107 dated 14-12-2010 (Old Serial No. 1222 dated 23-03-2004).

Further, above Original Registered Gift Deed, Reg. No. 1222 dated 23-03-2004 was lost and as a part of the investigation of the title, I gave public notice appeared in the daily newspaper Divya Bhaskar, Gujarati Edition of 02-06-2021 inviting claims, if any, in upon or to the said property in question from any person whomsoever. I have not received any objection/claim in response thereto.

Further, vide Resolution passed in the meeting of the managing committee of the Society on 05-07-2005 the said Flat and Share Certificate are transferred in the name of Mrs. Sonal Hemantbhai Modi, as it is seen from back side of Share Certificate issued by New Vandita Flats Co. Op. Hou. So. Ltd.

Further, said Mrs. Sonal Hemantbhai Modi has sold and conveyed the said Flat No. A/5 in question to Rupaben Sandipbhai Shah by a Deed of Conveyance, which was duly registered with the Office of the Sub-Registrar, Ahmedabad-4 (Paldi), under Serial No. 4366 dated 23-04-2007.

Further, vide Resolution passed in the meeting of the managing committee of the Society held on 04-01-2008 the said Flat and Share Certificate are transferred in the name of Rupaben Sandipbhai Shah, as it is seen from back side of Share Certificate



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issued by New Vandita Flats Co. Op. Hou. So. Ltd., and since then Rupaben Sandipbhai Shah is holding the same as an absolute owner and possessor thereof.

Flat No. A/6 of "New Vandita".

Further, Mrs. Sonal Virendrabhai Shah has joined in the said scheme and booked a Flat No. A/6, in a scheme known as "New Vandita", and after full and final payment of the said Flat in question to the said Society, the said Society has also handed over the actual, physical and vacant possession of the said Flat in question to Mrs. Sonal Virendrabhai Shah, and said New Vandita Flats Co. Op. Hou. So. Ltd. has also issued 5 shares each of Rs.50/- vide Share Certificate bearing No. 23 dated 31-05-1980 to Mrs. Sonal Virendrabhai Shah.

Further, said Mrs. Sonal Virendrabhai Shah has sold and conveyed the said Flat No. A/5 in question to Ushaben Rashmikant Shah by a Deed of Conveyance, which was duly registered with the Office of the Sub-Registrar, Ahmedabad-4 (Paldi), under Serial No. 4368 dated 23-04-2007.

Further, Share Certificate No. 23 was torn, hence it was laminated by owner of the flat, hence on the application (for allotment of Supplemental Share Certificate) of the Ushaben Rashmikant Shah and Declaration signed by Ushaben Rashmikant Shah before Notary Public, Ahmedabad, under Serial No. 2120/2019 dated 22-11-2019, said Society has allotted fresh Share Certificate No. 23-A direct in the name of Ushaben Rashmikant Shah on 04-01-2008.



Further, Resolution was also passed in the meeting of the managing committee of the Society held on 04-01-2008 the said Flat is transferred in the name of Ushaben Rashmikant Shah, and since then Ushaben Rashmikant Shah is holding the same as an absolute owner and possessor thereof.

Flat No. B/1 of "New Vandita".

Further, Pravinchandra Ratilal Khanderia has joined in the said scheme and booked a Flat No. B/1, in a scheme known as "New Vandita", and after full and final payment of the said Flat in question to the said Society, the said Society has also handed over the actual, physical and vacant possession of the said Flat in question to Pravinchandra Ratilal Khanderia, and said New Vandita Flats Co. Op. Hou. So. Ltd. has also issued 5 shares each of Rs.50/- vide Share Certificate bearing No. 9 dated 31-03-1975 to Pravinchandra Ratilal Khanderia.

I further find that, Pravinchandra Ratilal Khanderia died on 29-07-2007 intestate, Living behind her wife Shushilaben Pravinchandra Khanderia and son i.e. Bharatkumar Pravinchandra Khanderia, and thereafter No Objection Certificate was duly signed by Bharatkumar Pravinchandra Khanderia before Notary Public, Ahmedabad, under Serial No. 10089/2011 dated 12-09-2011 and accordingly said Bharatkumar Pravinchandra Khanderia has declared that he has no objection if the said Flat is transferred in the name of Shushilaben Pravinchandra Khanderia.

Thereafter, Shushilaben Pravinchandra Khanderia was also died on 25-05-2016, and the said Flat in question came to be owned and possessed by her only legal heir and next of kin according to the Hindu Law under which they were governed by namely Bharatkumar Pravinchandra Khanderia.

Further, a Pedhinamu was duly signed by Bharatkumar Pravinchandra Khanderia before Notary Public, Ahmedabad on 18-03-2019 and accordingly Bharatkumar



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Pravinchandra Khanderia is the only Legal Heir of Late Pravinchandra Ratilal Khanderia.

Further, vide Resolution passed in the meeting of the managing committee of the Society on 25-03-2019 the said Flat and Share Certificate are transferred in the name of Bharatkumar Pravinchandra Khanderia, as it is seen from back side of Share Certificate issued by .New Vandita Flats Co. Op. Hou. So. Ltd., and since then Bharatkumar Pravinchandra Khanderia is holding the same as an absolute owner and possessor thereof.

Flat No. B/2 of "New Vandita".

Further, Taruben Arunbhai Mehta has joined in the said scheme and booked a Flat No. B/2, in a scheme known as "New Vandita", and after full and final payment of the said Flat in question to the said Society, the said Society has also handed over the actual, physical and vacant possession of the said Flat in question to Taruben Arunbhai Mehta, and said Taruben Arunbhai Mehta become the owner of the said Flat No. B/2 in question and also become the member of the said Society.

Thereafter before allotment of share certificate to Taruben Arunbhai Mehta, said Taruben Arunbhai Mehta has sold and conveyed the said Flat No. B/2 in question to Bachubhai Nathalal Patel and an Agreement for the said sale was duly executed by and between Bachubhai Nathalal Patel and Taruben Arunbhai Mehta on 20-09-1977.



That the above referred transaction had taken place before the operation of The Bombay Stamp (Gujarat Amendment) Act, 1982 with effect from 13-05-1982, hence no stamp duty was liviable for the transfer of said Flat in the manner as aforesaid.

That after full and final payment of the said Flat to Society, said New Vandita Flats Co. Op. Hou. So. Ltd. has issued a Share Certificate bearing No. 21 to Bachubhai Nathalal Patel on 31-10-1978 directly in the name of Bachubhai Nathalal Patel.

Thereafter vide Letter date 02-01-1979 issued by The Gujarat State Co. Operative Housing Finance Society Ltd. addressed to New Vandita Flats Co. Op. Hou. So. Ltd. it is stated that the said The Gujarat State Co. Operative Housing Finance Society Ltd. has issued permission to transfer the said Flat in question from the name of Taruben Arunbhai Mehta in the name of Bachubhai Nathalal Patel.

I further find that, Bachubhai Nathalal Patel died on 04-01-1997 intestate, and the said Flat in question came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by namely (1) Vijayaben Bachubhai Patel and (2) Shakuntalaben D/o. Bachubhai, W/o. Jayeshkumar Patel.

Thereafter, vide Resolution No. 3 passed in the meeting of the managing committee of the Society on 10-03-1997 the said Flat is transferred only in the name of Vijayaben Bachubhai Patel, as it is seen from Certificate 11-03-1997 issued by New Vandita Flats Co. Op. Hou. So. Ltd.

However from the verification of Share Certificate No. 21, I have found that name of Vijayaben Bachubhai Patel was not recorded in the bake side of Share Certificate.

Thereafter, Vijayaben Bachubhai Patel died on 18-06-2006, and during her lifetime, Vijayaben Bachubhai Patel made a Notarised Will and put her Left Hand Thumb on Will before Mrs. R.P. Chauhan, Notary Public on 08-06-2001 (Sr.No.17044/2001) and



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according to the said Will the said Flat in question came in to share of Shakuntalaben D/o. Bachubhai, W/o. Jayeshkumar Patel.

Further, vide Resolution passed in the meeting of the managing committee of the Society the said Flat and Share Certificate are transferred in the name of Shakuntalaben Jayeshkumar Patel, as it is seen from back side of Share Certificate issued by New Vandita Flats Co. Op. Hou. So. Ltd.

Further, vide Affidavit (for Pedhinamu) was duly signed by Shakuntalaben D/o. Bachubhai, W/o. Jayeshkumar Patel before Notary Public, Ahmedabad, under Serial No. 37/2020 dated 24-02-2020 and accordingly Shakuntalaben D/o. Bachubhai, W/o. Jayeshkumar Patel is the only Legal Heir of Late Bachubhai Nathalal Patel and Late Vijayaben Bachubhai Patel, and since then Shakuntalaben D/o. Bachubhai, W/o. Jayeshkumar Patel is holding the same as an absolute owner and possessor thereof.

Flat No. B/3 of "New Vandita".

Further, Navinchandra Bhagubhai Shah has joined in the said scheme and booked a Flat No. B/3, in a scheme known as "New Vandita", and after full and final payment of the said Flat in question to the said Society, the said Society has also handed over the actual, physical and vacant possession of the said Flat in question to Navinchandra Bhagubhai Shah, and said New Vandita Flats Co. Op. Hou. So. Ltd. has also issued 5 shares each of Rs.50/- vide Share Certificate bearing No. 3 dated 31-03-1975 to Navinchandra Bhagubhai Shah.



I further find that, Navinchandra Bhagubhai Shah died on 02-07-1994 intestate, leaving behind his legal heirs (1) Shardaben Navinchandra Shah (2) Jatinbhai Navinchandra Shah (3) Shreyasbhai Navinchandra Shah (4) Shrideviben Navinchandra (5) Naynaben Navinchandra (6) Pratishbhai Navinchandra Shah, however vide Resolution No. 1 passed in the meeting of the managing committee of the Society on 15-08-1994 the said Flat and Share Certificate are transferred in the name of Shardaben Navinchandra Shah, and Certificate 15-02-1995 for the same was issued by New Vandita Flats Co. Op. Hou. So. Ltd.

I further find that, Shardaben Navinchandra Shah died on 25-08-2010 intestate, Shreyasbhai Navinchandra Shah also died on 04-11-2007 intestate and Pratishbhai Navinchandra Shah also died on 29-10-2018 intestate, and the said Flat in question came to be owned and possessed by heir only legal heirs and next of kins according to the Hindu Law under which they were governed by namely (1) Jatinbhai Navinchandra Shah (2) Legal Heirs of Late Shreyasbhai Navinchandra Shah i.e. (i) Kalpanaben Shreyasbhai (ii) Ankit Shreyasbhai (iii) Chinkal Shreyasbhai (3) Shrideviben Navinchandra (4) Naynaben Navinchandra (5) Legal Heirs of Late Pratishbhai Navinchandra Shah i.e. (i) Shefaliben Pratishbhai (ii) Nisarg Pratishbhai (iii) Bhumit Pratishbhai.

Further, said (1) Jatinbhai Navinchandra Shah (2) Chinkal D/o. Shreyasbhai, W/o. Dherya Shah (3) Shrideviben D/o. Navinchandra, W/o. Umeshbhai Shah (4) Naynaben D/o. Navinchandra, W/o. Jatinkumar Shah (5) Shefaliben Wd/o. Pratishbhai (6) Nisarg Pratishbhai (7) Bhumit Pratishbhai have released their undivided right title and interest in respect of the said Flat No. B/3 in question in favour of (1) Kalpanaben Shreyasbhai Shah (2) Ankit Shreyasbhai Shah, which was duly registered with the Office of the Sub-Registrar, Ahmedabad – 3 (Memnagar), under Serial No. 7247 dated 23-08-2019, and since then (1) Kalpanaben Shreyasbhai Shah (2) Ankit Shreyasbhai Shah are holding the same as an absolute co-owners and possessors thereof.



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Thereafter vide Resolution passed in the meeting of the managing committee of the Society on 26-08-2019 the said Flat and Share Certificate are transferred in the name of (1) Kalpanaben Shreyasbhai Shah (2) Ankit Shreyasbhai Shah, as it is seen from back side of Share Certificate issued by New Vandita Flats Co. Op. Hou. So. Ltd., and since then (1) Kalpanaben Shreyasbhai Shah (2) Ankit Shreyasbhai Shah are holding the same as an absolute owner and possessor thereof.

Flat No. B/4 of "New Vandita".

Further, Gunvantlal Somchand Shah has joined in the said scheme and booked a Flat No. B/4, in a scheme known as "New Vandita", and after full and final payment of the said Flat in question to the said Society, the said Society has also handed over the actual, physical and vacant possession of the said Flat in question to Gunvantlal Somchand Shah, and said New Vandita Flats Co. Op. Hou. So. Ltd. has also issued 5 shares each of Rs.50/- vide Share Certificate bearing No. 8 dated 31-03-1975 to Gunvantlal Somchand Shah.

Further, said Gunvantlal Somchand Shah has sold and conveyed the said Flat No. B/4 in question to Nepali Brijalkumar Shah by a Deed of Conveyance, which was duly registered with the Office of the Sub-Registrar, Ahmedabad-4 (Paldi), under Serial No. 5994 dated 04-10-2005, and since then Nepali Brijalkumar Shah is holding the same as an absolute co-owners and possessors thereof.



Thereafter vide Resolution passed in the meeting of the managing committee of the Society on 02-10-2006 the said Flat and Share Certificate are transferred in the name of Nepali Brijalkumar Shah, as it is seen from back side of Share Certificate issued by New Vandita Flats Co. Op. Hou. So. Ltd., and since then Nepali Brijalkumar Shah is holding the same as an absolute owner and possessor thereof.

Flat No. B/5 of "New Vandita".

Further, Kasturchand Chandulal Shah has joined in the said scheme and booked a Flat No. B/5, in a scheme known as "New Vandita", and after full and final payment of the said Flat in question to the said Society, the said Society has also handed over the actual, physical and vacant possession of the said Flat in question to Kasturchand Chandulal Shah, and said Kasturchand Chandulal Shah become the owner of the said Flat No. B/5 in question and also become the member of the said Society.

Thereafter said before allotment of share certificate to Kasturchand Chandulal Shah, said Kasturchand Chandulal Shah has sold and conveyed the said Flat No. B/5 in question to Dhanendra Natwarlal Katariya, and Kasturchand Chandulal Shah has applied to society to transfer the said Flat in question in favour of Dhanendra Natwarlal Katariya on 20-03-1979.

That the above referred transaction had taken place before the operation of The Bombay Stamp (Gujarat Amendment) Act, 1982 with effect from 13-05-1982, hence no stamp duty was liviable for the transfer of said Flat in the manner as aforesaid.

Thereafter vide Letter date 18-11-1980 issued by The Gujarat State Co. Operative Housing Finance Society Ltd. addressed to New Vandita Flats Co. Op. Hou. So. Ltd. it is stated that the said The Gujarat State Co. Operative Housing Finance Society Ltd. has issued permission to transfer the said Flat in question from the name of Kasturchand Chandulal Shah in the name of Dhanendra Natwarlal Katariya.



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That in meantime said New Vandita Flats Co. Op. Hou. So. Ltd. has issued a Share Certificate bearing No. 22 to Dhanendra Natwarlal Katariya on 31-03-1979 directly in the name of Dhanendra Natwarlal Katariya, and since then Dhanendra Natwarlal Katariya is holding the same as an absolute owner and possessor thereof.

Flat No. B/6 of "New Vandita".

Further, Dilipkumar Shantilal Shah has joined in the said scheme and booked a Flat No. B/6, in a scheme known as "New Vandita", and after full and final payment of the said Flat in question to the said Society, the said Society has also handed over the actual, physical and vacant possession of the said Flat in question to Dilipkumar Shantilal Shah, and said New Vandita Flats Co. Op. Hou. So. Ltd. has also issued 5 shares each of Rs.50/- vide Share Certificate bearing No. 6 dated 31-03-1975 to Dilipkumar Shantilal Shah.

Thereafter said Dilipkumar Shantilal Shah has sold and conveyed the said Flat No. B/6 in question to (1) Chandrakant Balubhai Langalia (2) Bhupendra Balubhai Langalia (3) Harshad Balubhai Langalia, and Dilipkumar Shantilal Shah has applied to society to transfer the said Flat in question in favour of (1) Chandrakant Balubhai Langalia (2) Bhupendra Balubhai Langalia (3) Harshad Balubhai Langalia on 20-03-1979.

That the above referred transaction had taken place before the operation of The Bombay Stamp (Gujarat Amendment) Act, 1982 with effect from 13-05-1982, hence no stamp duty was liviable for the transfer of said Flat in the manner as aforesaid.



Thereafter vide Resolution passed in the meeting of the managing committee of the Society on 10-10-1981 the said Flat and Share Certificate are transferred in the name of (1) Chandrakant Balubhai Langalia (2) Bhupendra Balubhai Langalia (3) Harshad Balubhai Langalia.

I further find that, Harshad Balubhai Langalia died on 29-01-2020 intestate, and during lifetime of Harshad Balubhai Langalia, he made a Will on 30-01-2014 and according to the said Will his undivided proportionate share in the said land came in to share of his Sister Kelini Balubhai Langalia.

Thereafter said Kelini Balubhai Langalia has gifted her 1/3rd undivided proportionate share in the Flat No. B/6 in question in favour of Miti Harshadbhai Langalia by a Gift Deed, which was duly registered with the Office of the Sub-Registrar, Ahmedabad – 3 (Memnagar), under Serial No. 388 dated 18-01-2021.

Further, said (1) Harshaben Wd/o. Harshad Langalia and (2) Rashmikanth Jayantilal Patel, acting for Self and as a Natural Guardian of Vanya Rashmikanth Patel (Legal Heirs of Ami D/o. Harshad Langalia) has confirmed the above Will and Registered Gift Deed vide Confirmation Deed duly executed by (1) Harshad Balubhai Langalia and (2) Rashmikanth Jayantilal Patel in favour of Miti Harshadbhai Langalia, which was duly registered with the Office of the Sub-Registrar, Ahmedabad – 3 (Memnagar), under Serial No. 389 dated 18-01-2021.

Thereafter said Chandrakant Balubhai Langalia has executed a Special Power of Attorney in respect of his 1/3rd undivided proportionate share in the Flat No. B/6 in question in favour of his Son Anand Chandrakant Langalia, which was duly registered with the Office of the Sub-Registrar, Ahmedabad – 3 (Memnagar), under Serial No. 2327 dated 08-03-2021.



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Thereafter said Bhupendra Balubhai Langalia has released his 1/3rd undivided proportionate share in the Flat No. B/6 in question in favour of (1) Chandrakant Balubhai Langalia and (2) Miti Harshadbhai Langalia by a Release Deed with Consideration, which was duly registered with the Office of the Sub-Registrar, Ahmedabad – 3 (Memnagar), under Serial No. 3181 dated 31-03-2021, and since then (1) Chandrakant Balubhai Langalia and (2) Miti Harshadbhai Langalia are holding the same as an absolute co-owners and possessors thereof.

Thereafter Resolution required to be passed in the meeting of the managing committee of the Society for the transfer of the said Share Certificate bearing No. 6 dated 31-03-1975 and Flat No. B/6 in question in the name of (1) Chandrakant Balubhai Langalia and (2) Miti Harshadbhai Langalia, and since then (1) Chandrakant Balubhai Langalia and (2) Miti Harshadbhai Langalia are holding the same as an absolute owner and possessor thereof.

Thereafter said Miti Harshadbhai Langalia has executed a Special Power of Attorney in respect of her 1/3rd undivided proportionate share in the Flat No. B/6 in question in favour of her mother Harshaben Harshadbhai Langalia, which was duly registered with the Office of the Sub-Registrar Zone 1, Kanpur Nagar, under Serial No. 275 dated 19-07-2021, and Harshaben Harshadbhai Langalia has accepted the said Power of Attorney and Declaration for the said Power of Attorney was duly executed by Harshaben Harshadbhai Langalia, which was duly registered with the Office of the Sub-Registrar, Ahmedabad – 3 (Memnagar), under Serial No. 6814 dated 02-08-2021.



Flat No. B/7 of "New Vandita".

Further, Savitaben Vadilal Shah has joined in the said scheme and booked a Flat No. B/7, in a scheme known as "New Vandita", and after full and final payment of the said Flat in question to the said Society, the said Society has also handed over the actual, physical and vacant possession of the said Flat in question to Savitaben Vadilal Shah, and said New Vandita Flats Co. Op. Hou. So. Ltd. has also issued 5 shares each of Rs.50/- vide Share Certificate bearing No. 16 dated 31-03-1975 to Savitaben Vadilal Shah.

I further find that, Savitaben D/o. Vadilal Shah, W/o. Manubhai Shah died on 08-12-2016 intestate and her Husband Manubhai Shah already died on 27-09-1977, and the said Flat in question came to be owned and possessed by their only legal heirs and next of kins according to the Hindu Law under which they were governed by namely (1) Hiren Manubhai Shah (2) Anjanaben Rameshbhai Kapadia (3) Purnima Yogeshbhai Shah.

Thereafter said Letter dated 18-12-2016 for No Objection was duly signed by (1) Hiren Manubhai Shah (2) Anjanaben Rameshbhai Kapadia (3) Purnima Yogeshbhai Shah and accordingly they have declared that they have no objection if the said Flat is transferred in the name of (1) Hiren Manubhai Shah and (2) Mallika Hiren Shah.

Thereafter vide Resolution passed in the meeting of the managing committee of the Society on 09-03-2017 the said Flat and Share Certificate are transferred in the name of (1) Hiren Manubhai Shah and (2) Mallika Hiren Shah, as it is seen from back side of Share Certificate issued by New Vandita Flats Co. Op. Hou. So. Ltd.

Further, vide Affidavit (for Pedhinamu) was duly signed by Hiren Manubhai Shah before Notary Public, Ahmedabad, under Serial No. 203/2017 dated 14-03-2017 and accordingly (1) Hiren Manubhai Shah (2) Anjanaben Rameshbhai Kapadia (3) Purnima Yogeshbhai Shah are the Legal Heirs of Late Savitaben D/o. Vadilal Shah, W/o. Manubhai Shah and Late Manubhai Shah.



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That as per the Hindu Succession Act, 1956, (1) Hiren Manubhai Shah (2) Anjanaben Rameshbhai Kapadia (3) Purnima Yogeshbhai Shah are only Legal Heirs of Late Savitaben D/o. Vadilal Shah, W/o. Manubhai Shah and Late Manubhai Shah, and name of Mallika Hiren Shah was recorded in the society records due to lack of knowledge of the Chairman / Secretary of Society and/or Owners of the Flats, hence the said mistake was need to be rectified, hence Consent Agreement was duly signed by Mallika Hiren Shah before Notary Public, Ahmedabad, under Serial No. 63/2020 dated 03-02-2020 and given her consent to remove her name from the society's record and recorded the names of (1) Anjanaben Rameshbhai Kapadia (2) Purnima Yogeshbhai Shah with Hiren Manubhai Shah in Society.

Thereafter vide Resolution passed in the meeting of the managing committee of the Society on 13-02-2020 the said Flat and Share Certificate are transferred in the name of (1) Hiren Manubhai Shah (2) Anjanaben Rameshbhai Kapadia (3) Purnima Yogeshbhai Shah, as it is seen from back side of Share Certificate issued by New Vandita Flats Co. Op. Hou. So. Ltd.

Thereafter (1) Anjanaben Rameshbhai Kapadia (2) Purnima Yogeshbhai Shah have released their undivided right, title and interest in respect of the said Flat No. A/7 in question in favour of Hiren Manubhai Shah by a Release Deed (Without Consideration), which was duly registered with the Office of the Sub-Registrar, Ahmedabad - 3 (Memnagar), under Serial No. 2360 dated 09-03-2020, and since then Hiren Manubhai Shah is holding the same as an absolute owner and possessor thereof.



Flat No. B/8 of "New Vandita".

Further, Mahendrakumar Ratilal Shah has joined in the said scheme and booked a Flat No. B/8, in a scheme known as "New Vandita", and after full and final payment of the said Flat in question to the said Society, the said Society has also handed over the actual, physical and vacant possession of the said Flat in question to Mahendrakumar Ratilal Shah, and said New Vandita Flats Co. Op. Hou. So. Ltd. has also issued 5 shares each of Rs.50/- vide Share Certificate bearing No. 1 dated 31-03-1975 to Mahendrakumar Ratilal Shah.

I further find that, Mahendrakumar Ratilal Shah died on 12-02-2016 intestate and his Wife Kusumben Mahendrakumar Shah already died on 04-10-2001, and (1) Snehal Mahendrakumar Shah (2) Manisha Mahendrakumar Sanghavi (3) Pinki Ketanbhai Shah are their only legal heirs.

That during lifetime of Mahendrakumar Ratilal Shah, he made a Notarised Will on 17-01-2013 and according to the said Will the said Flat in question came in to share of (1) Pinki Ketanbhai Shah and (2) Ketanbhai Bhogilal Shah.

Thereafter No Objection Certificate dated 20-02-2016 was duly signed by (1) Snehal Mahendrakumar Shah (2) Manisha Mahendrakumar Sanghavi (3) Pinki Ketanbhai Shah and accordingly said they have declared that they have no objection if the said Flat is transferred in the name of (1) Pinki Ketanbhai Shah and (2) Ketanbhai Bhogilal Shah.

Thereafter vide Resolution passed in the meeting of the managing committee of the Society on 25-02-2016 the said Flat and Share Certificate are transferred in the name of (1) Pinki Ketanbhai Shah and (2) Ketanbhai Bhogilal Shah, as it is seen from back side of Share Certificate issued by New Vandita Flats Co. Op. Hou. So. Ltd.



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Thereafter said Pinki Ketanbhai Shah has executed a Special Power of Attorney in favour of Snehal Mahendrakumar Shah, which was duly registered with the Office of the Sub-Registrar, Ahmedabad – 3 (Memnagar), under Serial No. 6771 dated 31-07-2021.

Thereafter said Ketanbhai Bhogilal Shah has executed a Special Power of Attorney in favour of Snehal Mahendrakumar Shah, which was duly registered with the Office of the Sub-Registrar, Ahmedabad – 3 (Memnagar), under Serial No. 6773 dated 24-08-2021.

Thereafter said (1) Pinki Ketanbhai Shah and (2) Ketanbhai Bhogilal Shah, both through their POA Holder Snehal Mahendrakumar Shah has sold and conveyed the said Flat No. B/8 in question to (a) Shipra Aashish Shah (b) Riya Divyesh Shah (c) Doshi Parul Pradipbhai (d) Bhargavi Dhimant Shah by a Deed of Conveyance, which was duly registered with the Office of the Sub-Registrar, Ahmedabad – 3 (Memnagar), under Serial No. 9525 dated 20-10-2021.

That Resolution for transfer of the said Flat and Share Certificate in the name of (a) Shipra Aashish Shah (b) Riya Divyesh Shah (c) Doshi Parul Pradipbhai (d) Bhargavi Dhimant Shah are required to be duly passed by Chairman / Secretary of Society.

Thereafter said (1) Riya Divyesh Shah and (2) Bhargavi Dhimant Shah have executed a Special Power of Attorney in favour of their Father (1) Divyesh Rasiklal Shah and (2) Dhimant Rasiklal Shah respectively, which was duly registered with the Office of the Sub-Registrar, Ahmedabad – 3 (Memnagar), under Serial No. 9762 dated 25-10-2021.



Thus, (a) Shipra Aashish Shah (b) Riya Divyesh Shah (c) Doshi Parul Pradipbhai (d) Bhargavi Dhimant Shah are the absolute owners and possessors of Flat No. B/8, which please note.

Flat No. B/9 of "New Vandita".

Further, Geetaben Hemendrabhai Shah has joined in the said scheme and booked a Flat No. B/9, in a scheme known as "New Vandita", and after full and final payment of the said Flat in question to the said Society, the said Society has also handed over the actual, physical and vacant possession of the said Flat in question to Geetaben Hemendrabhai Shah, and said New Vandita Flats Co. Op. Hou. So. Ltd. has also issued 5 shares each of Rs.50/- vide Share Certificate bearing No. 13 to Geetaben Hemendrabhai Shah.

Thereafter said Geetaben Hemendrabhai Shah has agreed to sell the said Flat No. A/9 in question to Bhanumatiben Harjivandas Rajkotia by an Agreement to Sale, which was duly registered with the Office of the Sub-Registrar, Ahmedabad, under Serial No. 20996 dated 08-12-1987.

Thereafter said Geetaben Hemendrabhai Shah has sold and conveyed the said Flat No. A/9 in question to Bhanumatiben Harjivandas Rajkotia by a Deed of Conveyance, which was duly registered with the Office of the Sub-Registrar, Ahmedabad, under Serial No. 21275 dated 11-12-1987.

Thereafter vide Resolution passed in the meeting of the managing committee of the Society on 28-12-1987 the said Flat and Share Certificate are transferred in the name of Bhanumatiben Harjivandas Rajkotia, as it is seen from back side of Share Certificate issued by New Vandita Flats Co. Op. Hou. So. Ltd.



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Thereafter said Bhanumatiben Harjivandas Rajkotia has sold and conveyed the said Flat No. A/9 in question to Lataben Pratapbhai Dhanak by a Deed of Conveyance, which was duly registered with the Office of the Sub-Registrar, Ahmedabad-4 (Paldi), under Serial No. 925 dated 22-02-2005.

Thereafter vide Resolution passed in the meeting of the managing committee of the Society on 05-07-2005 the said Flat and Share Certificate are transferred in the name of Lataben Pratapbhai Dhanak, as it is seen from back side of Share Certificate issued by New Vandita Flats Co. Op. Hou. So. Ltd.

Further, Original Share Certificate issued by Society in the name of Geetaben Hemendrabhai Shah was lost and society has allotted a Duplicate Share Certificate bearing No. 13 to Lataben Pratapbhai Dhanak, and as a part of the investigation of the title, I gave public notice appeared in the daily newspaper Divya Bhaskar, Gujarati Edition of 02-06-2021 inviting claims, if any, in upon or to the said property in question from any person whomsoever. I have not received any objection/claim in response thereto, and since then Lataben Pratapbhai Dhanak is holding the same as an absolute owner and possessor thereof.

Flat No. B/10 of "New Vandita".

Further, Savitaben Chimanlal Shah has joined in the said scheme and booked a Flat No. B/10, in a scheme known as "New Vandita", and after full and final payment of the said Flat in question to the said Society, the said Society has also handed over the



actual, physical and vacant possession of the said Flat in question to Savitaben Chimanlal Shah, and said New Vandita Flats Co. Op. Hou. So. Ltd. has also issued 5 shares each of Rs.50/- vide Share Certificate bearing No. 10 dated 31-03-1975 to Savitaben Chimanlal Shah.

Thereafter said Savitaben Chimanlal Shah has sold and conveyed the said Flat No. B/10 in question to Jyotikaben Nareshbhai and said Savitaben Chimanlal Shah has applied to society to transfer the said Flat in the name of Savitaben Chimanlal Shah on 06-10-1978.

That the above referred transaction had taken place before the operation of The Bombay Stamp (Gujarat Amendment) Act, 1982 with effect from 13-05-1982, hence no stamp duty was liviable for the transfer of said Flat in the manner as aforesaid.

Thereafter vide Letter date 02-01-1979 issued by The Gujarat State Co. Operative Housing Finance Society Ltd. addressed to New Vandita Flats Co. Op. Hou. So. Ltd. it is stated that the said The Gujarat State Co. Operative Housing Finance Society Ltd. has issued permission to transfer the said Flat in question from the name of Savitaben Chimanlal Shah in the name of Jyotikaben Nareshbhai.

Thereafter vide Resolution passed in the meeting of the managing committee of the Society on 20-10-1978 the said Flat and Share Certificate are transferred in the name of Jyotikaben Nareshbhai, as it is seen from back side of Share Certificate issued by New Vandita Flats Co. Op. Hou. So. Ltd., and since then Jyotikaben Nareshbhai is holding the same as an absolute owner and possessor thereof.

Flat No. B/11 of "New Vandita".

Further, Alpanaben Arvindbhai Majmudar has joined in the said scheme and booked a Flat No. B/11, in a scheme known as "New Vandita", and after full and final payment of the said Flat in question to the said Society, the said Society has also handed



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over the actual, physical and vacant possession of the said Flat in question to Alpanaben Arvindbhai Majmudar, and said New Vandita Flats Co. Op. Hou. So. Ltd. has also issued 5 shares each of Rs.50/- vide Share Certificate bearing No. 11 dated 31-03-1975 to Alpanaben Arvindbhai Majmudar.

Further, Alpanaben Arvindbhai Majmudar has executed a Special Power of Attorney in respect of the said Flat in question in favour of Mr. Sandeep Bakubhai Shah, which was duly signed by Alpanaben Arvindbhai Majmudar before Mr. Umesh Patel, Notary Public – California, Orange County on 06-02-2021, and Mr. Sandeep Bakubhai Shah has accepted the said Power of Attorney and Declaration for the said Power of Attorney was duly executed by Mr. Sandeep Bakubhai Shah, which was duly registered with the Office of the Sub-Registrar, Ahmedabad – 3 (Memnagar), under Serial No. 2326 dated 06-03-2021, and since then Alpanaben Arvindbhai Majmudar is holding the same as an absolute owner and possessor thereof.

Flat No. B/12 of "New Vandita".

Further, Dhanjibhai Pravinkumar Shah has joined in the said scheme and booked a Flat No. B/12, in a scheme known as "New Vandita", and after full and final payment of the said Flat in question to the said Society, the said Society has also handed over the actual, physical and vacant possession of the said Flat in question to Dhanjibhai Pravinkumar Shah, and said New Vandita Flats Co. Op. Hou. So. Ltd. has also issued 5 shares each of Rs.50/- vide Share Certificate bearing No. 2 dated 31-03-1975 to Dhanjibhai Pravinkumar Shah.



I further find that, Dhanjibhai Pravinkumar Shah died on 25-07-1993 intestate, and the said Flat in question came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by namely (1) Subhadraaben Pravinchandra Shah (2) Dhaneshbhai Pravinchandra Shah (3) Alpesh Pravinchandra Shah.

Thereafter said Subhadraaben Pravinchandra Shah with confirmation of (1) Dhaneshbhai Pravinchandra Shah (2) Alpesh Pravinchandra Shah have sold and conveyed the said Flat No. B/12 in question to (1) Rasiklal Himmatlal Shah and (2) Prabhaben Rasiklal Shah by a Deed of Conveyance, which was duly registered with the Office of the Sub-Registrar, Ahmedabad - 4 (Paldi), under Serial No. 3000 dated 12-08-1996.

I further find that, Rasiklal Himmatlal Shah died on 11-07-1997 intestate, and (1) Prabhaben W/o. Rasiklal (2) Nitinbhai Rasiklal (3) Harshaben Rasiklal (4) Late Bhaviniben Rasiklal were their legal heirs, and during his lifetime he made an unregistered Will on 15-04-1997 and according to the said Will, his undivided proportionate share in Flat in question came into share of his Son Nitinbhai Rasiklal Shah.

Thereafter said Harshaben D/o. Rasiklal, W/o. Harshaben Kamleshbhai Bavisi has made an Affidavit and signed before Notary Public, Ahmedabad on 13-10-2012 and stated that she has no objection in respect of the Will executed by her father Rasiklal Himmatlal Shah and also no objection if the said Flat is transferred in the name of Nitinbhai Rasiklal Shah.

Thereafter said Nayankumar Jayantilal Sanghavi (Witness of Will) has made an Affidavit and signed before Notary Public, Ahmedabad on 13-10-2012 and stated that Rasiklal Himmatlal Shah has executed an Unregistered Will before him and he has



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signed as Witness in the said Will and accordingly his Will his undivided proportionate share in Flat in question came into share of his Son Nitinbhai Rasiklal Shah.

Thereafter said Dhirubhai Bhaichand Shah (Witness of Will) has made an Affidavit and signed before Notary Public, Ahmedabad on 13-10-2012 and stated that Dhirubhai Bhaichand Shah has executed an Unregistered Will before him and he has signed as Witness in the said Will and according to his Will his undivided proportionate share in Flat in question came into share of his Son Nitinbhai Rasiklal Shah.

Thereafter vide Resolution passed in the meeting of the managing committee of the Society on 20-06-2013 the said Flat is transferred in the name of Prabhaben Rasiklal Shah and Nitinbhai Rasiklal Shah, as it is seen from Certificate dated 20-06-2013 issued by Chairman and Secretary of New Vandita Flats Co. Op. Hou. So. Ltd.

I further find that, Nitinbhai Rasiklal Shah died on 23-05-2015 intestate, and (1) Ushaben W/o. Nitinbhai Shah (2) Jinesh S/o. Nitinbhai Shah (3) Ripal D/o. Nitinbhai, W/o. Tanmay Shah were their legal heirs, and during his lifetime he made an unregistered Will on 24-01-2014 and according to the said Will his undivided proportionate share in Flat in question came into share of his Wife Ushaben Nitikumar Shah.

Further, Affidavit (for Pedhinamu) was duly signed by Jinesh S/o. Nitinbhai Shah before Notary Public, Ahmedabad, under Serial No. 4712 dated 04-11-2017 and



accordingly (1) Ushaben W/o. Nitinbhai Shah (2) Jinesh S/o. Nitinbhai Shah (3) Ripal D/o. Nitinbhai, W/o. Tanmay Shah are the Legal Heirs of Late Nitinbhai Rasiklal Shah.

Thereafter vide Declaration i.e. Affidavit signed by Ripal D/o. Nitinbhai, W/o. Tanmay Shah before Notary Public, Ahmedabad, under Serial No. 4714 dated 04-11-2017, said Ripal D/o. Nitinbhai, W/o. Tanmay Shah has declared that she has no objection if the said Flat is transferred in the name of her mother Ushaben W/o. Nitinbhai Shah.

Thereafter vide Declaration i.e. Affidavit signed by Jinesh S/o. Nitinbhai Shah before Notary Public, Ahmedabad, under Serial No. 4713 dated 04-11-2017, said Jinesh S/o. Nitinbhai Shah has declared that he has no objection if the said Flat is transferred in the name of her mother Ushaben W/o. Nitinbhai Shah.

Further, Share Certificate No. 2 was torn, hence it was laminated by owner of the flat, hence on the application (for allotment of Supplemental Share Certificate) of Prabhaben Rasiklal Shah, said Society has allotted fresh Share Certificate No. 2-A directly in the name of (1) Ushaben Nitikumar Shah and (2) Prabhaben Rasiklal Shah, and since then (1) Ushaben Nitikumar Shah and (2) Prabhaben Rasiklal Shah are holding the same as an absolute co-owners and possessors thereof.

Common details of entire properties.

I further find that, as per the Order of City Mamlatdar, Ahmedabad vide its Order bearing No. RTS/Rectification/Rectified Note/SR No. 1248/2008 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, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6, under Serial No. 6199 dated 27-09-2008 duly certified by the concerned authority on 05-11-2008.



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I further find that, as per the Order of City Mamlatdar, Ahmedabad vide its Order bearing No. RTS/Rectification/Rectified Note/SR No. 1287 dated 26-09-2008 for rectification in Computerisation of revenue records i.e. Village Form No. 7 and 12 of the said land in question togetherwith other lands, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6, under Serial No. 6214 dated 27-09-2008 duly certified by the concerned authority on 05-11-2008.

That, all 17 Flat Owners (except owner of Flat No. B/4) have given consent to Nepali Brijalkumar Shah (Owner of Flat No. B/4) for redevelopment of the said society, and thereafter said Nepali Brijalkumar Shah has executed a Memorandum of Understanding Agreement for redevelopment of the said society in favour of M/s. G. B. Builders, a Partnership Firm, which was duly signed before Notary Public, Ahmedabad, under Serial No. 1704/2012 dated 15-12-2012.

However, due to some reasons the redevelopment work was not started by M/s. G. B. Builders, a Partnership Firm, hence said society and all members of society has decided to do redevelopment of the said society with M/s. Wellcraft Living Space LLP, hence Cancellation of Memorandum of Understanding Agreement and Assignment was duly executed by M/s. G. B. Builders, a Partnership Firm through its Partners (1) Arun Babulal Shah (2) Dharit Pareshkumar Shah (3) Vibha Dhruminbhai Doshi in favour of Nepali Brijalkumar Shah, which was duly signed before Notary Public, Ahmedabad, under Serial No. 101/2021 dated 01-06-2021, and M/s. Wellcraft Living Space LLP, a



Limited Liability Partnership Firm through its Partners (1) Divyesh Rasiklal Shahd and (3) Ashish Shah were also joined as confirming party in the said Agreement.

Further, now,

- i. Owner of the Flat No. A/1 is Rashmikant Bakubhai Shah,
- ii. Owner of the Flat No. A/2 is Sandipbhai Bakubhai Shah,
- iii. Owner of the Flat No. A/3 is Rashmikant Bakubhai Shah,
- iv. Owner of the Flat No. A/4 is Sandipbhai Bakubhai Shah,
- v. Owner of the Flat No. A/5 is Rupaben Sandipbhai Shah,
- vi. Owner of the Flat No. A/6 is Ushaben Rashmikant Shah,
- vii. Owner of the Flat No. B/1 is Bharatkumar Pravinchandra Khanderia,
- viii. Owner of the Flat No. B/2 is Shakuntalaben Jayeshkumar Patel,
- ix. Owner of the Flat No. B/3 is (a) Kalpanaben Wd/o. Shreyasbhai Navinchandra Shah (b) Ankit Shreyash Shah,
- x. Owner of the Flat No. B/4 is Nepali Brijalkumar Shah,
- xi. Owner of the Flat No. B/5 is Dhanendrakumar Natwarlal Katariya,
- xii. Owner of the Flat No. B/6 is (a) Chandrakant Balubhai Langalia and (b) Miti Harshadbhai Langalia,
- xiii. Owner of the Flat No. B/7 is Hiren Manubhai Shah,
- xiv. Owner of the Flat No. B/8 is (a) Shipra Aashish Shah (b) Riya Divyesh Shah (c) Doshi Parul Pradipbhai (d) Bhargavi Dhimant Shah,
- xv. Owner of the Flat No. B/9 is Lataben Pratapbhai Dhanak,
- xvi. Owner of the Flat No. B/10 is Jyotikaben Nareshbhai,
- xvii. Owner of the Flat No. B/11 is Alpanaben Arvindbhai Majmudar,
- xviii. Owner of the Flat No. B/12 is (a) Ushaben Nitikumar Shah and (b) Prabhaben Rasiklal Shah.

Further, I gave public notice appeared in the daily newspaper Divya Bhaskar, Gujarati Edition of 02-06-2021 inviting claims, if any, in upon or to the said properties in question from any person whomsoever. I have not received any objection/claim in response thereto.



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That Plan and Construction Permission for total 30 Residential Flats was duly approved and granted by Ahmedabad Municipal Corporation vide its Rajachitthi No. 05056/010421/A4793/RO/M1 dated 03-08-2021 given by Asst. Town Development Officer, Ahmedabad Municipal Corporation, Ahmedabad.

Thereafter said Development Agreement for redevelopment of the said land/building was duly executed by and between (I) New Vandita Flats Co. Op. Hou. So. Ltd. (as land owners) through its Chairman Sandip Bakubhai Shah and Secretary Hirenbbhai.Manubhai Shah (II) M/s. Wellcraft Living Space LLP (as developer) and (III) (a) Rashmikant Bakubhai Shah (Owner of the Flat No. A/1), (b) Sandipbbhai Bakubhai Shah (Owner of the Flat No. A/2), (c) Rashmikant Bakubhai Shah (Owner of the Flat No. A/3) (d) Sandipbbhai Bakubhai Shah (Owner of the Flat No. A/4) (e) Rupaliben alias Rupaben Sandipbbhai Shah (Owner of the Flat No. A/5) (f) Ushaben Rashmikant Shah (Owner of the Flat No. A/6) (g) Bharatkumar Pravinchandra Khanderia (Owner of the Flat No. B/1) (h) Shakuntalaben Jayeshkumar Patel (Owner of the Flat No. B/2) (i) (a) Kalpanaben Wd/o. Shreyasbbhai Navinchandra Shah (b) Ankit Shreyash Shah (Owner of the Flat No. B/3) (j) Nepali Brijalkumar Shah (Owner of the Flat No. B/4) (k) Dhanendrakumar Natwarlal Katariya (Owner of the Flat No. B/5) (l) (a) Chandrakant Balubhai Langalia and (b) Miti Harshadbhai Langalia (Owner of the Flat No. B/6) (m) Hiren Manubhai Shah (Owner of the Flat No. B/7) (n) (a) Shipra Aashish Shah (b) Riya Divyesh Shah (c) Doshi Parul Pradipbbhai (d) Bhargavi Dhimant Shah (Owner of the Flat No. B/8) (o) Lataben Pratapbbhai Dhanak (Owner of the Flat No. B/9) (p) Jyotikaben Nareshbbhai (Owner of the Flat No. B/10) (q) Alpanaben Arvindbbhai Majmudar (Owner



of the Flat No. B/11) (r) (a) Ushaben Nitikumar Shah and (b) Prabhaben Rasiklal Shah (Owner of the Flat No. B/12) (as society members), which was duly registered with the Office of the Sub-Registrar, Ahmedabad – 3 (Memnagar), under Serial No. 10058 dated 01-11-2021.

Further, the said M/s. Wellcraft Living Space LLP has demolished the construction of old Flats of “New Vandita” and floated a scheme of Residential Flats known as “VIVANTA BY AMBIENCE” on the said piece of land as per Plan and Construction Permission approved and granted by the Ahmedabad Municipal Corporation, Ahmedabad and is entitled to enroll the members and to collect agreed amount from them for the said purpose and to sell and convey such Residential Flats to them etc.

Thus, New Vandita Flats Co. Op. Hou. So. Ltd. (as land owner) is the absolute owner of the N.A. Land situated, lying and being at Mouje : Chhadavad, Tal.: Sabarmati, Dist.: Ahmedabad bearing Final Plot No. 773/1 of Town Planning Scheme No. 3/5 admeasuring 978 sq.mts. and M/s. Wellcraft Living Space LLP under and by virtue of registered Development Agreement, under Serial No. 10058 dated 01-11-2021 has development / redevelopment rights of the said land and all 18 flats of “New Vandita” and M/s. Wellcraft Living Space LLP will be the owner of total 30 Residential Flats to be constructed on the said land in a building known as “VIVANTA BY AMBIENCE”.

Further, after completion of construction work Final Building Use (BU) Permission for “VIVANTA BY AMBIENCE” is required to be obtained from Ahmedabad Municipal Corporation, Ahmedabad.

Further, I gave public notice appeared in the daily newspaper Divya Bhaskar, Gujarati Edition of 18-11-2021 inviting claims, if any, in upon or to the said property in question from any person whomsoever. I have not received any objection/claim in response thereto.



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Further the Properties in question is not affected by the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 since the same has been repealed with effect from 01/04/1999 and hence no permission thereunder or in any other Act or rule is required to be obtained.

In view of what is stated hereinabove, I hereby certify that the title to the Properties in question is clear, marketable, free from any charge or encumbrance and free from reasonable doubts subject to :

1. Verification of original title deeds of all Flats.
2. Right, title and interest of M/s. Wellcraft Living Space LLP under and by virtue of registered Development Agreement, under Serial No. 10058 dated 01-11-2021.
3. Rules / By Laws and Memorandum and Articles of New Vandita Flats Co. Op. Hou. So. Ltd.
4. Registered Power of Attorney executed by Chandrakant Balubhai Langalia in favour of Anand Chandrakant Langalia, under Serial No. 2327 dated 08-03-2021. (for Flat No. B/6)
5. Power of Attorney executed by Alpanaben Arvindbhai Majmudar in favour of Mr. Sandeep Bakubhai Shah on 06-02-2021. (for Flat No. B/11)

THE SCHEDULE ABOVE REFERRED TO

All that N.A. Land situated, lying and being at Mouje : Chhadavad, Tal.: Sabarmati,
Dist.: Ahmedabad bearing Final Plot No. 773/1 of Town Planning Scheme No. 3/5



admeasuring 978 sq.mts. togetherwith existing flats to be demolished Flat No. A/1 to A/6 and B/1 to B/12 of "New Vandita", situated within New Vandita Flats Co. Op. Hou. So. Ltd. togetherwith New 30 Residential Flats to be constructed in a building known as "VIVANTA BY AMBIENCE" under the re-development scheme by M/s. Wellcraft Living Space LLP, in the Registration District, Ahmedabad and Sub-District, Ahmedabad – 3 (Memnagar) :

Boundary of land as per Plan dated 03-08-2021 :

East : Land of Survey No. 775.
West : Land of Survey No. 773/4 and 773/5.
North : 12.19 MT. Wide T.P.S. Road.
South : Land of Survey No. 773/2.

Date : 29-11-2021.

Place : Ahmedabad.



For, A. G. BAPAT & CO.

(ANAND G. BAPAT)

Advocate

DISCLAIMER

1. I have examined the revenue records in respect of the said Land relating to the past 30 years.
2. This report is limited to the matters expressly set forth herein and no comment is implied or may be inferred beyond such matters and no search at any Tribunals, Civil Court, High Court, Supreme Court or any other litigations have been undertaken in relation to the said land and will not be binding on Court, Tribunal or Regulatory Authority, which would have to be independently satisfied and we assume no legal responsibility in the event of our views not being accepted as correct by any Court, Tribunal or Regulatory Authority.
3. While conducting search in the office of the Sub Registrar of Assurances, I have found that certain Index-II Books are torn while the entries are also not maintained up to date and are also not in good condition. Further, I have relied on computer report provided by The Sub Registrar assuming to be correct, I shall not be responsible for any error committed by the said office in the said Search Receipt. I have also relied on the land revenue record i.e. Village Form No.7/12 and mutation entries reflect transfers, intervener, inheritance tenancy rights and other diverse interests created in the said land. The Mutation Entries so far as the said land are concerned are only relevant extract and they depict the position of the said land.
4. My view of documents and records as per the allocable Indian laws is as deemed appropriate under the circumstances but do not necessarily include any internal circulars or policies of regulators not available in the public domain.



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5. The views expressed herein are based on interpretation of applicable Indian Laws as on contrary interpretation of the relevant provisions.
6. The approvals, consents or permits required from any authorities in India as may be required for the performance of any obligations may be revoked or cancelled by the granting authority on change in the applicable law or regulations or on non fulfillment of the terms conditions thereof or may expire of such approval, consent or permit is time bound.
7. Legislation, its judicial interpretation and the views and policies of the authorities are subject to change from time to time, and these may have a bearing on the views that I have provided herein. I have no responsibility to carry out any review of our comments for changes in laws or regulations occurring after the date of issue of this report.
8. My maximum liability relation to this report (regardless of form of action, whether in contract, negligence or otherwise) shall be limited. In no event shall I be liable to any person, for any amount for consequential, special, incidental or punitive loss, damage or expense (including limitation, lost profits, opportunity costs etc.) incurred by any party. I shall not be responsible for any losses, damages, costs, expenses or other consequences, of information material to this report is withheld or concealed from or misrepresented to me.



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TITLE CLEARANCE CERTIFICATE

Ref: No. 2520/2021

Ref.: Investigation of title to the, N.A. Land situated, lying and being at Mouje : Chhadavad, Tal.: Sabarmati, Dist.: Ahmedabad bearing Final Plot No. 773/1 of Town Planning Scheme No. 3/5 admeasuring 978 sq.mts. togetherwith existing flats to be demolished Flat No. A/1 to A/6 and B/1 to B/12 of "New Vandita", situated within New Vandita Flats Co. Op. Hou. So. Ltd. togetherwith New 30 Residential Flats to be constructed in a building known as "VIVANTA BY AMBIENCE" under the re-development scheme by M/s. Wellcraft Living Space LLP, in the Registration District, Ahmedabad and Sub-District, Ahmedabad - 3 (Memnagar).

With reference to the above, I have investigated the title to the Flats in question, more particularly described in the Schedule hereunder written and submit my report on title cum title clearance certificate thereon as under :

That from the search of records being maintained by the Mamlatdar Sabarmati Taluka at Ahmedabad and that of Circle Inspector/Talati, Mouje : Chhadavad as also from the search of the available records being maintained by the District Registrar,



Ahmedabad and Sub-Registrar, (I) Ahmedabad-1 (City), (II) Ahmedabad-2 (City) and (II) Ahmedabad-3 (Memnagar) through my Search Clerk for the last 30 years as also from the Village Form No 7 and 12, and Village Form No. 6, for mutation entries of the last 30 years duly certified by the Talati Mouje : Chhadavad, produced before me and believing same to be true, correct and trust worthy and also believing the documents/ papers/ copies etc. shown to me to be true and genuine and also based upon the information given by owners that no transfer/agreement was made in respect of the said property during the period for which the record is not available which would make the title defective.

Further, I gave public notice appeared in the daily newspaper Divya Bhaskar, Gujarati Edition of 18-11-2021 inviting claims, if any, in upon or to the said property in question from any person whomsoever. I have not received any objection/claim in response thereto.

Further the Properties in question is not affected by the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 since the same has been repealed with effect from 01/04/1999 and hence no permission thereunder or in any other Act or rule is required to be obtained.

In view of what is stated hereinabove, I hereby certify that the title to the Properties in question is clear, marketable, free from any charge or encumbrance and free from reasonable doubts subject to :

1. Verification of original title deeds of all Flats.
2. Right, title and interest of M/s. Wellcraft Living Space LLP under and by virtue of registered Development Agreement, under Serial No. 10058 dated 01-11-2021.
3. Rules / By Laws and Memorandum and Articles of New Vandita Flats Co. Op. Hou. So. Ltd.



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4. Registered Power of Attorney executed by Chandrakant Balubhai Langalia in favour of Anand Chandrakant Langalia, under Serial No. 2327 dated 08-03-2021. (for Flat No. B/6)
5. Power of Attorney executed by Alpanaben Arvindbhai Majmudar in favour of Mr. Sandeep Bakubhai Shah on 06-02-2021. (for Flat No. B/11)

THE SCHEDULE ABOVE REFERRED TO

All that N.A. Land situated, lying and being at Mouje : Chhadavad, Tal.: Sabarmati, Dist.: Ahmedabad bearing Final Plot No. 773/1 of Town Planning Scheme No. 3/5 admeasuring 978 sq.mts. togetherwith existing flats to be demolished Flat No. A/1 to A/6 and B/1 to B/12 of "New Vandita", situated within New Vandita Flats Co. Op. Hou. So. Ltd. togetherwith New 30 Residential Flats to be constructed in a building known as "VIVANTA BY AMBIENCE" under the re-development scheme by M/s. Wellcraft Living Space LLP, in the Registration District, Ahmedabad and Sub-District, Ahmedabad – 3 (Memnagar) :

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West : Land of Survey No. 773/4 and 773/5.



North : 12.19 MT. Wide T.P.S. Road.

South : Land of Survey No. 773/2.

Date : 29-11-2021.

Place : Ahmedabad.



For, A. G. BAPAT & CO.

(ANAND G. BAPAT)

Advocate