

# VIRENDRA C. RAVAL

**Advocate**

Mo. No. 98244 39918  
Sanad No: G-240/3/4/1992

204, Harekrishna Complex,  
Opp. Kothawala Flat,  
Ellisbridge, Ahmedabad-6

## TITLE CERTIFICATE

30/08/2022

To,  
Chairman/Secretary,  
Vasant Appartment Owners Association  
Vasant Kunj Society,  
Paldi, Ahmedabad-380007

Reg : Investigation of title to the Non-Agricultural property bearing Private Land of Sub-Plot No. 56,57 admeasuring 1464 Sq. Mtrs. Or thereabout of Vasant Appartment Owners Association together with construction of 24 various flats known as " VASANT APARTMENT" constructed upon land bearing Final Plot No. 511 and 512 of T.P. Scheme No. 6 of Mouje Paldi within the Registration Sub District Ahmedabad-4 (PALDI) of District Ahmedabad

At the request of you to investigate the title of the aforesaid land / property and for the purpose of the title Certificate, I have caused searches to be taken of the available Revenue Records and also available Records of the Sub Registrar of Assurances at Ahmedabad-4 (Paldi). I had issued Pubil Notice in local daily newspaper "Divya Bhaskar" on 21-01-2022. I have also perused the copies of papers and documents submitted by you and believing the same are true and genuine. I have to report to you as under.

V. C. Raval  
Adl

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204, Harekrishna Complex,  
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(1) (1) The owner-occupant of the land sub plot total admeasuring 1464 Sq. Mtrs or thereabout forming part of Final Plot No. 511 and 512 of Town Planning Scheme No. 06 situated at Mouje Paldi was own by viz. (1) Gautambhai Sarabhai Kashiparekh and (2) M/s. Ajay Associates and its partners and they had sold and conveyed the said land to the Purchaser viz Vasant Apartment Owners Association by Sales-Deeds, which was Registered with Sub-Registrar at Ahmedabad on 03/02/1976 by Registered Serial No. 2181 and said fact was Recovered in revenue Records and the said Association was Registered under the Provision of the Bombay Non-Trading Corporation Act vide Registration No. G-82, Dated 06/08/1975.

2. Subsequently Non-Agricultural for Residential use has been given by competent authority.

2. Thereafter owner occupant of the said land viz. Vasant Apartment Owners Association has desirous to construct the 24 (twenty Four) flats of Vasant Apartment as per plan sanction by Ahmedabad Municipal Corporation on 29-07-1978 by its order No. BNB/2938/20, subsequently all the erstwhile members/ shareholders and/or owner-occupants of entire Society were allotted their respectively flat way back in the year between 1975 to 1980.

3. (A) **Brief History of all 12 Flats of "A" Block of "Vasant Apartment" of Vasant Apartment Owners Association.**

(1) The said Association has allotted the Flat No. A/1 to Ashokbhai Popatlal Parekh as First allottee member in the year 1979 and also

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enrolled and allotted One share of Rs. 100/- vide Share certificate No. 29. Thereafter Ashokbhai Popatlal Parekh had sold and conveyed the said flat to the Purchaser viz: Kumudben K. Shah and Sanjiv Kumarpal Shah by sale-Deed, which was Registered on 06-06-1991 by Serial No. 14450. Thereafter demise of Kumudben Kumarpal Shah and M.O.U. between Legal heirs, the said flat remain in the name of Sanjiv Kumarpal Shah, the Present owners.

- (2) The said Association had allotted the Flat No. A/2 to Rajeshkumar Parshottamdas Dakwala as First allottee member on 19-05-1975 and also enrolled and allotted One share of Rs. 100/- vide Share certificate No. 5. Thereafter he had sold and conveyed the said flat to the Purchaser viz: Shah Bhartkumar Jamnadas and Pravinaben Bhartkumar Shah on 19-04-1990 by registered Sale-deed and therefore said flat was transferred in the society Records in the name of Shah Bhartkumar Jamnadas and Pravinaben Bhartkumar Shah. Thereafter demise of Bhartkumar Jamnadas Shah, by N.O.C. obtain from his legal heirs, the said flat was transferred in the record of Association in the name of Present owner , Pravinaben Bhartkumar Shah.

- (3) The said Association had allotted the flat No.A/3 to Savjibhai Nagjibhai Patel as first allottee member and also enrolled and allotted One Share of Rs. 100/- vide share certificate No. 8 on 29-07-1975. Thereafter demise of Svjibhai Nagjibhai Patel said flat was transferred in the record of Association in the name of Chetan S. Patel as per Will of Savjibhai Nagjibhai Patel.

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Mo. No. 98244  
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- (4) The said Association had allotted the flat No.A/4 to Rameshbhai Natvarlal Kansara as first allottee member and also enrolled and allotted One Share of Rs. 100/- vide share certificate No. 10 on 04-10-1975. Thereafter upon application made by Rameshbhai Natvarlal Kansara, name of his wife Jyotsnaben Rameshbhai Kansara was added on 20-09-2001 in the Share certificate as Joint Member. Thereafter, demise of Rameshbhai N. Kansara his name was deleted and two name (1) Ankit Rajendra Kansara and (2) Rajendra Natvarlal Kansara were added without any legal documents as Joint member with Jyotsnaben Rameshbhai Kansara in share certificate on 23-05-2007. Thereafter in the said share certificate, demise of Jyotsnaben Rameshbhai Kansara her name was deleted and thereafter as per Will made by Jyotsnaben R. Kansara another four names (1) Tirth Dipakbhai Kansara (2) Mihir Hemantkumar Koth (3) Nimesh Jitendrakumar Kansara and Pratimaben Rameshchandra Kansara were added alongwith Ankit Rajendra Kansara and Rajendra Natvarlal Kansara on 26-01-2021. Thereafter the said Association had deleted the name of Ankit Rajendra Kansara and Rajendra Natvarlla Kansara from share certificate on 16/01/2022 as per letter written by the Association to Ankit Rajendrabhai Kansara and Rajendra Natvarlal Kansara on 08/12/2021. Therefore at present said flat stand in the name of four joint members (1) Tirth Dipakbhai Kansara (2) Mihir Hemantkumar Koth (3) Nimesh Jitendrakumar Kansara and (4) Pratimaben Rameshchandra Kansara in the record and in the share certificate of the said association.

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Mo. No. 98244 39918  
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204, Harekrishna Complex,  
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I had published a notice to issue a Title Clearance Certificate Notice in the "Divya Bhaskar" News paper on 21-01-2022 and in response to the said notice (1) Ankit Rajendrabhai Kansara and (2) Rajendra Natvarlal Kansara sent me an objection letter for not issue any title clearance certificate in respect of the said Flat No. A/4 stating that they are joint member and joint owner of the said flat and there is a litigation as Civil Suit No. 1400/2012 between the parties is pending for the said flat No. A/4 and therefore title clearance certificate should not be issued. After persue the file and documents submitted before me by the said Association and Objection letter dated 25-01-2021 written by Ankit R. Kansara and Rajendra N. Kansara, it reveal that during the life time of Jyotsnaben Rameshbhai Kansara, the name of Ankit Rajendrabhai Kansara and Rajendra Natvarbhai Kansara was added without any Registered legal documents and therefore said Association had asked to produce the legal and valid documents to Ankit R. Kansara and Rajendra N. Kansara by letter dated 08-12-2021. Ankit R. Kansara and Rajendra N. Kansara failed to produced the documents as demanded by the said Association but approach the Hon'ble Civil Court to obtain stay or Injunction order. Thereafter said Association had passed a resolution in its special general Meeting on 17-02-2022 to delete the name of Ankit Rajendra Kansara and Rajendra Natvarlla Kansara. Therefore at present the said flat is stand in the name of four joint owners (1) Tirat Dipakbhai Kansara (2) Mihit Hemantkumar Kot (3) Nimesh

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204, Harekrishna Complex,  
Opp. Kothawala Flat,  
Ellisbridge, Ahmedabad-6

Jitendrakumar Kansara and (4) Pratimaben Rameshchandra Kansara in the record of Association.

As stated above, there is a pending Civil Court litigation between the parties, no other encumbrance, charge, claim or objection from any person or financial institution in respect of said flat No. A/4 is received by me.

- (5) The said Association had enrolled the Flat No. A/5 to Kirtikumar Jayantilal Modi as First allottee member and also allotted One share of Rs. 100/-vide Share certificate No. 13 on 04-10-1975. But thereafter, said association has allotted the flat No. A/5 to Kumudchandra Keshavlal Shah on 26-06-1979 and enrolled his name as a member of Association and share certificate was also transferred in his name. Thereafter upon application of said Kumudchandra K. Shah, alongwith his name another two name (1) Urvish Kumudchandra Shah and (2) Padmaen Kumudchandra Shah were added as a member of Association. Thereafter demise of said Kumudchandra K. Shah, said flat was remain in the name of Urvish Kumudchandra Shah and Padmaben Kumudchandra Shah. Theafter, demise of Urvish Kumudchandra Shah on 12-07-2005 and Padmaben Kumudchandra Shah on 16-09-2018, said Padmaben Kumdchandra Shah during her life time made her Will or testimony and as per said Will said property were bequeath to Urvee Devangbhai Shah and therefore said flat was transferred in the name of Urvee Devangbhai Shah, the present owner in the Association record on 14-10-2019.

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204, Harekrishna Complex,  
Opp. Kothawala Flat,  
Ellisbridge, Ahmedabad-6

- (6) The said Association had allotted the Flat No. A/6 to Sevantilal Kantilal Shah as first allottee member on 27-06-1979 and also allotted One share of Rs. 100/- vide Share certificate No. 25. And therefore said flat is stand in the record of Association in the name of present owner Sevantilal Kantilal Shah
- (7) The said Association had allotted the Flat No. A /7 to Maheshbhai Hiralal Shah as first allottee member on 15-10-1975 and also enrolled and allotted One share of Rs. 100/- vide Share certificate No.22. Thereafter upon application of Maheshbhai Hiralal Shah, name of his wife Harshaben Maheshbhai Shah was added. Thereafter demise of said Maheshbhai Hiralal Shah, the said flat remains in the name of present owner Harshaben Maheshbhai Shah.
- (8) The said Association had allotted the Flat No. A/8 to Raxitbhai Subodhbhai Shah as first allottee member on 5-10-1975 and also enrolled and allotted One share of Rs. 100/- vide Share certificate No. 15. Thereafter he sold and conveyed the said flat to the viz: Dinaben Jitendravhai Chokshi by Sale Agreement and therefore society had transferred the said flat in her name. Thereafter deenaben Jitendrabhai Chokshi was died intestate on 28-05-2019 leaving behind her direct Legal heirs viz: (1) Jitendrakumar Balabhai Chokshi (husband) (2) Hemal Jitendrakumar Chokshi (son) (3) Malay Jitendrakumar Chokshi (Son). The two son had waived or release their right, title and interest in favour of Jitendrakumar Balabhai Cholshi by consent deed of release of right on 16-06-2021 and therefore said Flat was transferred in the

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204, Harekrishna Complex,  
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Association record in the name of Present owner Jitendrakumar Balabhai Chokshi..

- (9) The said Association had allotted the flat No.A/9 to Dilipkumar Premchand Shah as First allottee member on 29-05-1975 and also enrolled and allotted One share of Rs. 100 vide share certificate No. 7. Thereafter said owner Dilipkumar Premchand Shah had sold and conveyed the said flat to Heenaben Bipinbhai Shah, by Sale deed which was registered on 10-12-2017 by Serial No. 12373 and therefore said flat was transferred in the Association Records in the name of present owner Henaben Bipinbhai Shah.
- (10) The said Association had allotted the flat No. A/10 to Bharatkumar Kantilal Dalal as First allottee member on 03-10-1975 and also enrolled and allotted One share of Rs. 100 vide share certificate No. 9 and thereafter upon application given by the said Bharatkumar Kantilal Dalal, name of his wife Hemlataben Bharatkumar Dalal was added by the said Association wide resolution dated 10-01-2005 and therefore at present said flat is stand in the joint name of present owner Bharatkumar Kantilal Dalal and Hemlataben Bharatkumar Dalal.
- (11) The said Association had allotted the flat No. A/11 to Parsotam Sukhabhai Wadia as First allottee member on 25-12-1979. Thereafter, Owner viz: Parsottam Sukhabhai Wadia was died intestate on 04-03-1985 and out of three legal heirs two daughters had given their confirmation to said Association for transferred the said flat in the name of their mother viz: Vijayaben Parsotambhai Wadia and therefore said flat mutated in the name of her. Said fact

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204, Harekrishna Complex,  
Opp. Kothawala Flat,  
Ellisbridge, Ahmedabad-6

were declared by Office bearers of said Association by way of discussion. I therefore disclaim any responsibility for the consequences which may arise on account of such non availability of Deed. Thereafter said flat was sold and conveyed by Vijayaben Parsotambhai Wadia to Tushar Dinubhai Mankad by Registered Sale Deed on 15-10-1988 by Serial no. 19106. Thereafter said association had issued one share of Rs. 100 wide share certificate No. 31, in the name of Tusharbhai Dinubhai Mankad. Thereafter upon application made by said owner, name of his wife i.e. Rohiniben Tusharbhai Mankad was added in share certificate. Thereafter Demise of Rohiniben Tusharbhai Mankad on 11-04-2015 and Tusharbhai Dinubhai Mankad on 11-06-2017 , the said flat was transferred in the record of said Association in the name of his legal heirs i.e. Present Joint Owners Abhilash Tusharbhai Mankad and Bhairavee J. Baxi.

- V.C. Raval  
Adv.
- (12) The said Association had allotted the flat No. A/12 to Yogeshkumar Chandrakant Sheth as First allottee member on 05-10-1975 and also enrolled and allotted One share each of Rs. 100 wide share certificate No. 19. Thereafter, upon the application by him to Association , said Association had added the name of his wife in the share certificate and thereafter at present said flat is stand in the name of present joint owners i.e. Yogeshkumar Chandrakant Sheth and Pallaviben Yogeshbhai Sheth. Said fact were declared by Yogeshkumar C. Sheth by way of discussion. I therefore disclaim any responsibility for the consequences which may arise on account of such things.

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Ellisbridge, Ahmedabad-6

4. (B) **Brief History of all 12 Flats of "B" Block of "Vasant Apartment" of Vasant Appartment Owners Association.**

- (1) The said Association has allotted the Flat No. B/1 to Bharatkumar Chunilal Gandhi as First allottee member on 10-07-1978 and also enrolled and allotted One share of Rs. 100/- vide Share certificate No. 18. Thereafter upon application by him, said Association had added name of his wife i.e. Mrudulaben Bharatkumar Gandhi and thereafter at present said flat is running in the name of Joint Owners i.e. Bharatkumar Chunilal Gandhi and Mrudulaben Bharatkumar Gandhi in the record of Association.
- (2) The said Association has allotted the Flat No. B/2 to Prafulchandra Girdharlal Gandhi as First allottee member on 05-10-1975 and also enrolled and allotted One share of Rs. 100/- vide Share certificate No. 16. And therefore said flat is stand in the Association Records in the name of present owner.
- (3) The said Association has allotted the Flat No. B/3 to Govindbhai Durlabhbbhai Chavda as First allottee member on 16-03-1979 and also enrolled and allotted One share of Rs. 100/- vide Share certificate No. 11. Thereafter, said Owner had sold and conveyed the said flat to Amrish Kantilal Patel and therefore said flat was transferred in the Association Records in the name of present owner, Amrish Kantilal Patel.
- (4) The said Association has allotted the Flat No. B/4 to Kantilal Bhikhabhai Patel as First allottee member on 21-05-1975 and also enrolled and allotted One share of Rs. 100/- vide Share certificate

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Sanad No: G-240/3/4/1992

204, Harekrishna Complex,  
Opp. Kothawala Flat,  
Ellisbridge, Ahmedabad-6

No. 06. Therefore said flat is stand in the name of Kantilal Bhikhabhai Patel, the present owner in the record of Association.

- (5) The said Association has allotted the Flat No. B/5 to Pareshbhai Natvarlal Shah as First allottee member on 14-10-1975 and also enrolled and allotted One share of Rs. 100/- vide Share certificate No. 21. Thereafter, upon application dated 3-8-2007 of Pareshbhai Natvarlal Shah, the said Association had enrolled and admitted name of his wife Varshaben Pareshbhai Shah as member on 13-10-2007. Thereafter, they had sold and conveyed said flat to Mala Nirav Gandhi by Sale Deed, which was Registered on 21-08-2008 by Serial No. 11103. Thereafter said flat was transferred in the name of present owner Mala Nirav Gandhi in the record of Association on 15-08-2008.

- (6) The said Association has allotted the Flat No. B/6 to Dhanlaxmiben Mangaldas Shroff and Abhaykumar Sarabhai Zaveri as First allottee member on 10-07-1978 and also enrolled and allotted One share of Rs. 100/- vide Share certificate No. 26. Thereafter upon application by them, said Association had added the name of his son Sameer Abhaykumar Zaveri in Share Certificate on 19-10-1988. Thereafter upon application by them said Association had deleted the name of Abhaykumar Sarabhai Zaveri from share certificate. Thereafter, demise of Dhanlaxmiben Abhaykumar Zaveri and upon application of Sameerbhai A. Zaveri, the name of Dhanlaxmiben Abhaykumar Zaveri was deleted and the name of his wife was added in the share certificate and therefore said flat

# VIRENDRA C. RAVAL

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Mo. No. 98244 39918  
Sanad No: G-240/3/4/1992

204, Harekrishna Complex,  
Opp. Kothawala Flat,  
Ellisbridge, Ahmedabad-6

was transferred in the Association records in the name of present owner, Sameer A. Zaveri and Diptibn Sameerkumar Zaveri.

(7) The said Association had allotted the Flat No. B/7 to Kishorekumar Batuklal Trivedi as First allottee member on 19-10-1975 and also enrolled and allotted One share of Rs. 100/- vide Share certificate No. 23. Therefore said flat is stand in the Association records in the name of present owner, Kishorekumar Batuklal Trivedi.

(8) The said Association has allotted the Flat No. B/8 to Kantilal Nanubhai Tailor as First allottee member on 10-01-1978 and also enrolled and allotted One share of Rs. 100/- vide Share certificate No. 24. Thereafter his demise, the said Association had transferred the share certificate in the name of his legal heirs i.e. Hariganga Kantilal tailor and Kavita Sanjeev Shah. Thereafter demise of Harigangaben said flat and share certificate was transferred in the name of present owner Kavita Sanjeev Shah.

(9) The said Association has allotted the Flat No. B/9 to Bharatkumar Maneklal Shah and Rasilaben Bharatkumar Shah as First allottee member on 01-09-1978 and also enrolled and allotted One share of Rs. 100/- vide Share certificate No. 29. Thereafter they had sold and conveyed the said flat to Bhupendrakumar Arvindbhai Modi by registered Sale deed, which was Registered on 28-03-2000 by Serial No. 1351 and therefore said flat was transferref in the Association Records in the name of present owner, Bhupendrakumar Arvindbhai Modi

(10) The said Association has allotted the Flat No. B/10 to Sharadbhai Chandulal Parikh as First allottee member on 05-10-1975 and also

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Mo. No. 98244 39918  
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204, Harekrishna Complex,  
Opp. Kothawala Flat,  
Ellisbridge, Ahmedabad-6

enrolled and allotted One share of Rs. 100/- vide Share certificate No. 20. Thereafter he had sold and conveyed the said flat to Meenal Maheshkumar Soni by Registered Sale Deed, which was Registered on 14-03-2008 by Serial No. 3307 and therefore said flat was stand in the name of Meenal Maheshkumar Soni , the present owner in the Association Records.

- (11) The said Association has allotted the Flat No. B/11 to Vijal Kishorekumar Doshi as First allottee member on 04-10-1975 and also enrolled and allotted One share of Rs. 100/- vide Share certificate No. 12. Thereafter, said Vijalben K. Doshi had sold and conveyed the said flat to Naynaben Maheshbhai Mehta by Registered Sale Deed on 30-04-1990 by Serial No. 9858. Thereafter said Naynaben Maheshbhai Mehta has sold and conveyed the said flat to Rajesh Shantilal Shah by Registered Sale deed which was registered on 29-04-1991 by Serial No. 11132. Thereafter said Rajesh Shantilal Shah had sold and conveyed the said flat to Daxesh Jivanbhai Patel by registered Sale deed, which was Registered on 02-03-2009 by Serial No. 1592. Thereafter the said Daxeshbhai Jivanbhai Patel had sold and conveyed the said flat to Jayeshreeben Rajeshbhai Shah by Registered Sale deed, which was registered on 17-03-2012 vide Serial No. 1613. Therefore said flat was transferred in the record of the said Association in the name of Present owner, Jayshreeben Rajeshbhai Shah.

- (12) The said Association has allotted the Flat No. B/12 to Mukundbhai Natvarlal Dixit as First allottee member on 05-10-1975 and also

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Mo. No. 98244 39918  
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204, Harekrishna Complex,  
Opp. Kothawala Flat,  
Ellisbridge, Ahmedabad-6

enrolled and allotted One share of Rs. 100/- vide Share certificate No. 17. Thereafter upon application made by him, name of his wife Mrudulaben M. Dixit was added in the Share certificate on 01-06-1996. Thereafter, demise of Mrudulaben M. Dixit and Mukundbhai Natvarlal Dixit said flat was transferred in the name of their only legal heirs i.e. Purviben Mrugeshbhai Shah as per Will. Therefore said flat is stand in the name of present owner Purviben Mrugeshbhai Shah in the record of Association.

5. (a) Thereafter as per request of said Association and its members and documents as furnished to me and information provided to me during the course of part verification of title prior to completion by the said all original owner-occupant, I gave Public Notice appeared in the daily newspaper "DIVYA-BHASKAR" of dated 21-01-22,

inviting claims, if any in upon or to the entire land/property above referred to. Except for the flat No. A/4, I have not received any claim, objection from any Person or Financial Institution in response thereto.

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

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204, Harekrishna Complex,  
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records, I have raised general requisitions of the documents and information provided to me and sought clarification from the all owners.

c. Unless specifically stated herein the investigation of Title Certificate necessary depends upon the documents and Information provided to me and also declared by the way of discussion being done by all property owner assuming being true, complete and accurate, I have not verified the enforceability of the contractual arrangement comprised in the documents and or the information provided to me.

d. I have not found any mortgage, charge or encumbrance charge over the said land/property in question from the available searches caused to be taken so I relied on the paper submitted before me and according to the search , we have issued this title certificate.

6. Then after said all flats are too old and require to re-construct the entire scheme of "VASANT APPARTMENT" and therefore all owner-occupant of the said Association had decided to redevelop the said land by putting up new construction thereon of residential Flats. Therefore Development Agreement was executed with SHREE MAHAVIR CONSTRUCTION by the said Association along with all present members under the terms and conditions mentioned therein on 27-07-22 which was Registered with Sub-Registrar of Assurances at Ahmedabad.

7. Thereafter revised plan for the construction of Residential Flats upon the said entire land are prepared and same are approved by Ahmedabad Municipal Corporation and issued Commencement letter (Rajachitthi) on 26-06-2022 by its Case No. BHNTS/WZ/240622/ CGDCRV/ A6226/ RO/ MI

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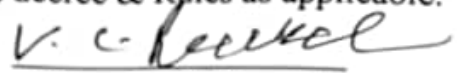
204, Harekrishna Complex,  
Opp. Kothawala Flat,  
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8. I have been informed by you that neither you nor your erstwhile property owner's that said land /property has not been given in security nor entered upon any transaction of transfer nor created any charge or encumbrance of any nature, whatsoever thereon, nor the said property is subject matter of any pending proceedings,(Except Flat No. A/4) nor any order, decree, attachment or any order of any court or Government office or any authority are operating against the said land/property adversely affecting the title (except Flat No. A/4), nor any portion thereof is under acquisition or requisition under any law in force, nor the said land/property has been declared to be unfit for human habitation and there are no other facts or particulars which can adversely affect the title, not disclosed to me.

## C E R T I F I C A T E

Subject to Whatever is stated hereinabove, I am of the opinion and certified that title to the Non-Agricultural property bearing Private Sub-Plot admeasuring 1464 Sq. Mtrs. of Vasant Apartment Owners Association together with construction of 24 various flats known as "VASANT APARTMENT" constructed upon land bearing Final Plot No. 511 and 512 of Town Planning Scheme No. 6, Situated at Mouje: Paldi, except Flat No. A/4 as such clear, marketable and free from encumbrance or charge and reasonable doubt. Subject to:- (1) Declaration of no encumbrance and devolution of title being made by you (2) Laws applicable in force at the relevant time to effect legally and property sale, transfer or other transaction and other rights with respect to the said land & (3) Any other Laws & Suits or Court decree & Rules as applicable.

AHMEDABAD  
DATE:30/08/2022

  
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