

E. C. Gandhi & Co.

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GC/2020/G-2666/02

Ref. No./s. Chanchal Properties,
New PrafulPARK Co-operative Housing
Society Limited,
Near Dharnidhar Cross Road,
Vasna,

AHMEDABAD - 380 007.

Dear Sir,

Date :

Re : Investigation of Title

Pursuant to the instructions given by you, we have arranged for the taking of the search of the available records of Index No.2 and others revenue records of last thirty years in respect of the properties described in the Schedule hereunder written and are of the opinion that the title of NEW PRAFULPARK CO-OPERATIVE HOUSING SOCIETY LIMITED over their said properties are clear and marketable and free from any charge or encumbrances and also free from reasonable doubts **subect to (i) Re-development Agreement is made between New Praful Park Co-operative Housing Society Limited of the One Part and M/s. Chanchal Properties, a Partnership of the Other Part on 26th April, 2014 for re-development of the said land of the Society**



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and (ii) subject to residential flats allotted/sold or agreed to be allotted/sold to various allottees/purchasers.

We further state that the records maintained at the Office of the Sub-Registrar, Ahmedabad – 1 (City) from the years 1st January, 1989 to 31st March, 1994 are partly/totally torn out and records maintained at the Office of the Sub-Registrar, Ahmedabad – 4 (Paldi) from the years 1st April, 1994 to 2019 are computerized records are not properly maintained.

Ahmedabad, Dated this 2nd day of January, 2020.

THE SCHEDULE ABOVE REFERRED TO :
(Description of Immovable Properties)

All that piece or parcel of freehold land of situate lying and being at Saransh Courtyard, Near Dharnidhar Derasar, Vasna, Ahmedabad bearing Survey No.91 of Mouje Vasna of Sabarmati Taluka in the Registration District Ahmedabad and Sub-District of Ahmedabad-4 (Paldi) and Final Plot No.126 of Town Planning Scheme No.26 admeasuring 1815.00 Sq. Mtrs. or thereabouts and City Survey No.2888 of Vasna, Taluka

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Sabarmati, District Ahmedabad admeasuring 1809.00 Sq.

Mtrs. or thereabouts togetherwith following 44 flats in a building known as "Saransh Courtyad".

Sr. No.	Flat No.	Carpet Area	Wash Area	Balcony	Total Carpet Area (Including Wash & Balcony Area)
1	GF 1	124.97	3.56	4.55	133.08
2	GF 2	115.44	3.56	4.55	123.55
3	101	109.93	6.58	5.31	121.82
4	102	110.23	3.56	4.55	118.34
5	103	115.41	3.56	4.55	123.52
6	104	109.93	6.58	5.31	121.82
7	105	124.97	3.56	4.55	133.08
8	106	115.44	3.56	4.55	123.55
9	201	109.93	6.58	5.31	121.82
10	202	124.93	3.56	4.55	133.04
11	203	100.71	3.56	4.55	108.82
12	204	109.93	6.58	5.31	121.82
13	205	124.97	3.56	4.55	133.08
14	206	115.44	3.56	4.55	123.55
15	301	109.93	6.58	5.31	121.82
16	302	110.23	3.56	4.55	118.34
17	303	115.41	3.56	4.55	123.52
18	304	109.93	6.58	5.31	121.82
19	305	110.27	3.56	4.55	118.38
20	306	115.44	3.56	4.55	123.55
21	401	109.93	6.58	5.31	121.82
22	402	124.93	3.56	4.55	133.04
23	403	100.71	3.56	4.55	108.82
24	404	109.93	6.58	5.31	121.82



25	405	124.97	3.56	4.55	133.08
26	406	100.74	3.56	4.55	108.85
27	501	109.93	6.58	5.31	121.82
28	502	110.23	3.56	4.55	118.34
29	503	115.41	3.56	4.55	123.52
30	504	109.93	6.58	5.31	121.82
31	505	110.27	3.56	4.55	118.38
32	506	115.44	3.56	4.55	123.55
33	601	109.93	6.58	5.31	121.82
34	602	124.93	3.56	4.55	133.04
35	603	100.71	3.56	4.55	108.82
36	604	109.93	6.58	5.31	121.82
37	605	124.97	3.56	4.55	133.08
38	606	100.74	3.56	4.55	108.85
39	701	109.93	6.58	5.31	121.82
40	702	110.23	3.56	4.55	118.34
41	703	115.41	3.56	4.55	123.52
42	704	109.93	6.58	5.31	121.82
43	705	110.27	3.56	4.55	118.38
44	706	115.44	3.56	4.55	123.55
Total		4968.28	198.92	210.84	5378.04

Yours Faithfully
M/S. C. C. GANDHI & CO.,


PARTNER 

SEARCH NOTES

ENCLOSURE TO OUR LETTER NO.GC/2020/G-2666/ 02
DATED 2ND DAY OF JANUARY,2020.

The land bearing Survey No.91 of Mouje Vasna of Sabarmati Taluka I the Registration District Ahmedabad and Sub-District of Ahmedabad – 4 (Paldi) and Final Plot No.126 of Town Planning Scheme No.26 admeasuring 1815.00 Sq.Mtrs. originally belonged to (1) Daniben widow of Ramjibhai Nathabhai, (2) Bachubhai Nathabhai, (3) Shantaben Ramjibhai, (4) Savitaben Ramjibhai and (5) Kaniben Ramjibhai and (5) Kantibhai Nathabhai who through their Power of Attorney Holder Nandlal Ramanlal Thakkar executed six separate Sale Deeds in favour of New Praful Park Co-operative Housing Society Limited, a Society registered under the Gujarat Co-operative Societies Act, 1962 on the 31st day of March,1992 under No.GH-14695 and name of the Society was entered in the record of rights by a Mutation Entry No.3804. After getting plans approved, the said Society constructed Twenty Eight (28) Flats thereon and allotted the same to different allottees. In the meantime, the said Society, got revised Plans approved from the Competent Authority for total 44 Flats in a Scheme known as “SARANSH COURTYARD”. A Re-development Agreement is made between New Praful Park Co-operative Housing Society Limited of the One Part and M/s. Chanchal



Properties, a Partnership of the Other Part on 26th April, 2014 for re-development of the said land of the Society. All the members of the said Society has given their consent for the same. A Resolution was passed in a meeting held on 16th June, 2014 whereby the said Society permitted the said Developer M/s. Chanchal Properties to sell 16 Flats mentioned therein to the different allottees and payment will be received from the said allottees by M/s. Chanchal Properties and the document of sale deed in favour of each allottees, the Society will sign as the Confirming Party and the payment will be received by M/s. Chanchal Properties and Share Certificate will be issued in the name of the new allottees.

There are no charge or encumbrances over aforesaid Forty Four (44) flats.

Ahmedabad, Dated this 2nd day of January, 2020.

For M/S. C.C. GANDHI & CO.,



PARTNER