

KAMLESH N. PUJARA, Advocate
B/3, 3rd Floor, Swiss Plaza, Opp. Manekbaug Hall,
Nr. SBI, Ambawadi, Ahmedabad – 380 015
Phone: (079) 66059174

Date : 21/06/2018

TITLE CLEARANCE CERTIFICATE

To,
The Chairman,
Nirav Chokshi Apartment Co. Op. Has. Soc. Ltd.

Reg.:- Investigation of Title to the immovable property situated at land admeasuring 998 Sq. Mtrs. of F.P. No. 751/4, T.P. Scheme No. 3/5, Mouje (sim) Chhadavad (Madalpur), Taluka Sabarmati, Registration District and Sub-district Ahmedabad-3 (Memnagar) belonging to you.

Pursuance to your instruction to investigate of your title to the captioned property hereinafter referred to as the said property more particularly described in the schedule hereunder written, I have caused necessary searches of the Revenue Records and Sub-registry Records at (1) Ahmedabad-1 (City), (2) Ahmedabad-4 (Paldi), and (3) Ahmedabad-3 (Memnagar). I have perused documents evidencing title as are submitted to me and from that and from the clarifications rendered to me by you of the property. I am of the view and opinion that your title to the property more particularly described in schedule is clear, free from charge and marketable **subject to** (i) your declaration regarding clear and marketable title over the property, (ii) Members right for their flat and (3) Development rights of Anshul Corporation under Development Agreement registered at sr. no. 7162 on 28/09/2017 before the Sub-registrar Ahmedabad-3 (Memnagar).



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I have investigated the title of the aforesaid property more particularly described in the schedule hereunder by perusing following documents:

LIST OF DOCUMENTS PRODUCED

1. Copy of Village Form No. 7 and 12 of Village (Sim) Chhadavad, T.P. No. 3/5, Final Plot No. 751/4, in the name of Nirav Choksi Apartment issued by City Mamlatdar (East), E-Dhara, Ahmedabad.
2. Copy of Village Form No. 6, Entry Nos. 884, 696, 1462, 2568, 2569, 2570, 2947, 6185,
3. Copy of Village Form No. 8/A, Account No. 272, in the name of Nirav Choksi Apartment Co. Op. Hsg. Society Ltd.
4. Copy of Resolution made by City Survey Superintendant, Ellisbridge Ahmedabad on 06/08/1982 approved on 25/08/1982 for Revenue Survey No. 751/4, Flat No. 1, 3, 5 (Chalta No. 81).
5. Copy of Resolution made by City Survey Superintendant, Ellisbridge Ahmedabad on 06/08/1982 approved on 25/08/1982 for Revenue Survey No. 751/4, Flat No. 8, 10, 12 (Chalta No. 81).
6. Copy of Resolution made by City Survey Superintendant, Ellisbridge Ahmedabad on 06/08/1982 approved on 25/08/1982 for Revenue Survey No. 751/4, Flat No. 7, 9, 11 (Chalta No. 81).
7. Copy City Survey Sketch issued by the City Survey Office for Chalta No. 81.
8. Copy of Registration Certificate No. GH 5777, dated 20/08/1974 in the name of Nirav Choksi Apartment Co. Op. Hsg. Society Ltd. issued by the District Registrar, Ahmedabad (City).
9. Copy of Construction Permission issued by The Ahmedabad Municipal Corporation on 08/10/1976 vide Rajachitthi No. 613.



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10. Copy of Sale Deed registered at Sr. No. 7908 on 15/11/1945 before the Sub Registrar, Ahmedabad in favour of Madhusudan Girdharlal Acharya by Babubhai Manilal Amin.
11. Copy of Sale Deed registered at Sr. No. 5244 on 02/09/1945 before the Sub Registrar, Ahmedabad in favour of Babubhai Manilal Amin by Mayurbhai Narayanbhai Patel.
12. Certified Copy of Sale Deed registered at Sr. No. 12293 on 23/10/1974 before the Sub Registrar, Ahmedabad in favour of Nirav Choksi Apartment Co. Op. Hsg. Society Ltd. – Third Part by (1) Madhusudan Girdharlal Acharya – First Part (2) Tulsiyani & Co. – Partnership Firm – Third Part and (3) Choksi Brothers – Partnership Firm – Fourth Part.
13. Certified Copy of Sale Deed registered at Sr. No. 12297 on 23/10/1974 before the Sub Registrar, Ahmedabad in favour of Nirav Choksi Apartment Co. Op. Hsg. Society Ltd. – Third Part by (1) Madhusudan Girdharlal Acharya – First Part (2) Tulsiyani & Co. – Partnership Firm – Third Part and (3) Choksi Brothers – Partnership Firm – Fourth Part.
14. Copy of Development Agreement registered at sr. no. 7162 on 28/09/2018 before the Sub-registrar Ahmedabad-3 (Memnagar) between Nirav Choksi Apartment Co. Op. Hsg. Society Ltd. and its members as First Part and Anshul Corporation, a Partnership Firm as second part
15. Copy of Memorandum of Understanding dated 12/09/2017 executed before Notary J.P. Shah between Society, its members and Anshul Corporation, Partnership Firm for re-development of the scheme removing existing construction



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16. Copy of Resolution of Society passed in General meeting held on 04/05/2017, resolution no. 1 for re-development of scheme and appointing Anshul Corporation, Partnership Firm as developer.
17. Copy of Construction Permission issued by AMC vide Rajachitthi No. 00201/011217/A0158/R0/M1, Case No. BLNTSWZ/11217/CGDCR/A0158/R0/M1 dated 06/02/2018.
18. Copy of Plans approved by AMC vide Rajachitthi No. 00201/011217/A0158/R0/M1, Case No. BLNTSWZ/11217/CGDCR/A0158/R0/M1 dated 06/02/2018.

**THE SCHEDULE ABOVE REFERRED TO
(Description of the said Property)**

All that right, title and interest of immoveable property situated at land admeasuring 998 Sq. Mtrs. of F.P. No. 751/4, T.P. Scheme No. 3/5, (Old Survey No. 751 & 753 paiki Sub Plot No. 2A), Mouje (sim) Chhadaved (Madalpur), Taluka Sabarmati, Registration District and Sub-district Ahmedabad-3 (Memnagar).

Date : 21/06/2018
Place : Ahmedabad



KN Pujara

**Kamlesh N. Pujara
Advocate**

KAMLESH N. PUJARA, Advocate
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Phone: (079) 6605 9174

Date : 21/06/2018

TITLE REPORT

The N.A. land admeasuring about 998 Sq. Mtrs. Final Plot No. 751/4, T.P. Scheme No. 3/5 Varied is in the name of Nirav Choksi Apartments Co.op. Hsg. Soc. Ltd. since 1974 (Mutation Entry Nos. 2568, 2569, 2570 all dated 30/12/1974).

The Society after obtaining necessary permission for construction from Ahmedabad Municipal Corporation constructed the flats for its members. The Society allotted units to its members.

The Society thereafter obtained B.U. Permission from Ahmedabad Municipal Corporation on 11/04/1977.

The members of the society in General Body Meeting of the members held on 04/05/2017 decided to re-developed the scheme in the interest of the members, the resolution no. 1 was made in the said General Body Meeting.

The Anshul Corporation, Partnership Firm approached society for development rights and to re-develop the scheme. The society in General Body Meeting held on 04/05/2017 approved the proposal of Anshul Corporation and their after executed Development Agreement registered at sr. no. 7162 on 28/09/2017 before the Sub-registrar Ahmedabad-3 (Memnagar).

At present following are the members of the society having membership right of society and ownership of old flat no. and to be allotted new flat no. as per MOU.



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Sr. No.	Name of Member	Old Flat No.	New Flat No. after re-development
1	Prabhat Satynarayan Agarwal	A-1	101
2	Shobha Agarwal	A-2	102
3	Rekhaben Jineshkumar Shah and Jineshkumar Narottamdas Shah	A-3	201
4	Kartikkumar Satyadevbhai Thakkar	A-4	202
5	Hansaben Dineshbhai Dave	A-5	301
6	Bipinbhai Laxmichand Shah and Purnimaben Bipinbhai Shah	A-6	302
7	Kalavati Madhusudan Bhavsar	B-7	103
8	Vinodaben Jayantkumar Modi and Jayantkumar Godaddas Modi	B-8	104
9	Manjulaben Dashrathsinh Rajpur	B-9	203
10	Indiraben Chabildas Sodha	B-10	204
11	Hemlataben Dhananjaybhai Raval	B-11	303
12	Sarojben Maheshbhai Patel and Daminiben Nileshkumar Patel	B-12	304

and Anshul Corporation, Partnership Firm having rights to dispose of remaining six flats.

The AMC granted fresh construction permission to construct 18 flats on the land vide Rajachitthi No. 00201/011217/A0158/R0/M1, Case No. BLNTS/WZ/011217/CGDCR/A0158/R0/M1.

As a part of investigation, I gave public notice in daily newspaper Divya Bhaskar on 23/12/2015 inviting claims on the property, till today I have not received any claim on the property or objection to give title clearance certificate.



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During search, no other entry is found on the property.

Date : 21/06/2018
Place : Ahmedabad



KN Pujara
Kamlesh N. Pujara
Advocate

Search Receipt:-

- (1) Receipt No. 2016002001517, Application No. 1254 dated 20/01/2016, Sub-Registrar, Ahmedabad-1 (City)
- (2) Receipt No. 2016002001518, Application No. 1255 dated 20/01/2016, Sub-Registrar, Ahmedabad-1 (City)
- (3) Receipt No. 2016004001842, Application No. 1214 dated 25/01/2016, Sub-Registrar, Ahmedabad - 4 (Paldi).
- (4) Receipt No. 2016004001584, Application No. 1040 dated 21/01/2016, Sub-Registrar, Ahmedabad - 4 (Paldi).
- (5) Receipt No. 2016001002016, Application No. 1416 dated 27/01/2016, Sub-Registrar, Ahmedabad - 3 (Memnagar).
- (6) Receipt No. 2018001019057, Application No. 12660 dated 21/06/2018, Sub-Registrar, Ahmedabad - 3 (Memnagar)

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