

NVD/Yashvi/74/21

Date: 26/08/2021

TITLE CERTIFICATE

To,

YASHVI CONSTRUCTION (PANCHSHIL GROUP)

A Proprietary Firm

Registered office at: 501, Panchshil Residency,
Near Bank Of India, Shantinagar, Ushmanpura,
Ahmedabad

through its Proprietor

JITENDRA PRAKASHCHANDRA SHAH



Reg: Investigation of title to the Non-Agricultural property bearing (1) Private Sub-Plot No: 2, land admeasuring 689.78 Sq.Mtrs or thereabout of Punit Maninagar Association & (2) Private Sub-Plot No: 1, land admeasuring 689.78 Sq.Mtrs or thereabout of Punit Maninagar Society Owners Association total land admeasuring 1379.56 Sq.Mtr or thereabout together with construction of 24 various flats known as "PUNIT APARTMENT" constructed upon land bearing Final Plot No: 206 paiki of Town Planning Scheme No: 24 Situated at Mouje: KHOKHRA-MAHEMDABAD, Taluka: Maninagar within the Registration Sub District Ahmedabad- 5 (Narol) 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 Public Notice in local daily newspaper "Divya Bhasker" on 07/11/2020. I have also perused the copies of papers and documents submitted by them and believing the same are true and genuine. I have to report to you as under.

- (1)** (1) The owner-occupant of the land bearing Sub-Plot No: 2 total admeasuring 689.78 Sq. Mtrs or thereabout forming part of Final Plot No: 206 (given in lieu of survey no: 323/3) of Town Planning Scheme No: 24 situated at Mouje: Khokhra-Mahemdabad viz (1) Hemlataben Padmakar Navathe (2) Chandrakant Padmakar Navathe (3) Avinash Padmakar Navathe (4) Padmakar Jayram Navathe & (5) Shekhar Padmakar Navathe had sold and conveyed the said land to the Purchaser viz Proposed Punit Maninagar Co-Operative Housing Society Limited by different five Sale-Deeds, which was Registered

with Sub-Registrar of Assurances at Ahmedabad on 03/06/1981 by Registered Serial No: 6388 + 6390 + 6391 + 6394 + 6397, said fact was Recorded in Revenue Records vide Mutation Entry No: 13014 + 13017 + 13018 + 13019 + 13021, of dated: 05/06/1981 and thereafter promoters of said society had transferred their purchasing rights in favour of Punit Maninagar Association (Regd. No: NTCG-812, of dated: 01/09/1982) by Assignment Deed, which was Registered with Sub-Registrar of Assurances at Ahmedabad on 16/09/1982 by Registered Serial No: 13562, said fact was Recorded in Revenue Records vide Mutation Entry No: 13288, of dated: 18/09/1982.

- (2) The owner-occupant of the land bearing Sub-Plot No: 1 total admeasuring 689.78 Sq. Mtrs or thereabout forming part of Final Plot No: 206 (given in lieu of survey no: 323/3) of Town Planning Scheme No: 24 situated at Mouje: Khokhra-Mahemdabad viz (1) Madhavrav Jayram Navathe (2) Manglaben w/o Madhavrav Navathe (3) Nimas Madhavrav Navathe & (4) Shreerang Madhavrav Navathe had sold and conveyed the said land to the Purchaser viz Proposed Punit Maninagar Co-Operative Housing Society Limited by different four Sale-Deeds, which was Registered with Sub-Registrar of Assurances at Ahmedabad on 03/06/1981 by Registered Serial No: 6392 + 6395 + 6396 + 6398, said fact was Recorded in Revenue Records vide Mutation Entry No: 13015 + 13016 + 13020 + 13022, of dated: 05/06/1981 and thereafter promoters of said society had transferred their purchasing rights in favour of Punit Maninagar Society Owners Association (Regd. No: NTCG-799, of dated: 19/08/1982) by Assignment Deed, which was Registered with Sub-Registrar of Assurances at Ahmedabad on 08/09/1982 by Registered Serial No: 13281, said fact was Recorded in Revenue Records vide Mutation Entry No: 13284, of dated: 13/09/1982.
- (3) Subsequently Non- Agricultural for Residential use has been given by competent authority on 29/09/1956 by its no: LNDSR-493, said fact were recorded in Village Form No: 2 by serial No: 895.



- (2) Thereafter owner-occupant of the said entire land viz Punit Maninagar Association & Punit Maninagar Society Owners Association had desirous

to construct the 24 (Twenty Four) flats of the scheme known as "Punit Apartment" as per plan sanction by Ahmedabad Municipal Corporation on 29/07/1980 by its order no: B/24/132 of Sub-Plot No: 1 & on 29/07/1980 by its order no: B/24/131 of Sub-Plot No: 2, subsequently all the present members/shareholders and or owner-occupants of entire Society were allotted their respective flat way back in the year 1982 by the said Association.

(3) (A) Brief History of all 12 Flats of "Punit Apartment" of Punit Maninagar Association

(1) The said Association had allotted the Flat No: A/1 to Kanjibhai K. Patel as first allottee member on 02/08/1982 and also enrolled and allotted One shares of Rs. 100/- of Share certificate No: 1, Thereafter Kanjibhai K. Patel had sold and conveyed the said flat to the Purchaser viz: Pravinchandra Dahyabhai Pandya by Sale-Deed, which was Registered on 07/05/1993 by Serial No: 10311, Thereafter Pravinchandra Dahyabhai Pandya had sold and conveyed the said flat to the Purchaser viz: Alpeshbhai Dashrathbhai Thakkar by Sale-Deed, which was Registered on 16/03/2005 by Serial No: 1034, Thereafter Alpeshbhai Dashrathbhai Thakkar had sold and conveyed the said flat to the Purchaser viz: (1) Priyalataben Girishchandra Shah & (2) Girishchandra Ambalal Shah/the Present owner by Sale-Deed, which was Registered on 13/11/2006 by Serial No: 6159, therefore said flat was transferred in the Association Records in the name of present owners.



(2) The said Association had allotted the Flat No: A/2 to Dilipbhai Gordhandas Lakhani & Pravinbhai Gordhandas Lakhani as first allottee member on 02/08/1982 and also enrolled and allotted One shares of Rs. 100/- of Share certificate No: 12, Thereafter they have sold and conveyed the said flat to the Purchaser viz: Datatrey Hanumant Apte & Vijaya Datatrey Apte by Sale-Deed, which was Registered on 06/04/1991 by Serial No: 8746, Thereafter owner viz; Vijaya Datatrey Apte was died on 31/05/2009, and during her lifetime she made her Registered Will or testimony on 10/02/2006 by registered serial No: 683 and as per said Will said her part of property were bequeath to her daughter Vaishali d/o Datatrey Apte & w/o Rajendra Dixit / the present owner subsequently

Datatrey Hanumant Apte also died intestate on 07/09/2005, leaving behind his direct legal heirs viz: (1) Varshali d/o Datatrey Apte (2) Ashavari d/o Datatrey Apte & (3) Vaishali d/o Datatrey Apte thereafter out of all legal heirs (1) Varshali d/o Datatrey Apte (2) Ashavari d/o Datatrey Apte had waived or release their right, title and interest in favour of Vaishali d/o Datatrey Apte & w/o Rajendra Dixit by Release Deed, which was Registered on 23/10/2020 by Serial No: 5659, therefore said flat was transferred in the Association Records in the name of present owner.

(3) The said Association had allotted the Flat No: A/3 to Subodhchandra Jamnadas Gandhi as first allottee member on 02/08/1982 and also enrolled and allotted One shares of Rs. 100/- of Share certificate No: 2, Thereafter he sold and conveyed the said flat to the Purchaser viz: Dhiren R. Mehta/the Present owner by Sale-Deed, which was Registered on 28/04/1997 by Serial No: 1474 therefore said flat was transferred in the Association Records in the name of present owner.

(4) The said Association had allotted the Flat No: A/4 to Laljibhai Ramjibhai Hamirani/the present owner as first allottee member on 02/08/1982 and also enrolled and allotted One shares of Rs. 100/- of Share certificate No: 3.

(5) The said Association had allotted the Flat No: A/5 to Sulochanaben Priyavadan Gandhi as first allottee member on 02/08/1982 and also enrolled and allotted One shares of Rs. 100/- of Share certificate No: 4, Thereafter she sold and conveyed the said flat to the Purchaser viz: Ratilal Saburdas Parekh & Manjulaben Ratilal Parekh/the Present owner by Sale-Deed, which was Registered on 19/11/1996 by Serial No: 3562 therefore said flat was transferred in the Association Records in the name of present owner.

(6) The said Association had allotted the Flat No: A/6 to Dhanlaxmiben Mahasukhlal Sakhpura as first allottee member on 02/08/1982 and also enrolled and allotted One shares of Rs. 100/- of Share certificate No: 5, Thereafter she sold and conveyed the said flat to the Purchaser viz: Dhanlaxmiben Rasiklal Shah/the Present owner by Sale-Deed, which was Registered on 25/04/1990 by Serial No: 9541 therefore said flat was transferred in the Association Records in the name of present owner.



(7) The said Association had allotted the Flat No: A/7 to Vidhyaben Chandrakant Thakkar/the Present owner as first allottee member on 02/08/1982 and also enrolled and allotted One shares of Rs. 100/- of Share certificate No: 6.

(8) The said Association had allotted the Flat No: A/8 to Mahendrakumar Shantilal Shah as first allottee member on 02/08/1982 and also enrolled and allotted One shares of Rs. 100/- of Share certificate No: 7, Thereafter he sold and conveyed the said flat to the Purchaser viz: Belaben Shaileshkumar Mehta/the Present owner by Sale-Deed, which was Registered on 15/06/1998 by Serial No: 1896 therefore said flat was transferred in the Association Records in the name of present owner.

(9) The said Association had allotted the Flat No: A/9 to Avinash Krishnarao Gole as first allottee member on 02/08/1982 and also enrolled and allotted One shares of Rs. 100/- of Share certificate No: 9, Thereafter he sold and conveyed the said flat to the Purchaser viz: Sunitaben Sumatchand Lodha & Sumatchand Suparaschand Lodha/the Present owner by Sale-Deed, which was Registered on 19/05/2017 by Serial No: 2819 therefore said flat was transferred in the Association Records in the name of present owner.

(10) The said Association had allotted the Flat No: A/10 to Davabhai Becharbhai Patel as first allottee member on 02/08/1982 and also enrolled and allotted One shares of Rs. 100/- of Share certificate No: 8, Thereafter he sold and conveyed the said flat to the Purchaser viz: Atulkumar Mukundbhai Doshi/the Present owner by Sale-Deed, which was Registered on 23/03/1999 by Serial No: 845 therefore said flat was transferred in the Association Records in the name of present owner.

(11) The said Association had allotted the Flat No: A/11 to Subhaschandra Baburao Deshpande as first allottee member on 02/08/1982 and also enrolled and allotted One shares of Rs. 100/- of Share certificate No: 10, Thereafter he sold and conveyed the said flat to the Purchaser viz: Nirav Jagdishkumar Dave/the Present owner & Jagdishbhai Manilal Dave by Sale-Deed, which was Registered on 21/02/2004 by Serial No: 588, thereafter Jagdishbhai Manilal Dave had gifted the said his part from the said flat to Minal Nirav Dave/the present owner by Gift-Deed, which was Registered on 18/03/2020 by Serial No:



2234, therefore said flat was transferred in the Association Records in the name of present owner.

(12) The said Association had allotted the Flat No: A/12 to Dilipkumar K. Shah as first allottee member on 02/08/1982 and also enrolled and allotted One shares of Rs. 100/- of Share certificate No: 11, Thereafter he sold and conveyed the said flat to the Purchaser viz: Bharatkumar Chandulal Shah by Sale-Deed, which was Registered on 18/01/1988 by Serial No: 780, thereafter Bharatkumar Chandulal Shah had sold and conveyed the said flat to Purchaser viz: Vasantbhai Kantilal Sheth by Sale-Deed, which was Registered on 23/05/1995 by Serial No: 1625, thereafter Vasantbhai Kantilal Sheth was died on 16/12/2019 and during his lifetime he made his last Will or testimony 07/02/2018 and as per said Will, out of his all direct legal heirs one legal heirs viz: Shradhhaben d/o Vasantbhai Kantilal Sheth & w/o Mukesh A Patel had waived all her right tile and interest in favour of her father Vasantbhai Kantilal Sheth by Declaration cum Indemnity Bond which was Notarized before Notary Public Chetna N. Acharya on 18/01/2018 by Sr No: 271 therefore said property was bequeath to his other legal heirs viz: Chandrikaben wd/o Vasantbhai Kantilal Sheth, Jignesh Vasantbhai Sheth, Nishtha d/o Vasantbhai Sheth & w/o Ketan Shantilal Bhatt & Kshama Vasantbhai Sheth/the Present Owner therefore said flat was transferred in the Association Records in the name of present owner.



(B) Brief History of all 12 Flats of "Punit Apartment" of Punit Maninagar Society Owners Association

(1) The said Association had allotted the Flat No: B/1 to Chhaganbhai Naranbhai Umrailiyal as first allottee member on 02/08/1982 and also enrolled and allotted One shares of Rs. 500/- of Share certificate No: 1, Thereafter he sold and conveyed the said flat to the Purchaser viz: Naynaben Anantbhai Patel by Sale-Deed, which was Registered on 16/11/2006 by Serial No: 6242, thereafter she sold and conveyed the said flat to the Purchaser viz: Indiraben Mukeshbhai Thakkar/the Present Owner by Sale-Deed, which was Registered on 20/01/2007 by Serial No: 493, therefore said flat was transferred in the Association Records in the name of present owner.

(2) The said Association had allotted the Flat No: B/2 to Desaibhai Jivabhai Patel as first allottee member on 02/08/1982 and also enrolled and allotted One shares of Rs. 500/- of Share certificate No: 4, Thereafter said Desaibhai Jivabhai Patel was died on 18/12/2019 and during his lifetime he made his last Registered Will or testimony on 13/04/2016 by Registered serial No: 2628, and as per said Will he bequeath the said property to his Rajeshbhai Desaibhai Patel/the Present Owner therefore said flat was transferred in the Association Records in the name of present owner.

(3) The said Association had allotted the Flat No: B/3 to Maniben Mohanbhai Dalwadi as first allottee member on 02/08/1982 and also enrolled and allotted One shares of Rs. 500/- of Share certificate No: 7, Thereafter owner viz; Maniben Mohanbhai Dalwadi was died intestate on 04/07/1998, and out of all legal heirs one Mohanbhai Dalwadi also died intestate on 21/03/1984 leaving behind their direct legal heirs viz: (1) Ramilaben Mohanbhai Dalwadi (2) Neelaben Mohanbhai Dalwadi (3) Madhukar Mohanbhai Dalwadi & (4) Harshadbhai Mohanbhai Dalwadi thereafter out of all legal (1) Ramilaben Mohanbhai Dalwadi (2) Neelaben Mohanbhai Dalwadi (3) Madhukar Mohanbhai Dalwadi had waived or release their right, title and interest in Harshadbhai Mohanbhai Dalwadi/the Present Owner by Release Deed, which was Registered on 15/07/2009 by Serial No: 4253, therefore said flat was transferred in the Association Records in the name of present owner.



(4) The said Association had allotted the Flat No: B/4 to Mandakini Jamiyatram Shelat as first allottee member on 02/08/1982 and also enrolled and allotted One shares of Rs. 500/- of Share certificate No: 10, thereafter Mandakini Jamiyatram Shelat had gifted 50 % share out from said flat to (1) Nitinkumar Govindlal Shelat & (2) Mrudang Vinodchandra Shelat by Gift-Deed, which was Registered on 18/03/2020 by Serial No: 2235, therefore said flat was stand in the name of Mandakini Jamiyatram Shelat, Nitinkumar Govindlal Shelat & Mrudang Vinodchandra Shelat/the present owner in the Association Records.

(5) The said Association had allotted the Flat No: B/5 to Bipinchandra Laherchandra Kothari/the Present Owner as first allottee member on

02/08/1982 and also enrolled and allotted One shares of Rs. 500/- of Share certificate No: 2.

(6) The said Association had allotted the Flat No: B/6 to Vinaben Rameshchandra Shah as first allottee member on 02/08/1982 and also enrolled and allotted One shares of Rs. 500/- of Share certificate No: 5, thereafter she sold and conveyed the said flat to the Purchaser viz: Rajesndrabhai Shushilchandra Patel/the Present Owner by Sale-Deed, which was Registered on 11/10/1999 by Serial No: 3355, therefore said flat was transferred in the Association Records in the name of present owner.

(7) The said Association had allotted the Flat No: B/7 to Subhashchandra Vamanrao Padalkar as first allottee member on 02/08/1982 and also enrolled and allotted One shares of Rs. 500/- of Share certificate No: 8, thereafter Subhaschandra Vamanrao Padalkar was died intestate on 18/08/2020 leaving behind his direct legal heirs namely (1) Kunda Subhash Padalkar (2) Subodh Subhash Padalkar & (3) Sumedha d/o Subhash Padalkar & w/o Vivek Vaidhya/the Present Owner therefore said flat was transferred in the Association Records in the name of present owner.

(8) The said Association had allotted the Flat No: B/8 to Hasmukhbhai Popatbhai Soni as first allottee member on 02/08/1982 and also enrolled and allotted One shares of Rs. 500/- of Share certificate No: 11, thereafter he sold and conveyed the said flat to the Purchaser viz: (1) Gordhanbhai Bhagwanjibhai Dadhania & (2) Pushpaben Manubhai Dadhania by Sale-Deed, which was Registered on 25/10/1988 by Serial No: 19638, thereafter they have sold and conveyed the said flat to the Purchaser viz: (1) Bhailalbhai Shamjibhai Thakkar & (2) Vandnaben Bhailalbhai Thakkar by Sale-Deed, which was Registered on 11/08/1995 by Serial No: 2404, thereafter they have sold and conveyed the said flat to the Purchaser viz: (1) Ranchhodlal Pranlal Gandhi & (2) Virendrabhai Ranchhodlal Gandhi by Sale-Deed, which was Registered on 23/06/2009 by Serial No: 3687, thereafter out of all owners, one Ranchhodlal Pranlal Gandhi was died intestate on 16/08/2014 leaving behind his direct legal heirs viz: (1) Bhartiben d/o Ranchhodlal Gandhi (2) Daxaben d/o Ranchhodlal Gandhi (3) Umesh Ranchhodlal Gandhi & (4) Virendrabhai



Ranchhodlal Gandhi thereafter out of all legal (1) Bhartiben d/o Ranchhodlal Gandhi & w/o Bharatkumar Parikh (2) Daxaben d/o Ranchhodlal Gandhi & w/o Jitendrakumar Gandhi (3) Umesh Ranchhodlal Gandhi had waived or release their right, title and interest in Virendrabhai Ranchhodlal Gandhi/the Present Owner by Release Deed, which was Registered on 29/08/2018 by Serial No: 6957, therefore said flat was transferred in the Association Records in the name of present owner.

(9) The said Association had allotted the Flat No: B/9 to Hiralal Vanmalidas Thakkar as first allottee member on 02/08/1982 and also enrolled and allotted One shares of Rs. 500/- of Share certificate No: 3, thereafter Hiralal Vanmalidas Thakkar was died intestate on 08/10/2015, and out of all legal heirs one Lalitaben Hiralal Thakkar also died intestate on 27/06/1987 leaving behind their other direct legal heirs viz: (1) Mukeshbhai Hiralal Thakkar (2) Maheshbhai Hiralal Thakkar & (3) Madhusudan Hiralal Thakkar, thereafter out of all legal (1) Mukeshbhai Hiralal Thakkar (2) Maheshbhai Hiralal Thakkar had waived all their right tile and interest in favour of Madhusudan Hiralal Thakkar/the Present Owner by Declaration of Release which was Notarized before Notary Public N.A.Shewak on 20/03/2020 by Sr No: 277, therefore said flat was transferred in the Association Records in the name of present owner, said fact were declared by Madhusudan Hiralal Thakkar by way of declaration I therefore disclaim any responsibility for the consequences which may arise on account of such rights.



(10) The said Association had allotted the Flat No: B/10 to Harshadbhai Dahyabhai Shah as first allottee member on 02/08/1982 and also enrolled and allotted One shares of Rs. 500/- of Share certificate No: 6, thereafter he sold and conveyed the said flat to the Purchaser viz: (1) Charulata P. Shah & (2) Pravinkumar K. Shah by Sale-Deed, which was Registered on 30/01/1989 by Serial No: 1716, thereafter owner viz: Charulata P. Shah was died intestate on 25/09/1998 and out of all legal heirs (1) Pravinkumar K. Shah & (2) Samirbhai Pravinkumar Shah had given their confirmation to said Association for transferred the said flat in the name of other legal heir viz Axaybhai Pravinkumar Shah/the present Owner therefore said flat mutated in the name of present owner, said

fact were declared by Axaybhai Pravinkumar Shah by way of declaration I therefore disclaim any responsibility for the consequences which may arise on account of such non availability of Deed.

(11) The said Association had allotted the Flat No: B/11 to Pratimaben Kantilal Thakkar as first allottee member on 02/08/1982 and also enrolled and allotted One shares of Rs. 500/- of Share certificate No: 9, thereafter she sold and conveyed the said flat to the Purchaser viz: Pravinkumar K. Shah by Sale-Deed, which was Registered on 13/10/1995 by Serial No: 2952, thereafter owner viz: Pravinkumar K. Shah was died on 22/01/2003 and during his lifetime he made his last unregistered Will or testimony on 04/01/2003 and as per said will said property was bequeath to Sweta Samirbhai Shah/the Present Owner therefore said flat was transferred in the Association Records in the name of present owner, said fact were declared by Sweta Samirbhai Shah by way of declaration I therefore disclaim any responsibility for the consequences which may arise on account of such things.

(12) The said Association had allotted the Flat No: B/12 to Kalidas Chandulal Thakkar as first allottee member on 02/08/1982 and also enrolled and allotted One shares of Rs. 500/- of Share certificate No: 12, thereafter owner viz: Kalidas Chandulal Thakkar was died on 26/05/2007 and during his lifetime he made his last unregistered Will or testimony on 18/03/2005 and as per said will said property was bequeath to his wife Premilaben Kalidas Thakkar, thereafter she sold and conveyed the said flat to the Purchaser viz: Jyotiben Pankajbhai Mehta & Pankajbhai Sumtilal Mehta/the Present Owner by Sale-Deed, which was Registered on 19/12/2009 by Serial No: 8970, therefore said flat was transferred in the Association Records in the name of present owner.



- (4) (a) Thereafter as per request of said both Association and documents as furnished to me and information provided to me during the course of part verification of title prior to completion of Development Agreement to the aforesaid land/property by the said all original owner-occupant, I gave Public Notice appeared in the daily newspaper "Divya Bhasker" of dated 07/11/2020, inviting claims, if any in upon or to the entire land/property above referred to. 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 1 (City) & 5 (Narol) commencing from 1990 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 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 necessarily depends upon the documents and information provided to me and also declared by the way of declaration being made 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.
- (5) Then after said all flats are too old and require to re-construct the entire scheme of "Punit Apartment" and therefore all owner-occupant of the said Associations had decided to redevelop the said land by putting up new construction thereon of Residential Flats therefore Development Agreement was executed with you viz YASHVI CONSTRUCTION (PANCHSHIL GROUP) by the Said both Association along with all present members under the terms and conditions mentioned therein on 30/07/2021 which was Registered with Sub-Registrar of Assurances at Ahmedabad 5 (Narol) by Serial No: 5674.
- (6) Then after 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) by



its Case No BLNTS/SZ/170321/CGDCRV/A4709/R0/M1 & Rajachitthi No: 04925/170321/A4709/R0/M1 on 25/06/2021.

- (7) 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, 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, 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.

CERTIFICATE

Subject to Whatever is stated hereinabove, **I am of the opinion and certified that title to the Non-Agricultural property bearing (1) Private Sub-Plot No: 2, admeasuring 689.78 Sq.Mtrs of Punit Maninagar Association & (2) Private Sub-Plot No: 1, admeasuring 689.78 Sq.Mtrs of Punit Maninagar Society Owners Association together with construction of 24 various flats known as "PUNIT APARTMENT" constructed upon land bearing Final Plot No: 206 paiki of Town Planning Scheme No: 24 Situated at Mouje: KHOKHRA-MAHEMDABAD 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 properly sale, transfer or other transaction and other rights with respect to the said land & (3) Any other Laws & Suit or Court decree & Rules as applicable.

For **V. D. Desai & Co.**



N. Desai

Nimish V. Desai
Advocate