

Phone :
40063905-06

M. R. BHATT & ASSOCIATES
Advocates

304, Wing B,
Shivalik Corporate Park,
Near Shivranjani Cross Road,
B/h. Indian Oil Petrol Pump,
Satellite Road, Ahmedabad-15.

Ref. no. :

Date :

TITLE CLEARANCE CERTIFICATE

To,

Krupa Indian Airlines Staff Co operative Housing Society Ltd

In respect of N. A. land bearing Survey no.687/1, T. P. Scheme no.1, F.P.No.192 paikki sub plot no.2 adm.512 sq.mts of mouje Vejalpur, Sub-Dist Ahmedabad-10 (Vejalpur) & District Ahmedabad belonging to Krupa Indian Airlines Staff Co operative Housing Society Ltd along with the constructed Flat No.1 adm.62.20 sq.mts on ground floor, Flat no.2 adm.58.52 sq.mts on ground floor, Flat no.3 adm.53.51 sq.mts on ground floor, Flat no.4 adm.44.22 sq.mts on 1st floor, Flat no.5 adm.58.52 sq.mts on 1st floor, Flat no.6 adm.62 sq.mts on 1st floor, Flat no.7 adm.54.34 sq.mts on 2nd floor, Flat no.8 adm.54.34 sq.mts on 2nd floor, Flat no.9 adm.51.83 sq.mts on 2nd floor and Flat no.10 adm.62.7 sq.mts on 3rd floor through its members Baldevbhai Thakor for Flat No.1, Jayshreeben Maru for Flat No.2, Bhavanibhai Kadiya for Flat No.3, Pradhyuman Kadiya for Flat No.4, Pruthvisinh Zala & Parulba Zala for Flat No.5, Dr.Jitendrabhai Parmar for Flat No.6, Kokilaben Kadiya for Flat No.7, Kalpanaben Sardar for Flat No.8, Ritaben Rana for Flat No.9 & Sureshbhai Sarkale for Flat No.10 and developer as Prakruti Infraspac.

Pursuant to the instructions received we have caused necessary search before the office of sub registrar of assurance at Ahmedabad which forms part of the opinion.

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The aforesaid report is in reference of Revenue Records and search of the Sub Registry records relevant for the purpose to study the devolution of title and to ascertain any charge or encumbrance and does not contain entire revenue or Sub Registry records. It is to be noted that the search of complete registration records is not available and also it is to be noted that only Computerized Search is given by S.R.O. Office and manual search of books of Index-II is not allowed. Also as per the computerized search provided by the office of S. R. O. states that they do not give any assurance or binding for the search provided.

The undersigned confirm that the owner as stated above is lawful owner of the property as stated above as per the indexes and records and photocopies of the above said documents checked at random by the undersigned subject to the documents as asked below. The property is free from all encumbrances and the title to the said land/property is clear and marketable on the verification of the documents, revenue records and S.R.O. records.

List of Documents studied Photocopies.

1. Registration Certificate dt.27.12.85 of Krupa Indian Airlines Staff Co operative Housing Society.
2. Copy of index reflecting the sale deed dt.20.02.86 between Shivaji Raiji through POA Chhaganbhai Punjabhai & as confirming party Shiv Corporation with Krupa Indian Airlines Staff Co operative Housing Society regd at old sr.no.2867/87 & New sr.no.27995 for S.No.687/1 paikki, F.P No.192 paikki Sub plot no.2 adm.512 sq.mts.
3. Extract of 7/12 & M.R Entry No.6678 reflecting the name of Krupa Indian Airlines Staff Co operative Housing Society.



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4. Order No.BKHP.SR/85/86-87/67 dt.16.01.87 from Jilla Panchayat Office for residential purpose in respect of S.No.687/1, F.P.No.192 paikki sub plot no.1 & 2 adm.1000 sq.mts.
5. Certificate by society stating that as previous share certificate were old and in torn condition, the said share certificate were taken back and new share certificate were issued on 18.01.09.

Flat No.1

6. Allotment Letter cum Possession Letter dt.28.10.92 by Krupa Indian Airlines Staff Co operative Housing Society to Rajeshbhai Makwana for Flat No.1.
7. Share Certificate No.1 by Krupa Indian Airlines Staff Co operative Housing Society to Rajeshbhai Makwana on 18.01.09 → Baldevbhai Thakor on 01.03.09.
8. Sale deed dt.01.03.07 between Rajeshbhai Makwana with Baldevbhai Thakor regd at sr.no.2246 for Flat No.1.

Flat No.2

9. Allotment Letter cum Possession Letter dt.28.10.92 by Krupa Indian Airlines Staff Co operative Housing Society to D souza John Gabriel for Flat No.2.
10. Share Certificate No.2 by Krupa Indian Airlines Staff Co operative Housing Society to D souza John Gabriel on 18.01.09 → Deepaben Mistry on 24.12.10 → Jayshreeben Maru on 10.04.17.
11. Sale deed dt.16.08.07 between D souza John Gabriel with Deepa Mistry regd at sr.no.8483 for Flat No.2.
12. Sale deed dt.07.05.15 between Dipa Mistry with Jayshreeben Maru regd at sr.no.2123 for Flat No.2



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13. Certificate by society stating that flat no.2 was allotted to D John Gabriel which was wrongly stated as Johny Gabriel D souza.

Flat No.3

14. Allotment Letter cum Possession Letter dt.28.10.92 by Krupa Indian Airlines Staff Co operative Housing Society to Rameshbhai Pirabhai Dangi for Flat No.3.
15. Share Certificate No.3 by Krupa Indian Airlines Staff Co operative Housing Society to Rameshbhai Pirabhai Dangi on 18.01.09 → Kamlaben Kadiya on 01.03.09 → Bhavanibhai Kadiya on 01.09.21.
16. No Due Certificate dt.04.01.07 by Indian Airlines to R.P.Dangi
17. Sale deed dt.23.07.07 between Rameshbhai Pirabhai with Kamlaben Kadiya regd at sr.no.7666 & New No.4947 dt.12.06.09 for Flat No.3.
18. Death Certificate of Kamlaben Kadiya expired on 06.05.21.
19. Declaration for pedhinama dt.03.8.21 of Kamlaben Kadiya reflecting Niruben, Shardaben, Parulben, Padmaben & Bhavanibhai as the legal heirs.
20. Declaration of Release of Rights dt.03.08.21 by Parulben in favour of Bhavanibhai.
21. Declaration of Release of Rights dt.07.08.21 by Padmaben in favour of Bhavanibhai.
22. Declaration of Release of Rights dt.22.08.21 by Niruben in favour of Bhavanibhai.
23. Declaration of Release of Rights dt.07.08.21 by Shardaben in favour of Bhavanibhai.

Flat No.4

24. Allotment Letter cum Possession Letter dt.06.11.92 by Krupa Indian Airlines Staff Co operative Housing Society to Chandrakantbhai Rathod for Flat No.4.
25. Share Certificate No.4 by Krupa Indian Airlines Staff Co operative Housing Society to Chandrakantbhai Rathod on 18.01.09 → Pradhyuman Kadiya on 05.04.18.



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26. Letter dt.28.01.18 by Society stating that Chandrakantbhai Rathod as first allottee of Flat no.4.
27. Sale deed dt.22.03.18 between Chandrakantbhai Rathod with Pradhyuman Kadiya regd at sr.no.1625 for Flat No.4.
28. Mortgage dt.23.03.18 at sr.no.1634 by Pradhyuman Kadiya in favour of The Kalupur Commercial Co operative Bank Ltd for Flat No.4.
29. LOD by The Kalupur Commercial Co operative Bank Ltd.
- Flat No.5**
30. Allotment Letter cum Possession Letter dt.06.11.92 by Krupa Indian Airlines Staff Co operative Housing Society to Pradip Bhatt for Flat No.5.
31. Share Certificate No.5 by Krupa Indian Airlines Staff Co operative Housing Society to Pradip Bhatt on 18.01.09 → Pruthvisinh Zala on 10.02.10.
32. Sale deed dt.12.11.08 between Pradip Bhatt with Pruthvisinh Zala & Parulba Zala regd at sr.no.13499 for Flat No.5
- Flat No.6**
33. Allotment Letter cum Possession Letter dt.28.10.92 by Krupa Indian Airlines Staff Co operative Housing Society to Harshadbhai Thakkar for Flat No.6.
34. Share Certificate No.6 by Krupa Indian Airlines Staff Co operative Housing Society to Harshadbhai Thakkar on 18.01.09 → Jitendrakumar Parmar on 05.04.09.
35. Certified copy of Sale deed dt.29.03.00 between Harshadbhai Thakkar with Dr.Jitendrabhai Parmar regd at sr.no.1383 for Flat No.6.



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36. Indemnity dt.27.07.22 by Jitendra Parmar for loss of Original Sale deed dt.29.03.00 between Harshadbhai Thakkar with Dr.Jitendrabhai Parmar regd at sr.no.1383 for Flat No.6.

Flat No.7

37. Allotment Letter cum Possession Letter dt.28.10.92 by Krupa Indian Airlines Staff Co operative Housing Society to Ganpatbhai Dangi for Flat No.7.

38. Share Certificate No.7 by Krupa Indian Airlines Staff Co operative Housing Society to Ganpatbhai Dangi on 18.01.09 → Kokilaben Kadiya on 03.09.18.

39. Letter dt.06.08.18 by Society stating that Ganpatbhai Dangi as first allottee of Flat no.6.

40. Sale deed dt.08.08.18 between Ganpatbhai Dangi with Kokilaben Kadiya regd at sr.no.4405 for Flat No.7.

Flat No.8

41. Allotment Letter cum Possession Letter dt.06.11.92 by Krupa Indian Airlines Staff Co operative Housing Society to Jethalal Parmar for Flat No.8.

42. Share Certificate No.8 by Krupa Indian Airlines Staff Co operative Housing Society to Jethalal Parmar on 18.01.09 → Dineshbhai Parmar on 20.02.10 → Bapalba Jadeja on 17.08.13.

43. Certificate by society stating that on the death of Jethalal Parmar & on verification of the death certificate, Pedhinama & consent by other legal heirs, the name of Dinesh Parmar was transferred in society records for flat No.8.

44. Certified Copy of sale deed dt.12.06.12 regd at sr.no.2536 between Dineshbhai Parmar with Bapalba Jadeja for Flat No.8.



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45. Sale deed dt.11.09.14 between Bapalba Jadeja with Kalpanaben Sardar regd at sr.no.4537 for Flat No.8.

46. No due Certificate dt.22.07.22 by Bandhan Bank Ltd previously known as Gruh Finance Ltd for Flat No.8.

47. Original Indemnity dt.27.07.22 by Kalpanaben Sardar stating that the loan of Gruh Finance Ltd is repaid & the original documents are submitted.

Flat No.9

48. Allotment Letter cum Possession Letter dt.06.11.92 by Krupa Indian Airlines Staff Co operative Housing Society to Ramchandra Mohanlal Ganesh for Flat No.9

49. Share Certificate No.9 by Krupa Indian Airlines Staff Co operative Housing Society to Ramchandra Mohanlal Ganesh on 18.01.09 → Ritaben Rana on 05.10.10.

50. Sale deed dt.31.05.07 between Ramchandra Mohanlal Ganesh with Ritaben Rana regd at sr.no.5851 for Flat No.9.

Flat No.10

51. Allotment Letter cum Possession Letter dt.06.11.92 by Krupa Indian Airlines Staff Co operative Housing Society to Alfanso Lorance Disilva for Flat No.10.

52. Share Certificate No.10 by Krupa Indian Airlines Staff Co operative Housing Society to Alfanso Laurence Disilva on 18.01.09 → Shantibhai Patel on 18.01.09 → Dipakbhai Bhil on 10.03.11 Jayvantsinh Vaghela on 16.10.11 → Sureshbhai Sarkale on 30.03.12.

53. Sale deed dt.12.08.96 between Alfanso Laurence Disilva with Shantibhai Patel regd at sr.no.3006 for Flat No.10.



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54. Sale deed dt.15.11.06 between Shantibhai Patel with Dipakbhai Bhil regd at old sr.no.10232 & New Sr.no.43/2007 for Flat No.10.
55. Sale deed dt.17.05.11 between Dipakbhai Bhil with Jayvantsinh Vaghela regd at sr.no.5953 for Flat No.10.
56. Agreement dt.05.12.11 between Jayvantsinh Vaghela with Sureshbhai Sarkale regd at old sr.no.290 for Flat No.10.
57. Sale deed dt.30.12.11 between Jayvantsinh Vaghela with Sureshbhai Sarkale regd at old sr.no.704 & New sr.no.530 dt.30.01.12 for Flat No.10.
58. Development Agreement dt.18.06.22 regd at sr.no.4668 between Krupa Indian Airlines Staff Co operative Housing Society Ltd through its authorized signatory Sureshbhai Sarkale & pruthvisinh Zala & confirming party as Members of Society i.e Baldevbhai Thakor for Flat No.1, Jayshreeben Maru for Flat No.2, Bhavanibhai Kadiya for Flat No.3, Pradhyuman Kadiya for Flat No.4, Pruthvisinh Zala & Parulba Zala for Flat No.5, Dr.Jitendrabhai Parmar for Flat No.6, Kokilaben Kadiya for Flat No.7, Kalpanaben Sardar for Flat No.8, Ritaben Rana for Flat No.9 & Sureshbhai Sarkale for Flat No.10 with Prakruti Infraspac.

On the perusal of the documents the aforestated land came into the hands of Shivaji Raiji.

The said Krupa Indian Airlines Staff Co operative Housing Society was duly registered with the office of Jilla Registrar of Coop Society for which Registration Certificate dt.27.12.85 was issued.



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A regd sale deed dt.20.02.86 was executed between Shivaji Raiji through POA Chhaganbhai Punjabhai & as confirming party Shiv Corporation with Krupa Indian Airlines Staff Co operative Housing Society Ltd regd at old sr.no.2867/87 & New sr.no.27995 for S.No.687/1 paikki, F.P No.192 paikki Sub plot no.2 adm.512 sq.mts. The entry to this effect was duly mutated in the revenue records at M.R Entry No.6678.

The said land was converted into N. A. land vide Order No.BKHP.SR/85/86-87/67 dt.16.01.87 from Jilla Panchayat Office for residential purpose in respect of S.No.687/1, F.P.No.192 paikki sub plot no.1 & 2 adm.1000 sq.mts.

The said Krupa Indian Airlines Staff Co operative Housing Society Ltd had constructed the Krupa flats in accordance to the construction permission and the individual flat were allotted as under.

Flat No.1

An Allotment Letter cum Possession Letter dt.28.10.92 was issued by Krupa Indian Airlines Staff Co operative Housing Society to Rajeshbhai Makwana for Flat No.1. Also Share Certificate No.1 was issued by Krupa Indian Airlines Staff Co operative Housing Society to Rajeshbhai Makwana on 18.01.09.

Subsequently a regd Sale deed dt.01.03.07 was executed between Rajeshbhai Makwana with Baldevbhai Thakor regd at sr.no.2246 for Flat No.1. The name of Baldevbhai Thakor was duly transferred in the share certificate on 01.03.09.



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Flat No.2

It seems that the said Krupa Indian Airlines Staff Co operative Housing Society had allotted Flat no.2 to D souza John Gabriel. Share Certificate No.2 was issued by Krupa Indian Airlines Staff Co operative Housing Society to D souza John Gabriel on 18.01.09.

Subsequently a regd Sale deed dt.16.08.07 was executed between D souza John Gabriel with Deepa Mistry regd at sr.no.8483 for Flat No.2. The name of Deepaben Mistry was duly transferred in the share certificate on 24.12.10.

Subsequently a regd Sale deed dt.07.05.15 was executed between Dipa Mistry with Jayshreeben Maru regd at sr.no.2123 for Flat No.2

The name of Jayshreeben Maru was duly transferred in the share certificate on 10.04.17.

Flat No.3

It seems that the said Krupa Indian Airlines Staff Co operative Housing Society had allotted Flat no.3 to Rameshbhai Pirabhai Dangi. Also Share Certificate No.3 was issued by Krupa Indian Airlines Staff Co operative Housing Society to Rameshbhai Pirabhai Dangi on 18.01.09.

Subsequently a regd Sale deed dt.23.07.07 was executed between Rameshbhai Pirabhai with Kamlaben Kadiya regd at sr.no.7666 & New No.4947 dt.12.06.09 for Flat No.3. The name of Kamlaben Kadiya was duly transferred in the share certificate on 01.03.09.

On the death of Kamlaben Kadiya expired on 06.05.21, the said property came into the hands of Niruben, Shardaben, Parulben, Padmaben & Bhavanibhai. Subsequently Declaration of Release of Rights dt.03.08.21 was executed by Parulben in favour of



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Bhavanibhai. Subsequently Declaration of Release of Rights dt.07.08.21 was executed by Padmaben in favour of Bhavanibhai. Also Declaration of Release of Rights dt.22.08.21 was executed by Niruben in favour of Bhavanibhai. Subsequently Declaration of Release of Rights dt.07.08.21 was executed by Shardaben in favour of Bhavanibhai.

Flat No.4

It seems that the said Krupa Indian Airlines Staff Co operative Housing Society had allotted Flat no.4 to Chandrakantbhai Rathod. Share Certificate No.4 was issued by Krupa Indian Airlines Staff Co operative Housing Society to Chandrakantbhai Rathod on 18.01.09. Letter dt.28.01.18 was issued by Society stating that Chandrakantbhai Rathod as first allottee of Flat no.4. Subsequently a registered Sale deed dt.22.03.18 was executed between Chandrakantbhai Rathod with Pradhyuman Kadiya regd at sr.no.1625 for Flat No.4. The name of Pradhyuman Kadiya was duly transferred in the share certificate on 05.04.18. A registered Mortgage dt.23.03.18 at sr.no.1634 was executed by Pradhyuman Kadiya in favour of The Kalupur Commercial Co operative Bank Ltd for Flat No.4.

Flat No.5

It seems that the said Krupa Indian Airlines Staff Co operative Housing Society had allotted Flat no.5 to Pradip Bhatt. Share Certificate No.5 was issued by Krupa Indian Airlines Staff Co operative Housing Society to Pradip Bhatt on 18.01.09. Subsequently a regd Sale deed dt.12.11.08 was executed between Pradip Bhatt with Pruthvisinh Zala & Parulba Zala regd at sr.no.13499 for Flat No.5. The name of Pruthvisinh Zala was duly transferred in the share certificate on 10.02.10.



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Flat No.6

It seems that the said Krupa Indian Airlines Staff Co operative Housing Society had allotted Flat no.6 to Harshadbhai Thakkar. Share Certificate No.6 was issued by Krupa Indian Airlines Staff Co operative Housing Society to Harshadbhai Thakkar on 18.01.09. A registered Sale deed dt.29.03.00 was executed between Harshadbhai Thakkar with Dr.Jitendrabhai Parmar regd at sr.no.1383 for Flat No.6. The name of Jitendrakumar Parmar was duly transferred in the share certificate on 05.04.09.

Flat No.7

An Allotment Letter cum Possession Letter dt.28.10.92 was issued by Krupa Indian Airlines Staff Co operative Housing Society to Ganpatbhai Dangi for Flat No.7. Also Share Certificate No.7 was issued by Krupa Indian Airlines Staff Co operative Housing Society to Ganpatbhai Dangi on 18.01.09. Subsequently a regd Sale deed dt.08.08.18 was executed between Ganpatbhai Dangi with Kokilaben Kadiya regd at sr.no.4405 for Flat No.7. The name of Kokilaben Kadiya was duly transferred in the share certificate on 03.09.18.

Flat No.8

It seems that the said Krupa Indian Airlines Staff Co operative Housing Society had allotted Flat No.8 to Jethalal Parmar. Share Certificate No.8 was issued by Krupa Indian Airlines Staff Co operative Housing Society to Jethalal Parmar on 18.01.09. It seems on the death of Jethalal Parmar, the said property came into the hands of Dineshbhai Parmar and the name of Dineshbhai Parmar was duly transferred in the share certificate on 20.02.10.



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A regd sale deed dt.12.06.12 regd at sr.no.2536 was executed between Dineshbhai Parmar with Bapalba Jadeja for Flat No.8. The name of Bapalba Jadeja was duly transferred in the share certificate on 17.08.13.

Subsequently a regd Sale deed dt.11.09.14 was executed between Bapalba Jadeja with Kalpanaben Sardar regd at sr.no.4537 for Flat No.8.

Flat No.9

It seems that the said Krupa Indian Airlines Staff Co operative Housing Society had allotted Flat no.9 to Ramchandra Mohanlal Ganesh. Share Certificate No.9 was issued by Krupa Indian Airlines Staff Co operative Housing Society to Ramchandra Mohanlal Ganesh on 18.01.09. A regd Sale deed dt.31.05.07 was executed between Ramchandra Mohanlal Ganesh with Ritaben Rana regd at sr.no.5851 for Flat No.9. The name of Ritaben Rana was duly transferred in the share certificate on 05.10.10.

Flat No.10

An Allotment Letter cum Possession Letter dt.06.11.92 was issued by Krupa Indian Airlines Staff Co operative Housing Society to Alfanso Lorance Disilva for Flat No.10. Share Certificate No.10 was issued by Krupa Indian Airlines Staff Co operative Housing Society to Alfanso Laurence Disilva on 18.01.09. A regd Sale deed dt.12.08.96 was executed between Alfanso Laurence Disilva with Shantibhai Patel regd at sr.no.3006 for Flat No.10. The name of Shantibhai Patel was duly transferred in the share certificate on 18.01.09. A regd Sale deed dt.15.11.06 was executed between Shantibhai Patel with Dipakbhai Bhil regd at old sr.no.10232 & New Sr.no.43/2007 for Flat No.10. The name of Dipakbhai Bhil was

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duly transferred in the share certificate on 10.03.11. A regd Sale deed dt.17.05.11 was executed between Dipakbhai Bhil with Jayvantsinh Vaghela regd at sr.no.5953 for Flat No.10. The name of Jayvantsinh Vaghela was duly transferred in the share certificate on 16.10.11. Subsequently a regd Sale deed dt.30.12.11 was executed between Jayvantsinh Vaghela with Sureshbhai Sarkale regd at old sr.no.704 & New sr.no.530 dt.30.01.12 for Flat No.10. The name of Sureshbhai Sarkale was duly transferred in the share certificate on 30.03.12.

Subsequently the members of Krupa Indian Airlines Staff Co operative Housing Society Ltd have entered into redevelopment for which a registered Development Agreement dt.18.06.22 regd at sr.no.4668 was executed between Krupa Indian Airlines Staff Co operative Housing Society Ltd through its authorized signatory Sureshbhai Sarkale & pruthvisinh Zala & confirming party as Members of Society i.e Baldevbhai Thakor for Flat No.1, Jayshreeben Maru for Flat No.2, Bhavanibhai Kadiya for Flat No.3, Pradhyuman Kadiya for Flat No.4, Pruthvisinh Zala & Parulba Zala for Flat No.5, Dr.Jitendrabhai Parmar for Flat No.6, Kokilaben Kadiya for Flat No.7, Kalpanaben Sardar for Flat No.8, Ritaben Rana for Flat No.9 & Sureshbhai Sarkale for Flat No.10 with Prakruti Infraspac.

Subsequent to the development agreement, revised construction permission has been obtained for which the permission was granted vide Rajachitthi no.05201/230321/A4750/R0/M1 dated 16.09.21 by Ahmedabad Municipal Corporation wherein permission to construct 20 units had been granted.



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Public Notice

As a part of verification of title we had given a public notice which had published in the local daily news paper Divya Bhasker, Ahmedabad edition on 5th July, 2022 inviting objections, claims, etc if any upon or to the property above referred to. We have not received any objections or claim in response thereto.

On the verification of the documents, we are of the opinion that **Krupa Indian Airlines Staff Co operative Housing Society Ltd** is the owner of Non-agricultural Survey no.687/1, T. P. Scheme no.1, F.P.No.192 paikki sub plot no.2 adm.512 sq.mts of mouje Vejalpur, Sub-Dist Ahmedabad-10 (Vejalpur) & District Ahmedabad and is free from all encumbrances and nobody else has any right except as stated below.

SCHEDULE

DESCRIPTION OF THE PROPERTY

In respect of N. A. land bearing Survey no.687/1, T. P. Scheme no.1, F.P.No.192 paikki sub plot no.2 adm.512 sq.mts of mouje Vejalpur, Sub-Dist Ahmedabad-10 (Vejalpur) & District Ahmedabad belonging to Krupa Indian Airlines Staff Co operative Housing Society Ltd along with the constructed Flat No.1 adm.62.20 sq.mts on ground floor, Flat no.2 adm.58.52 sq.mts on ground floor, Flat no.3 adm.53.51 sq.mts on ground floor, Flat no.4 adm.44.22 sq.mts on 1st floor, Flat no.5 adm.58.52 sq.mts on 1st floor, Flat no.6 adm.62 sq.mts on 1st floor, Flat no.7 adm.54.34 sq.mts on 2nd floor, Flat no.8 adm.54.34 sq.mts on 2nd floor, Flat no.9 adm.51.83 sq.mts on 2nd floor and Flat no.10 adm.62.7 sq.mts on 3rd floor through its members Baldevbhai Thakor for Flat No.1, Jayshreeben Maru for Flat No.2, Bhavanibhai Kadiya for Flat No.3, Pradhyuman Kadiya for Flat No.4, Pruthvisinh Zala & Parulba Zala



Baroda :

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for Flat No.5, Dr.Jitendrabhai Parmar for Flat No.6, Kokilaben Kadiya for Flat No.7, Kalpanaben Sardar for Flat No.8, Ritaben Rana for Flat No.9 & Sureshbhai Sarkale for Flat No.10 and developer as Prakruti Infraspace.

The said property is clear and marketable subject to;

- a. Fulfillment of the conditions laid down in the non-agricultural use permission, development permission, approved plans and orders issued / passed by the concerned authority for the land & construction and mutation of name of current owner.
- b. Provisions of Town Planning scheme and use of land as per Zoning and Construction Permission to be verified.
- c. Laws Applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land.
- d. Regd Release deed by The Kalupur Commercial Co operative Bank Ltd for Flat No.4

Date:: 28th July, 2022

Thanking you



For M.R.Bhatt & Associates.



Stamp: M.R. Bhatt & Associates, Advocates
Address: [illegible]
[illegible]
[illegible]