

**Dineshbhai D. Palkhiwala**

B.A.LLB., Advocate

B-2, Navdeep Apartment, Opp. Navjivan Press,  
Near C. U. Shah College, Ashram Road,  
Ahmedabad-380 014.  
Ph :- (O) 27542170.

દીનેશભાઈ દેવચંદ પાલખીવાળા

બી.એ.એલ.એલ.બી., એડવોકેટ  
ઠે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,  
અમદાવાદ-૩૮૦ ૦૧૪.  
ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

**TITLE REPORT OF FLAT No.1** Date : 29-11-2019.

To,

(1) SMITABEN KANTILAL PARIKH.

(2) DHIRENBHAI KANTILAL PARIKH.

(3) MAYABEN MANOJKUMAR PARIKH.

Add.: 1, Namrata Flat,

Stadium Road,

Ahmedabad.

Re.: Investigation of the title to the property bearing Flat No.1 in "NAMRATA FLAT" [Namrata Flats Co-op. Housing Society Ltd.], constructed on the land bearing City Survey No.1003 to 1010 of Ward T.P. 3/3-4 Shekhpur-Khanpur (Final Plot No.207/3, adms.539 sq.mtrs. & Final Plot No.207/4, adms.535 sq.mtrs., total adms.1074 sq.mtrs. of T.P. Scheme No.3 of mouje Shekhpur-Khanpur), Taluka Sabarmati, District Ahmedabad.



Dear Sir,

We refer to your instructions to investigate the titles to the property above referred to.

We have caused necessary searches to be taken with the Sub-Registry Records for a period of last about thirty years which is available with respect to the property above referred to and we have gathered relevant information from you and we have also perused documents produced before me and I am of the opinion as under :

Whereas Namrata Flats Co-op. Housing Society Ltd., is a registered society under The Gujarat Co-operative Societies Act on 25-9-1971 under Serial No.GH-4576 (hereinafter referred to as the 'Said Society').

*D. D. Palkhiwala*



2,

Whereas the land bearing Final Plot No.207, admeasuring 73447 sq.yrds. was divided into two Final Plots respectively Final Plot No.207/1, admeasuring 53691 sq.yrds. & Final Plot No.207/2, admeasuring 19756 sq.mtrs. as per the Lay-out Plan sanctioned by The Arbitrator, with that regards the mutation entry was made in village Form No.6 on 22-6-1959 under entry No.2160, which was certified.

Whereas Gautambhai Tribhovandas sold the land bearing Hissa No.3, admeasuring 685 sq.yrds. part of Final Plot No.207/1-3 (p) to Namrata Flats Co-op. Housing Society Ltd. by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.12316 on 15-10-1971, with that regards the mutation entry was made in village Form No.6 on 16-10-1971 under entry No.4269.

Whereas Gautambhai Tribhovandas sold the land bearing Hissa No.4, admeasuring 640 sq.yrds. part of Final Plot No.207/1-3 (p) to Namrata Flats Co-op. Housing Society Ltd. by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.12317 on 15-10-1971, with that regards the mutation entry was made in village Form No.6 on 16-10-1971 under entry No.4268.

As per revenue record Final Plot No.207/3, admeasuring 539 sq.mtrs. & Final Plot No.207/4, admeasuring 535 sq.mtrs. in lieu of Hissa No.3, admeasuring 685 sq.yrds. & Hissa No.4, admeasuring 640 sq.yrds. part of Final Plot No.207/1-3 (p) and said society has constructed flats on the said land and said construction is known as "NAMRATA FLAT".

Whereas Jyotsanaben Bipinbhai Vyas became a member of the said



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## **દીનેશભાઈ દેવચંદ પાલખીવાળા**

**બી.એ.એલ.એલ.બી., એડવોકેટ**

**ઢે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,  
અમદાવાદ-૩૮૦ ૦૧૪.  
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3,

society and said society allotted Flat No.1, to Jyotsanaben Bipinbhai Vyas and said society has issued Share Certificate No.9, comprising of five share each of Rs.50/- having Distinctive Nos.41 to 45 with respect to the said property in the name of Jyotsanaben Bipinbhai Vyas.

Thereafter said Jyotsanaben Bipinbhai Vyas sold the property bearing Flat No.1, to Jashvantlal Ramlal Parikh and said society has transferred the said property in the name of Jashvantlal Ramlal Parikh as per the resolution passed in the meeting of managing committee of the said society held on 18-8-1974 and said society has transferred Share Certificate No.9, comprising of five share each of Rs.50/- having Distinctive Nos.41 to 45, with respect to the said property in the name of Jashvantlal Ramlal Parikh.

Thereafter said Jashvantlal Ramlal Parikh sold the property bearing Flat No.1, to Kantilal N. Parikh in the year of 1975 and said society has transferred the said property in the name of Kantilal N. Parikh as per the resolution passed in the general meeting of the said society held on 5-8-1975 and said society has transferred Share Certificate No.9, comprising of five share each of Rs.50/- having Distinctive Nos.41 to 45, with respect to the said property in the name of Kantilal N. Parikh.

Thereafter said Kantilal N. Parikh died intestate on 13-6-2000 and his wife-Shardaben Kantilal Parikh also died and his son-Manojkumar Kantilal Parikh died on 22-1-2000 during the life time of Kantilal N. Parikh, So that after their death, said Flat No.1, came into joint owership of (1) Dhirenbhai Kantilal Parikh, (2) Smitaben Kantilal Parikh, (3) Legal heirs of Late-Manojkumar Kantilal Parikh-(A) Mayaben Manojkumar Parikh, (B) Sanket Manojkumar Parikh & (C) Shweta D/o. Manojkumar Parikh & W/o. Rajeshbhai Bhavsar.

*D. D. Palkhiwala*

4,

Thereafter said (1) Sanket Manojkumar Parikh & (2) Shweta D/o. Manojkumar Parikh & W/o. Rajeshbhai Bhavsar have relinquished their undivided share as a Legal heirs of Late-Manojkumar Kantilal Parikh in the said Flat No.1, without consideration in favour of their mother-Mayaben Manojkumar Parikh on 24-10-2019 by way of Release Deed, which was duly registered with the office of Sub-Registrar Ahmedabad-3 (Memnagar Division) under serial No.10166 on the same day.

Whereas the construction of twelve flats & stair & open land kept in Namrata Flat was covered into Ward T.P.3/3-4 Shekhpur-Khanpur and allotted City Survey No.1003, 1004, 1005, 1006, 1007, 1008, 1009 & 1010 and said Flat No.1 is covered into City Survey No.1009, wherein the name of Sanket Manojkumar Parikh & Shweta D/o. Manojkumar Parikh & W/o. Rajeshbhai Bhavsar being deleted, which please note.

In past Namrata Flats Co-op. Housing Society Ltd. has availed loan from The Gujarat State Co-operative Housing Finance Corporation Ltd. and thereafter said society has paid complete loan and The Gujarat State Co-operative Housing Finance Corporation Ltd. has issued No-Due Certificate on 30-6-2015 and said The Gujarat State Co-operative Housing Finance Corporation Ltd., through its Managing Director-Pankaj K. Patel has released their charge over above mentioned property by way of Reconveyance Deed on 7-7-2015, which was duly registered with the office of Sub-Registrar Ahmedabad-3 (Memnagar Division) under serial No.5018 on the same day.

Thus the said property above referred to is in the joint ownership of (1) Smitaben Kantilal Parikh, (2) Dhirenbhai Kantilal Parikh & (3) Mayaben



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સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,  
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ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

5,

Manojkumar Parikh (Yourselves) as a member of said society. And said society has issued No-Due Certificate with respect to the said property on 1-11-2019. And this Report on title is made on the basis of an affidavit executed by you on dt.-1-11-2019.

Further the record of Sub-Registrar's office are not in proper condition and also in torne condition and therefore the proper search could not be conducted.

As a part of investigation of the title to the property above referred to, we have published a public notice in daily news paper "DIVYA BHASKAR" on 9-8-2019, to invite claims of any one in, upon or above the said property above referred to, but we have not received any objection from any one till today.

That from the above mentioned matter produced before me from you, and from the information given to us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc. lying in the case file shown to us to be true and genuine, we have found the title of (1) Smitaben Kantilal Parikh, (2) Dhirenbhai Kantilal Parikh & (3) Mayaben Manojkumar Parikh (Yourselves) with respect to the property above referred to bearing Flat No.1 in "NAMRATA FLAT" [Namrata Flats Co-op. Housing Society Ltd.], constructed on the land bearing City Survey No.1003 to 1010 of Ward T.P. 3/3-4 Shekhpur-Khanpur (Final Plot No.207/3, adms.539 sq.mtrs. & Final Plot No.207/4, adms.535 sq.mtrs., total adms.1074 sq.mtrs. of T.P. Scheme No.3 of mouje Shekhpur-Khanpur), Taluka Sabarmati, District Ahmedabad is clear and marketable and free from all encumbrances, Subject to;

*D. D. Palkhiwala*

6,

- 1.. Rights of Idesign Infra, A Partnership Firm as a Developer, as per the Resolution passed in the meeting of the said society.
- 2.. Any other laws made applicable at the time of Transfer.



Yours faithfully,

*D. D. Palkhiwala*

DINESHBHAI D. PALKHIWALA)

Advocate

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સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,  
અમદાવાદ-૩૮૦ ૦૧૪.  
ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

**TITLE REPORT OF FLAT No.2**      Date : 29-11-2019.

To,

**(1) INDIRABEN W/o. KANTIBHAI**

**NAVINBHAI PATEL.**

**(2) PAYAL D/o. KANTIBHAI**

**NAVINBHAI PATEL.**

Add.: 2, Namrata Flat,

Stadium Road,

Ahmedabad.

Re.: Investigation of the title to the property bearing  
Flat No.2 in "NAMRATA FLAT" [Namrata Flats Co-  
op. Housing Society Ltd.], constructed on the land  
bearing City Survey No.1003 to 1010 of Ward T.P.  
3/3-4 Shekhpur-Khanpur (Final Plot No.207/3,  
adms.539 sq.mtrs. & Final Plot No.207/4, adms.535  
sq.mtrs., total adms.1074 sq.mtrs. of T.P. Scheme No.3  
of mouje Shekhpur-Khanpur), Taluka Sabarmati,  
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Dear Sir,

We refer to your instructions to investigate the titles to the property  
above referred to.

We have caused necessary searches to be taken with the Sub-Registry  
Records for a period of last about thirty years which is available with respect  
to the property above referred to and we have gathered relevant information  
from you and we have also perused documents produced before me and I am  
of the opinion as under :

Whereas Namrata Flats Co-op. Housing Society Ltd., is a registered  
society under The Gujarat Co-operative Societies Act on 25-9-1971 under Serial  
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Whereas the land bearing Final Plot No.207, admeasuring 73447 sq.yrds. was divided into two Final Plots respectively Final Plot No.207/1, admeasuring 53691 sq.yrds. & Final Plot No.207/2, admeasuring 19756 sq.mtrs. as per the Lay-out Plan sanctioned by The Arbitrator, with that regards the mutation entry was made in village Form No.6 on 22-6-1959 under entry No.2160, which was certified.

Whereas Gautambhai Tribhovandas sold the land bearing Hissa No.3, admeasuring 685 sq.yrds. part of Final Plot No.207/1-3 (p) to Namrata Flats Co-op. Housing Society Ltd. by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.12316 on 15-10-1971, with that regards the mutation entry was made in village Form No.6 on 16-10-1971 under entry No.4269.

Whereas Gautambhai Tribhovandas sold the land bearing Hissa No.4, admeasuring 640 sq.yrds. part of Final Plot No.207/1-3 (p) to Namrata Flats Co-op. Housing Society Ltd. by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.12317 on 15-10-1971, with that regards the mutation entry was made in village Form No.6 on 16-10-1971 under entry No.4268.

As per revenue record Final Plot No.207/3, admeasuring 539 sq.mtrs. & Final Plot No.207/4, admeasuring 535 sq.mtrs. in lieu of Hissa No.3, admeasuring 685 sq.yrds. & Hissa No.4, admeasuring 640 sq.yrds. part of Final Plot No.207/1-3 (p) and said society has constructed flats on the said land and said construction is known as "NAMRATA FLAT".

Whereas Sumitra Manilal Patel became a member of the said society



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સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,  
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ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

3,

and said society allotted Flat No.2, to Sumitra Manilal Patel and said society has issued Share Certificate No.5, comprising of five share each of Rs.50/- having Distinctive Nos.21 to 25 with respect to the said property in the name of Sumitra Manilal Patel.

Thereafter said Sumitra Manilal Patel sold the property bearing Flat No.2, jointly to Mahalchand Chandanmal Pincha & Sayardevi Mahalchand Pincha on 12-8-1993 by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.17865 on the same day and said society has transferred the said property in the joint name of Mahalchand Chandanmal Pincha & Sayardevi Mahalchand Pincha as per the resolution passed in the general meeting of the said society held on 22-4-1994 and said society has transferred Share Certificate No.5, comprising of five share each of Rs.50/- having Distinctive Nos.21 to 25, with respect to the said property in the joint name of Mahalchand Chandanmal Pincha & Sayardevi Mahalchand Pincha.

Thereafter said Mahalchand Chandanmal Pincha & Sayardevi Mahalchand Pincha sold the property bearing Flat No.2, jointly to Indiraben W/o. Kantibhai Navinbhai Patel & Payal D/o. Kantibhai Navinbhai Patel (Yourselves) on 12-9-2019 by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad-3 (Memnagar Division) under serial No.8709 on the same day and said society has transferred Share Certificate No.5, comprising of five share each of Rs.50/- having Distinctive Nos.21 to 25, with respect to the said property in the joint name of Indiraben W/o. Kantibhai Navinbhai Patel & Payal D/o. Kantibhai Navinbhai Patel (Yourselves).

*D. D. Palkhiwala*

4,

Whereas the construction of twelve flats & stair & open land kept in Namrata Flat was covered into Ward T.P.3/3-4 Shekhpur-Khanpur and allotted City Survey No.1003, 1004, 1005, 1006, 1007, 1008, 1009 & 1010 and said Flat No.2 is covered into City Survey No.1009, wherein the name of Indiraben W/o. Kantibhai Navinbhai Patel & Payal D/o. Kantibhai Navinbhai Patel being entered, which please note.

In past Namrata Flats Co-op. Housing Society Ltd. has availed loan from The Gujarat State Co-operative Housing Finance Corporation Ltd. and thereafter said society has paid complete loan and The Gujarat State Co-operative Housing Finance Corporation Ltd. has issued No-Due Certificate on 30-6-2015 and said The Gujarat State Co-operative Housing Finance Corporation Ltd., through its Managing Director-Pankaj K. Patel has released their charge over above mentioned property by way of Reconveyance Deed on 7-7-2015, which was duly registered with the office of Sub-Registrar Ahmedabad-3 (Memnagar Division) under serial No.5018 on the same day.

Thus the said property above referred to is in the joint ownership of Indiraben W/o. Kantibhai Navinbhai Patel & Payal D/o. Kantibhai Navinbhai Patel (Yourselves) as a member of said society. And said society has issued No-Due Certificate with respect to the said property on 1-11-2019. And this Report on title is made on the basis of an affidavit executed by you on dt.-9-10-2019.

Further the record of Sub-Registrar's office are not in proper condition and also in torne condition and therefore the proper search could not be conducted.



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As a part of investigation of the title to the property above referred to, we have published a public notice in daily news paper "DIVYA BHASKAR" on 9-8-2019, to invite claims of any one in, upon or above the said property above referred to, but we have not received any objection from any one till today.

That from the above mentioned matter produced before me from you, and from the information given to us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc. lying in the case file shown to us to be true and genuine, we have found the title of Indiraben W/o. Kantibhai Navinbhai Patel & Payal D/o. Kantibhai Navinbhai Patel (Yourselves) with respect to the property above referred to bearing Flat No.2 in "NAMRATA FLAT" [Namrata Flats Co-op. Housing Society Ltd.], constructed on the land bearing City Survey No.1003 to 1010 of Ward T.P. 3/3-4 Shekhpur-Khanpur (Final Plot No.207/3, adms.539 sq.mtrs. & Final Plot No.207/4, adms.535 sq.mtrs., total adms.1074 sq.mtrs. of T.P. Scheme No.3 of mouje Shekhpur-Khanpur), Taluka Sabarmati, District Ahmedabad is clear and marketable and free from all encumbrances, Subject to;

- 1.. Rights of Idesign Infra, A Partnership Firm as a Developer, as per the Ressionation passed in the meeting of the said society.
- 2.. Any other laws made applicable at the time of Transfer.



Yours faithfully,

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ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

**TITLE REPORT OF FLAT No.3** Date : 29-11-2019.

To,  
**VINODBHAI TRAMBAKLAL ACHARYA.**  
Add.: 402, Tejari Residency,  
Opp. Vimal House,  
Naranpura,  
Ahmedabad.

Re.: Investigation of the title to the property bearing  
Flat No.3 in "NAMRATA FLAT" [Namrata Flats Co-  
op. Housing Society Ltd.], constructed on the land  
bearing City Survey No.1003 to 1010 of Ward T.P.  
3/3-4 Shekhpur-Khanpur (Final Plot No.207/3,  
adms.539 sq.mtrs. & Final Plot No.207/4, adms.535  
sq.mtrs., total adms.1074 sq.mtrs. of T.P. Scheme No.3  
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Dear Sir,

We refer to your instructions to investigate the titles to the property  
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We have caused necessary searches to be taken with the Sub-Registry  
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to the property above referred to and we have gathered relevant information  
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Whereas Namrata Flats Co-op. Housing Society Ltd., is a registered  
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Whereas the land bearing Final Plot No.207, admeasuring 73447

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sq.yrds. was divided into two Final Plots respectively Final Plot No.207/1, admeasuring 53691 sq.yrds. & Final Plot No.207/2, admeasuring 19756 sq.mtrs. as per the Lay-out Plan sanctioned by The Arbitrator, with that regards the mutation entry was made in village Form No.6 on 22-6-1959 under entry No.2160, which was certified.

Whereas Gautambhai Tribhovandas sold the land bearing Hissa No.3, admeasuring 685 sq.yrds. part of Final Plot No.207/1-3 (p) to Namrata Flats Co-op. Housing Society Ltd. by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.12316 on 15-10-1971, with that regards the mutation entry was made in village Form No.6 on 16-10-1971 under entry No.4269.

Whereas Gautambhai Tribhovandas sold the land bearing Hissa No.4, admeasuring 640 sq.yrds. part of Final Plot No.207/1-3 (p) to Namrata Flats Co-op. Housing Society Ltd. by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.12317 on 15-10-1971, with that regards the mutation entry was made in village Form No.6 on 16-10-1971 under entry No.4268.

As per revenue record Final Plot No.207/3, admeasuring 539 sq.mtrs. & Final Plot No.207/4, admeasuring 535 sq.mtrs. in lieu of Hissa No.3, admeasuring 685 sq.yrds. & Hissa No.4, admeasuring 640 sq.yrds. part of Final Plot No.207/1-3 (p) and said society has constructed flats on the said land and said construction is known as "NAMRATA FLAT".

Whereas Pravinchandra Chandulal Shah became a member of the said society and said society allotted Flat No.3, to Pravinchandra Chandulal Shah



**Dineshbhai D. Palkhiwala**

B.A.LLB., Advocate  
B-2, Navdeep Apartment, Opp. Navjivan Press,  
Near C. U. Shah College, Ashram Road,  
Ahmedabad-380 014.  
Ph :- (O) 27542170.

**દીનેશભાઈ દેવચંદ પાલખીવાળા**

બી.એ.એલ.એલ.બી., એડવોકેટ  
કે.બી-૨, નવદીપ એપાર્ટમેન્ટ-૨, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,  
અમદાવાદ-૩૮૦ ૦૧૪.  
ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

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and said society has issued Share Certificate No.2, comprising of five share each of Rs.50/- having Distinctive Nos.6 to 10 with respect to the said property in the name of Pravinchandra Chandulal Shah.

Thereafter said Pravinchandra Chandulal Shah sold the property bearing Flat No.3, to Rameshbhai Manilal Trivedi and said society has transferred Share Certificate No.2, comprising of five share each of Rs.50/- having Distinctive Nos.6 to 10, with respect to the said property in the name of Rameshbhai Manilal Trivedi.

Thereafter said Rameshbhai Manilal Trivedi sold the property bearing Flat No.3, to Baldevbhai Gordhandas on 30-8-1979 and said society has transferred Share Certificate No.2, comprising of five share each of Rs.50/- having Distinctive Nos.6 to 10, with respect to the said property in the name of Baldevbhai Gordhandas.

Thereasfter said Baldevbhai Gordhandas sold the property bearing Flat No.3, to Sarojben Indubhai Mehta on 19-9-1990 by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.21374 on the same day and said society has transferred Share Certificate No.2, comprising of five share each of Rs.50/- having Distinctive Nos.6 to 10, with respect to the said property in the name of Sarojben Indubhai Mehta.

Thereasfter said Sarojben Indubhai Mehta sold the property bearing Flat No.3, to Vinodbhai Trambaklal Acharya (Yourself) on 24-5-1995 by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad-3 (Memnagar Division) under serial No.2098 on the same day

*D. D. Palkhiwala*

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and said society has transferred the said property in the name of Vinodbhai Trambaklal Acharya (Yourself) as per the resolution passed in the general meeting of the said society held on 9-8-1995 and said society has transferred Share Certificate No.2, comprising of five share each of Rs.50/- having Distinctive Nos.6 to 10 on 9-8-1995, with respect to the said property in the name of Vinodbhai Trambaklal Acharya (Yourself).

Whereas the construction of twelve flats & stair & open land kept in Namrata Flat was covered into Ward T.P.3/3-4 Shekhpur-Khanpur and allotted City Survey No.1003, 1004, 1005, 1006, 1007, 1008, 1009 & 1010 and said Flat No.3 is covered into City Survey No.1009, wherein the name of Vinodbhai Trambaklal Acharya being entered, which please note.

In past Namrata Flats Co-op. Housing Society Ltd. has availed loan from The Gujarat State Co-operative Housing Finance Corporation Ltd. and thereafter said society has paid complete loan and The Gujarat State Co-operative Housing Finance Corporation Ltd. has issued No-Due Certificate on 30-6-2015 and said The Gujarat State Co-operative Housing Finance Corporation Ltd., through its Managing Director-Pankaj K. Patel has released their charge over above mentioned property by way of Reconveyance Deed on 7-7-2015, which was duly registered with the office of Sub-Registrar Ahmedabad-3 (Memnagar Division) under serial No.5018 on the same day.

Thus the said property above referred to is in the absolute ownership of Vinodbhai Trambaklal Acharya (Yourself) as a member of said society. And said society has issued No-Due Certificate with respect to the said property on 1-11-2019. And this Report on title is made on the basis of an affidavit executed by you on dt.-10-10-2019.



## **Dineshbhai D. Palkhiwala**

**B.A.LLB., Advocate**  
B-2, Navdeep Apartment, Opp. Navjivan Press,  
Near C. U. Shah College, Ashram Road,  
Ahmedabad-380 014.  
Ph :- (O) 27542170.

**દીનેશભાઈ દેવચંદ પાલખીવાળા**

બી.એ.એલ.એલ.બી., એડવોકેટ  
ઢે.બી-૨, નવદીપ એપાર્ટમેન્ટ-૨, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,  
અમદાવાદ-૩૮૦ ૦૧૪.  
ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

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Further the record of Sub-Registrar's office are not in proper condition and also in torne condition and therefore the proper search could not be conducted.

As a part of investigation of the title to the property above referred to, we have published a public notice in daily news paper "DIVYA BHASKAR" on 9-8-2019, to invite claims of any one in, upon or above the said property above referred to, but we have not received any objection from any one till today.

That from the above mentioned matter produced before me from you, and from the information given to us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc. lying in the case file shown to us to be true and genuine, we have found the title of Vinodbhai Trambaklal Acharya (Yourself) with respect to the property above referred to bearing Flat No.3 in "NAMRATA FLAT" [Namrata Flats Co-op. Housing Society Ltd.], constructed on the land bearing City Survey No.1003 to 1010 of Ward T.P. 3/3-4 Shekhpur-Khanpur (Final Plot No.207/3, adms.539 sq.mtrs. & Final Plot No.207/4, adms.535 sq.mtrs., total adms.1074 sq.mtrs. of T.P. Scheme No.3 of mouje Shekhpur-Khanpur), Taluka Sabarmati, District Ahmedabad is clear and marketable and free from all encumbrances, Subject to;

- 1.. Rights of Idesign Infra, A Partnership Firm as a Developer, as per the Ressolution passed in the meeting of the said society.
- 2.. Any other laws made applicable at the time of Transfer.



Yours faithfully,

*D. D. Palkhiwala*

(DINESHBHAI D. PALKHIWALA)  
Advocate

**Dineshbhai D. Palkhiwala**

B.A.LLB., Advocate  
B-2, Navdeep Apartment, Opp. Navjivan Press,  
Near C. U. Shah College, Ashram Road,  
Ahmedabad-380 014.  
Ph :- (O) 27542170.

દીનેશભાઈ દેવચંદ પાલખીવાળા

બી.એ.એલ.એલ.બી., એડવોકેટ  
ઢે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,  
અમદાવાદ-૩૮૦ ૦૧૪.  
ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

**TITLE REPORT OF FLAT No.4**      Date : 29-11-2019.

To,

- (1) RAJENDRAKUMAR CHIMANLAL SHAH.
- (2) PRAVINKUMAR RATILAL SHAH.
- (3) MUKESHKUMAR CHIMANLAL SHAH.
- (4) JAYESHKUMAR CHHAKKADDAS SHAH.
- (5) AVKESHKUMAR CHHAKKADDAS SHAH.

Add.: 4, Namrata Flat,  
Stadium Road,  
Ahmedabad.

Re.: Investigation of the title to the property bearing Flat No.4 in "NAMRATA FLAT" [Namrata Flats Co-op. Housing Society Ltd.], constructed on the land bearing City Survey No.1003 to 1010 of Ward T.P. 3/3-4 Shekhpur-Khanpur (Final Plot No.207/3, adms.539 sq.mtrs. & Final Plot No.207/4, adms.535 sq.mtrs., total adms.1074 sq.mtrs. of T.P. Scheme No.3 of mouje Shekhpur-Khanpur), Taluka Sabarmati, District Ahmedabad.



Dear Sir,

We refer to your instructions to investigate the titles to the property above referred to.

We have caused necessary searches to be taken with the Sub-Registry Records for a period of last about thirty years which is available with respect to the property above referred to and we have gathered relevant information from you and we have also perused documents produced before me and I am of the opinion as under :

Whereas Namrata Flats Co-op. Housing Society Ltd., is a registered society under The Gujarat Co-operative Societies Act on 25-9-1971 under Serial No.GH-4576 (hereinafter referred to as the 'Said Society').

*D. D. Palkhiwala*

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Whereas the land bearing Final Plot No.207, admeasuring 73447 sq.yrds. was divided into two Final Plots respectively Final Plot No.207/1, admeasuring 53691 sq.yrds. & Final Plot No.207/2, admeasuring 19756 sq.mtrs. as per the Lay-out Plan sanctioned by The Arbitrator, with that regards the mutation entry was made in village Form No.6 on 22-6-1959 under entry No.2160, which was certified.

Whereas Gautambhai Tribhovandas sold the land bearing Hissa No.3, admeasuring 685 sq.yrds. part of Final Plot No.207/1-3 (p) to Namrata Flats Co-op. Housing Society Ltd. by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.12316 on 15-10-1971, with that regards the mutation entry was made in village Form No.6 on 16-10-1971 under entry No.4269.

Whereas Gautambhai Tribhovandas sold the land bearing Hissa No.4, admeasuring 640 sq.yrds. part of Final Plot No.207/1-3 (p) to Namrata Flats Co-op. Housing Society Ltd. by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.12317 on 15-10-1971, with that regards the mutation entry was made in village Form No.6 on 16-10-1971 under entry No.4268.

As per revenue record Final Plot No.207/3, admeasuring 539 sq.mtrs. & Final Plot No.207/4, admeasuring 535 sq.mtrs. in lieu of Hissa No.3, admeasuring 685 sq.yrds. & Hissa No.4, admeasuring 640 sq.yrds. part of Final Plot No.207/1-3 (p) and said society has constructed flats on the said land and said construction is known as "NAMRATA FLAT".

Whereas Navinchandra Vadilal Panchal & Jitendra Vadilal Panchal became a member of the said society and said society allotted Flat No.4, jointly



## **Dineshbhai D. Palkhiwala**

B.A.LLB., Advocate  
B-2, Navdeep Apartment, Opp. Navjivan Press,  
Near C. U. Shah College, Ashram Road,  
Ahmedabad-380 014.  
Ph :- (O) 27542170.

## **દીનેશભાઈ દેવચંદ પાલખીવાળા**

બી.એ.એલ.એલ.બી., એડવોકેટ  
કે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,  
અમદાવાદ-૩૮૦ ૦૧૪.  
ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

3,

to Navinchandra Vadilal Panchal & Jitendra Vadilal Panchal and said society has issued Share Certificate No.8, comprising of five share each of Rs.50/- having Distinctive Nos.36 to 40 with respect to the said property in the name of Navinchandra Vadilal Panchal.

Thereafter said Navinchandra Vadilal Panchal & Jitendra Vadilal Panchal sold the property bearing Flat No.4, to (1) Rajendrakumar Chimanlal Shah, (2) Pravinkumar Ratilal Shah, (3) Mukeshkumar Chimanlal Shah, (4) Jayeshkumar Chhakkaddas Shah & (5) Avkeshkumar Chhakkaddas Shah [Yourselves] on 15-3-1991 by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.6620 on the same day and said society has transferred the said property in the joint name of (1) Rajendrakumar Chimanlal Shah, (2) Pravinkumar Ratilal Shah, (3) Mukeshkumar Chimanlal Shah, (4) Jayeshkumar Chhakkaddas Shah & (5) Avkeshkumar Chhakkaddas Shah [Yourselves] as per the resolution No.1 passed in the meeting of the said society and said society has transferred Share Certificate No.8, comprising of five share each of Rs.50/- having Distinctive Nos.36 to 40 on 28-5-1991, with respect to the said property in the joint name of (1) Rajendrakumar Chimanlal Shah, (2) Pravinkumar Ratilal Shah, (3) Mukeshkumar Chimanlal Shah, (4) Jayeshkumar Chhakkaddas Shah & (5) Avkeshkumar Chhakkaddas Shah [Yourselves]. In past said society has issued Share Certificate, with respect to the said property, which was lost, so that said society has issued Duplicate Share Certificate No.8, comprising of five share each of Rs.50/- having Distinctive Nos.36 to 40 on 1-3-2016, with respect to the said property in the joint name of (1) Rajendrakumar Chimanlal Shah, (2) Pravinkumar Ratilal Shah, (3) Mukeshkumar Chimanlal Shah, (4) Jayeshkumar Chhakkaddas Shah & (5) Avkeshkumar Chhakkaddas Shah [Yourselves].

*D. D. Palkhiwala*

4,

Whereas the construction of twelve flats & stair & open land kept in Namrata Flat was covered into Ward T.P.3/3-4 Shekhpur-Khanpur and allotted City Survey No.1003, 1004, 1005, 1006, 1007, 1008, 1009 & 1010 and said Flat No.4 is covered into City Survey No.1007.

In past Namrata Flats Co-op. Housing Society Ltd. has availed loan from The Gujarat State Co-operative Housing Finance Corporation Ltd. and thereafter said society has paid complete loan and The Gujarat State Co-operative Housing Finance Corporation Ltd. has issued No-Due Certificate on 30-6-2015 and said The Gujarat State Co-operative Housing Finance Corporation Ltd., through its Managing Director-Pankaj K. Patel has released their charge over above mentioned property by way of Reconveyance Deed on 7-7-2015, which was duly registered with the office of Sub-Registrar Ahmedabad-3 (Memnagar Division) under serial No.5018 on the same day.

Thus the said property above referred to is in the joint ownership of (1) Rajendrakumar Chimanlal Shah, (2) Pravinkumar Ratilal Shah, (3) Mukeshkumar Chimanlal Shah, (4) Jayeshkumar Chhakkaddas Shah & (5) Avkeshkumar Chhakkaddas Shah [Yourselves] as a member of said society. And said society has issued No-Due Certificate with respect to the said property on 1-11-2019. And this Report on title is made on the basis of an affidavit executed by you on dt.-16-10-2019.

Further the record of Sub-Registrar's office are not in proper condition and also in torne condition and therefore the proper search could not be conducted.

As a part of investigation of the title to the property above referred to, we have published a public notice in daily news paper "DIVYA BHASKAR"



## Dineshbhai D. Palkhiwala

B.A.LLB., Advocate

B-2, Navdeep Apartment, Opp. Navjivan Press,  
Near C. U. Shah College, Ashram Road,  
Ahmedabad-380 014.

Ph :- (O) 27542170.

દીનેશભાઈ દેવચંદ પાલખીવાળા

બી.એ.એલ.એલ.બી., એડવોકેટ

ઢે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,

અમદાવાદ-૩૮૦૦૧૪.

ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

5,

on 9-8-2019, to invite claims of any one in, upon or above the said property above referred to, but we have not received any objection from any one till today.

That from the above mentioned matter produced before me from you, and from the information given to us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc. lying in the case file shown to us to be true and genuine, we have found the title of (1) Rajendrakumar Chimanlal Shah, (2) Pravinkumar Ratilal Shah, (3) Mukeshkumar Chimanlal Shah, (4) Jayeshkumar Chhakkaddas Shah & (5) Avkeshkumar Chhakkaddas Shah [Yourselves] with respect to the property above referred to bearing Flat No.4 in "NAMRATA FLAT" [Namrata Flats Co-op. Housing Society Ltd.], constructed on the land bearing City Survey No.1003 to 1010 of Ward T.P. 3/3-4 Shekhpur-Khanpur (Final Plot No.207/3, adms.539 sq.mtrs. & Final Plot No.207/4, adms.535 sq.mtrs., total adms.1074 sq.mtrs. of T.P. Scheme No.3 of mouje Shekhpur-Khanpur), Taluka Sabarmati, District Ahmedabad is clear and marketable and free from all encumbrances, Subject to;

- 1.. Rights of Idesign Infra, A Partnership Firm as a Developer, as per the Ressionation passed in the meeting of the said society.
- 2.. Any other laws made applicable at the time of Transfer.



Yours faithfully,

*D. D. Palkhiwala*

(DINESHBHAI D. PALKHIWALA)

Advocate

**Dineshbhai D. Palkhiwala**

B.A.LLB., Advocate  
B-2, Navdeep Apartment, Opp. Navjivan Press,  
Near C. U. Shah College, Ashram Road,  
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બી.એ.એલ.એલ.બી., એડવોકેટ  
ઢે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,  
અમદાવાદ-૩૮૦ ૦૧૪.  
ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

**TITLE REPORT OF FLAT No.5** Date : 29-11-2019.

To,  
**PRAFULKUMAR BALDEVBHAI.**  
Add.: 5, Namrata Flat,  
Stadium Road,  
Ahmedabad.



Re.: Investigation of the title to the property bearing Flat No.5 in "NAMRATA FLAT" [Namrata Flats Co-op. Housing Society Ltd.], constructed on the land bearing City Survey No.1003 to 1010 of Ward T.P. 3/3-4 Shekhpur-Khanpur (Final Plot No.207/3, adms.539 sq.mtrs. & Final Plot No.207/4, adms.535 sq.mtrs., total adms.1074 sq.mtrs. of T.P. Scheme No.3 of mouje Shekhpur-Khanpur), Taluka Sabarmati, District Ahmedabad.

Dear Sir,

We refer to your instructions to investigate the titles to the property above referred to.

We have caused necessary searches to be taken with the Sub-Registry Records for a period of last about thirty years which is available with respect to the property above referred to and we have gathered relevant information from you and we have also perused documents produced before me and I am of the opinion as under :

Whereas Namrata Flats Co-op. Housing Society Ltd., is a registered society under The Gujarat Co-operative Societies Act on 25-9-1971 under Serial No.GH-4576 (hereinafter referred to as the 'Said Society').

Whereas the land bearing Final Plot No.207, admeasuring 73447

*D. D. Palkhiwala*

2,

sq.yrds. was divided into two Final Plots respectively Final Plot No.207/1, admeasuring 53691 sq.yrds. & Final Plot No.207/2, admeasuring 19756 sq.mtrs. as per the Lay-out Plan sanctioned by The Arbitrator, with that regards the mutation entry was made in village Form No.6 on 22-6-1959 under entry No.2160, which was certified.

Whereas Gautambhai Tribhovandas sold the land bearing Hissa No.3, admeasuring 685 sq.yrds. part of Final Plot No.207/1-3 (p) to Namrata Flats Co-op. Housing Society Ltd. by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.12316 on 15-10-1971, with that regards the mutation entry was made in village Form No.6 on 16-10-1971 under entry No.4269.

Whereas Gautambhai Tribhovandas sold the land bearing Hissa No.4, admeasuring 640 sq.yrds. part of Final Plot No.207/1-3 (p) to Namrata Flats Co-op. Housing Society Ltd. by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.12317 on 15-10-1971, with that regards the mutation entry was made in village Form No.6 on 16-10-1971 under entry No.4268.

As per revenue record Final Plot No.207/3, admeasuring 539 sq.mtrs. & Final Plot No.207/4, admeasuring 535 sq.mtrs. in lieu of Hissa No.3, admeasuring 685 sq.yrds. & Hissa No.4, admeasuring 640 sq.yrds. part of Final Plot No.207/1-3 (p) and said society has constructed flats on the said land and said construction is known as "NAMRATA FLAT".

Whereas Ratibhai Chaturbhai Patel became a member of the said society and said society allotted Flat No.5, to Ratibhai Chaturbhai Patel and said



**Dineshbhai D. Palkhiwala**

**B.A.LLB., Advocate**

**B-2, Navdeep Apartment, Opp. Navjivan Press,  
Near C. U. Shah College, Ashram Road,  
Ahmedabad-380 014.**

**Ph :- (O) 27542170.**

**દીનેશભાઈ દેવચંદ પાલખીવાળા**

**બી.એ.એલ.એલ.બી., એડવોકેટ**

**કે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,**

**અમદાવાદ-૩૮૦ ૦૧૪.**

**ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.**

3,

society has issued Share Certificate No.6, comprising of five share each of Rs.50/- having Distinctive Nos.26 to 30 with respect to the said property in the name of Ratibhai Chaturbhai Patel.

Thereafter said Ratibhai Chaturbhai Patel sold the property bearing Flat No.5, to Prafulkumar Baldevbhai (Yourself) on 1-12-1992 by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.26157 on the same day and said society has transferred the said property in the name of Prafulkumar Baldevbhai (Yourself) as per the resolution passed in the general meeting of the said society held on 24-6-1993 and said society has transferred Share Certificate No.6, comprising of five share each of Rs.50/- having Distinctive Nos.26 to 30, with respect to the said property in the name of Prafulkumar Baldevbhai (Yourself).

Whereas the construction of twelve flats & stair & open land kept in Namrata Flat was covered into Ward T.P.3/3-4 Shekhpur-Khanpur and allotted City Survey No.1003, 1004, 1005, 1006, 1007, 1008, 1009 & 1010 and said Flat No.5 is covered into City Survey No.1007, wherein the name of Ratilal Chaturdas Patel being deleted, which please note.

In past Namrata Flats Co-op. Housing Society Ltd. has availed loan from The Gujarat State Co-operative Housing Finance Corporation Ltd. and thereafter said society has paid complete loan and The Gujarat State Co-operative Housing Finance Corporation Ltd. has issued No-Due Certificate on 30-6-2015 and said The Gujarat State Co-operative Housing Finance Corporation Ltd., through its Managing Director-Pankaj K. Patel has released

*D. D. Palkhiwala*

4,

their charge over above mentioned property by way of Reconveyance Deed on 7-7-2015, which was duly registered with the office of Sub-Registrar Ahmedabad-3 (Memnagar Division) under serial No.5018 on the same day.

Thus the said property above referred to is in the absolute ownership of Prafulkumar Baldevbhai (Yourself) as a member of said society. And said society has issued No-Due Certificate with respect to the said property on 1-11-2019. And this Report on title is made on the basis of an affidavit executed by you on dt.-9-10-2019.

Further the record of Sub-Registrar's office are not in proper condition and also in torne condition and therefore the proper search could not be conducted.

As a part of investigation of the title to the property above referred to, we have published a public notice in daily news paper "DIVYA BHASKAR" on 9-8-2019, to invite claims of any one in, upon or above the said property above referred to, but we have not received any objection from any one till today.

That from the above mentioned matter produced before me from you, and from the information given to us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc. lying in the case file shown to us to be true and genuine, we have found the title of Prafulkumar Baldevbhai (Yourself) with respect to the property above referred to bearing Flat No.5 in "NAMRATA FLAT" [Namrata Flats Co-op. Housing Society Ltd.], constructed on the land bearing City Survey No.1003 to 1010 of Ward T.P. 3/3-4 Shekhpur-Khanpur (Final Plot No.207/3, adms.539



**Dineshbhai D. Palkhiwala**

B.A.LLB., Advocate

B-2, Navdeep Apartment, Opp. Navjivan Press,  
Near C. U. Shah College, Ashram Road,  
Ahmedabad-380 014.

Ph :- (O) 27542170.

દીનેશભાઈ દેવચંદ પાલખીવાળા

બી.એ.એલ.એલ.બી., એડવોકેટ  
કે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,  
અમદાવાદ-૩૮૦૦૧૪.  
ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

5,

sq.mtrs. & Final Plot No.207/4, adms.535 sq.mtrs., total adms.1074 sq.mtrs.  
of T.P. Scheme No.3 of mouje Shekhpur-Khanpur), Taluka Sabarmati, District  
Ahmedabad is clear and marketable and free from all encumbrances, Subject to;

- 1.. Rights of Idesign Infra, A Partnership Firm as a Developer, as per the  
Ressolution passed in the meeting of the said society.
- 2.. Any other laws made applicable at the time of Transfer.



Yours faithfully,

*D. D. Palkhiwala*

(DINESHBHAI D. PALKHIWALA)

Advocate

**Dineshbhai D. Palkhiwala**

B.A.LLB., Advocate

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ઢે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,

અમદાવાદ-૩૮૦૦૧૪.

ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

**TITLE REPORT OF FLAT No.6** Date : 29-11-2019.

To,

(1) HANSABEN Wd/o. RAMESHBHAI.

(2) RATNABEN D/o. RAMESHBHAI.

(3) KUMARBHAI RAMESHBHAI.

Add.: 6, Namrata Flat,

Stadium Road,

Ahmedabad.

Re.: Investigation of the title to the property bearing Flat No.6 in "NAMRATA FLAT" [Namrata Flats Co-op. Housing Society Ltd.], constructed on the land bearing City Survey No.1003 to 1010 of Ward T.P. 3/3-4 Shekhpur-Khanpur (Final Plot No.207/3, adms.539 sq.mtrs. & Final Plot No.207/4, adms.535 sq.mtrs., total adms.1074 sq.mtrs. of T.P. Scheme No.3 of mouje Shekhpur-Khanpur), Taluka Sabarmati, District Ahmedabad.



Dear Sir,

We refer to your instructions to investigate the titles to the property above referred to.

We have caused necessary searches to be taken with the Sub-Registry Records for a period of last about thirty years which is available with respect to the property above referred to and we have gathered relevant information from you and we have also perused documents produced before me and I am of the opinion as under :

Whereas Namrata Flats Co-op. Housing Society Ltd., is a registered society under The Gujarat Co-operative Societies Act on 25-9-1971 under Serial No.GH-4576 (hereinafter referred to as the 'Said Society').

Whereas the land bearing Final Plot No.207, admeasuring 73447

*D. D. Palkhiwala*

2,

sq.yrds. was divided into two Final Plots respectively Final Plot No.207/1, admeasuring 53691 sq.yrds. & Final Plot No.207/2, admeasuring 19756 sq.mtrs. as per the Lay-out Plan sanctioned by The Arbitrator, with that regards the mutation entry was made in village Form No.6 on 22-6-1959 under entry No.2160, which was certified.

Whereas Gautambhai Tribhovandas sold the land bearing Hissa No.3, admeasuring 685 sq.yrds. part of Final Plot No.207/1-3 (p) to Namrata Flats Co-op. Housing Society Ltd. by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.12316 on 15-10-1971, with that regards the mutation entry was made in village Form No.6 on 16-10-1971 under entry No.4269.

Whereas Gautambhai Tribhovandas sold the land bearing Hissa No.4, admeasuring 640 sq.yrds. part of Final Plot No.207/1-3 (p) to Namrata Flats Co-op. Housing Society Ltd. by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.12317 on 15-10-1971, with that regards the mutation entry was made in village Form No.6 on 16-10-1971 under entry No.4268.

As per revenue record Final Plot No.207/3, admeasuring 539 sq.mtrs. & Final Plot No.207/4, admeasuring 535 sq.mtrs. in lieu of Hissa No.3, admeasuring 685 sq.yrds. & Hissa No.4, admeasuring 640 sq.yrds. part of Final Plot No.207/1-3 (p) and said society has constructed flats on the said land and said construction is known as "NAMRATA FLAT".

Whereas Rameshbhai Atmaram Patel became a member of the said society and said society allotted Flat No.6, to Rameshbhai Atmaram Patel and



**Dineshbhai D. Palkhiwala**

B.A.LLB., Advocate  
B-2, Navdeep Apartment, Opp. Navjivan Press,  
Near C. U. Shah College, Ashram Road,  
Ahmedabad-380 014.  
Ph :- (O) 27542170.

**દીનેશભાઈ દેવચંદ પાલખીવાળા**

બી.એ.એલ.એલ.બી., એડવોકેટ  
ઢે.બી-૨, નવદીપ એપાર્ટમેન્ટ-૨, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,  
અમદાવાદ-૩૮૦ ૦૧૪.  
ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

3,

said society has issued Share Certificate No.11, comprising of five share each of Rs.50/- having Distinctive Nos.51 to 55 with respect to the said property in the name of Rameshbhai Atmaram Patel.

Thereafter said Rameshbhai Atmaram Patel died intestate on 3-6-2016, So that after his death, said Flat No.6, came into joint owership of (1) Hansaben Wd/o. Rameshbhai, (2) Ratnaben D/o. Rameshbhai & (3) Kumarbhai Rameshbhai [Yourselves] and said society has transferred the said property in the joint name of (1) Hansaben Wd/o. Rameshbhai, (2) Ratnaben D/o. Rameshbhai & (3) Kumarbhai Rameshbhai [Yourselves] and said society has deleted the name of Rameshbhai Atmaram Patel and entered the joint name of yourselves from Share Certificate No.11, comprising of five share each of Rs.50/- having Distinctive Nos.51 to 55, with respect to the said property.

Whereas the construction of twelve flats & stair & open land kept in Namrata Flat was covered into Ward T.P.3/3-4 Shekhpur-Khanpur and allotted City Survey No.1003, 1004, 1005, 1006, 1007, 1008, 1009 & 1010 and said Flat No.6 is covered into City Survey No.1007.

In past Namrata Flats Co-op. Housing Society Ltd. has availed loan from The Gujarat State Co-operative Housing Finance Corporation Ltd. and thereafter said society has paid complete loan and The Gujarat State Co-operative Housing Finance Corporation Ltd. has issued No-Due Certificate on 30-6-2015 and said The Gujarat State Co-operative Housing Finance Corporation Ltd., through its Managing Director-Pankaj K. Patel has released their charge over above mentioned property by way of Reconveyance Deed

*D. D. Palkhiwala*

4,

on 7-7-2015, which was duly registered with the office of Sub-Registrar Ahmedabad-3 (Memnagar Division) under serial No.5018 on the same day.

Thus the said property above referred to is in the joint ownership of (1) Hansaben Wd/o. Rameshbhai, (2) Ratnaben D/o. Rameshbhai & (3) Kumarbhai Rameshbhai [Yourselves] as a member of said society. And said society has issued No-Due Certificate with respect to the said property on 1-11-2019. And this Report on title is made on the basis of an affidavit executed by you on dt.-12-10-2019.

Further the record of Sub-Registrar's office are not in proper condition and also in torne condition and therefore the proper search could not be conducted.

As a part of investigation of the title to the property above referred to, we have published a public notice in daily news paper "DIVYA BHASKAR" on 9-8-2019, to invite claims of any one in, upon or above the said property above referred to, but we have not received any objection from any one till today.

That from the above mentioned matter produced before me from you, and from the information given to us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc. lying in the case file shown to us to be true and genuine, we have found the title of (1) Hansaben Wd/o. Rameshbhai, (2) Ratnaben D/o. Rameshbhai & (3) Kumarbhai Rameshbhai [Yourselves] with respect to the property above referred to bearing Flat No.6 in "NAMRATA FLAT" [Namrata Flats Co-op. Housing Society Ltd.], constructed on the land bearing City Survey No.1003 to 1010 of Ward T.P. 3/3-4 Shekhpur-Khanpur (Final Plot No.207/3, adms.539



## Dineshbhai D. Palkhiwala

B.A.LLB., Advocate  
B-2, Navdeep Apartment, Opp. Navjivan Press,  
Near C. U. Shah College, Ashram Road,  
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Ph :- (O) 27542170.

## દીનેશભાઈ દેવચંદ પાલખીવાળા

બી.એ.એલ.એલ.બી., એડવોકેટ  
ઢે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,  
અમદાવાદ-૩૮૦ ૦૧૪.  
ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

5,

sq.mtrs. & Final Plot No.207/4, adms.535 sq.mtrs., total adms.1074 sq.mtrs.  
of T.P. Scheme No.3 of mouje Shekhpur-Khanpur), Taluka Sabarmati, District  
Ahmedabad is clear and marketable and free from all encumbrances, Subject to;

- 1.. Rights of Idesign Infra, A Partnership Firm as a Developer, as per the  
Ressolution passed in the meeting of the said society.
- 2.. Any other laws made applicable at the time of Transfer.



Yours faithfully,

*D.D. Palkhiwala*

(DINESHBHAI D. PALKHIWALA)

Advocate

**Dineshbhai D. Palkhiwala**

B.A.LLB., Advocate  
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સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,  
અમદાવાદ-૩૮૦ ૦૧૪.  
ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

**TITLE REPORT OF FLAT No.7** Date : 29-11-2019.

To,  
**VINODCHANDRA AMBALAL MODI.**  
Add.: 7, Namrata Flat,  
Stadium Road,  
Ahmedabad.



Re.: Investigation of the title to the property bearing Flat No.7 in "NAMRATA FLAT" [Namrata Flats Co-op. Housing Society Ltd.], constructed on the land bearing City Survey No.1003 to 1010 of Ward T.P. 3/3-4 Shekhpur-Khanpur (Final Plot No.207/3, adms.539 sq.mtrs. & Final Plot No.207/4, adms.535 sq.mtrs., total adms.1074 sq.mtrs. of T.P. Scheme No.3 of mouje Shekhpur-Khanpur), Taluka Sabarmati, District Ahmedabad.

Dear Sir,

We refer to your instructions to investigate the titles to the property above referred to.

We have caused necessary searches to be taken with the Sub-Registry Records for a period of last about thirty years which is available with respect to the property above referred to and we have gathered relevant information from you and we have also perused documents produced before me and I am of the opinion as under :

Whereas Namrata Flats Co-op. Housing Society Ltd., is a registered society under The Gujarat Co-operative Societies Act on 25-9-1971 under Serial No.GH-4576 (hereinafter referred to as the 'Said Society').

Whereas the land bearing Final Plot No.207, admeasuring 73447

*D. D. Palkhiwala*



2,

sq.yrds. was divided into two Final Plots respectively Final Plot No.207/1, admeasuring 53691 sq.yrds. & Final Plot No.207/2, admeasuring 19756 sq.mtrs. as per the Lay-out Plan sanctioned by The Arbitrator, with that regards the mutation entry was made in village Form No.6 on 22-6-1959 under entry No.2160, which was certified.

Whereas Gautambhai Tribhovandas sold the land bearing Hissa No.3, admeasuring 685 sq.yrds. part of Final Plot No.207/1-3 (p) to Namrata Flats Co-op. Housing Society Ltd. by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.12316 on 15-10-1971, with that regards the mutation entry was made in village Form No.6 on 16-10-1971 under entry No.4269.

Whereas Gautambhai Tribhovandas sold the land bearing Hissa No.4, admeasuring 640 sq.yrds. part of Final Plot No.207/1-3 (p) to Namrata Flats Co-op. Housing Society Ltd. by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.12317 on 15-10-1971, with that regards the mutation entry was made in village Form No.6 on 16-10-1971 under entry No.4268.

As per revenue record Final Plot No.207/3, admeasuring 539 sq.mtrs. & Final Plot No.207/4, admeasuring 535 sq.mtrs. in lieu of Hissa No.3, admeasuring 685 sq.yrds. & Hissa No.4, admeasuring 640 sq.yrds. part of Final Plot No.207/1-3 (p) and said society has constructed flats on the said land and said construction is known as "NAMRATA FLAT".

Whereas Shashiben Shantilal Patel became a member of the said society and said society allotted Flat No.7, to Shashiben Shantilal Patel and said

**Dineshbhai D. Palkhiwala**

B.A.LLB., Advocate  
B-2, Navdeep Apartment, Opp. Navjivan Press,  
Near C. U. Shah College, Ashram Road,  
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સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,  
અમદાવાદ-૩૮૦ ૦૧૪.  
ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

3,

society has issued Share Certificate No.4, comprising of five share each of Rs.50/- having Distinctive Nos.16 to 20 with respect to the said property in the name of Shashiben Shantilal Patel.

Thereafter said Shashiben Shantilal Patel sold the property bearing Flat No.7, to Vinodchandra Ambalal Modi (Yourself) in the year of 1975 and said society has transferred the said property in the name of Vinodchandra Ambalal Modi (Yourself) as per the resolution passed in the meeting of the said society and said society has transferred Share Certificate No.4, comprising of five share each of Rs.50/- having Distinctive Nos.16 to 20 on 12-1-1975, with respect to the said property in the name of Vinodchandra Ambalal Modi (Yourself).

Whereas the construction of twelve flats & stair & open land kept in Namrata Flat was covered into Ward T.P.3/3-4 Shekhpur-Khanpur and allotted City Survey No.1003, 1004, 1005, 1006, 1007, 1008, 1009 & 1010 and said Flat No.7 is covered into City Survey No.1007, 1008 & 1009, wherein the name of Vinodchandra Ambalal Modi being entered, which please note.

In past Namrata Flats Co-op. Housing Society Ltd. has availed loan from The Gujarat State Co-operative Housing Finance Corporation Ltd. and thereafter said society has paid complete loan and The Gujarat State Co-operative Housing Finance Corporation Ltd. has issued No-Due Certificate on 30-6-2015 and said The Gujarat State Co-operative Housing Finance Corporation Ltd., through its Managing Director-Pankaj K. Patel has released their charge over above mentioned property by way of Reconveyance Deed on 7-7-2015, which was duly registered with the office of Sub-Registrar Ahmedabad-3 (Memnagar Division) under serial No.5018 on the same day.

*D. D. Palkhiwala*



4,

Thus the said property above referred to is in the absolute ownership of Vinodchandra Ambalal Modi (Yourself) as a member of said society. And said society has issued No-Due Certificate with respect to the said property on 1-11-2019. And this Report on title is made on the basis of an affidavit executed by you on dt.-9-10-2019.

Further the record of Sub-Registrar's office are not in proper condition and also in torne condition and therefore the proper search could not be conducted.

As a part of investigation of the title to the property above referred to, we have published a public notice in daily news paper "DIVYA BHASKAR" on 9-8-2019, to invite claims of any one in, upon or above the said property above referred to, but we have not received any objection from any one till today.

That from the above mentioned matter produced before me from you, and from the information given to us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc. lying in the case file shown to us to be true and genuine, we have found the title of Vinodchandra Ambalal Modi (Yourself) with respect to the property above referred to bearing Flat No.7 in "NAMRATA FLAT" [Namrata Flats Co-op. Housing Society Ltd.], constructed on the land bearing City Survey No.1003 to 1010 of Ward T.P. 3/3-4 Shekhpur-Khanpur (Final Plot No.207/3, adms.539 sq.mtrs. & Final Plot No.207/4, adms.535 sq.mtrs., total adms.1074 sq.mtrs. of T.P. Scheme No.3 of mouje Shekhpur-Khanpur), Taluka Sabarmati, District Ahmedabad is clear and marketable and free from all encumbrances, Subject to;



**Dineshbhai D. Palkhiwala**

B.A.LLB., Advocate

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કે.બી-૨, નવદીપ એપાર્ટમેન્ટ-૨, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના બાંચામાં, આશ્રમ રોડ,  
અમદાવાદ-૩૮૦૦૧૪.  
ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

5,

- 1.. Rights of Idesign Infra, A Partnership Firm as a Developer, as per the  
Ressolution passed in the meeting of the said society.
- 2.. Any other laws made applicable at the time of Transfer.



Yours faithfully,

*D. Palkhiwala*

(DINESHBHAI D. PALKHIWALA)  
Advocate

**Dineshbhai D. Palkhiwala**

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બી.એ.એલ.એલ.બી., એડવોકેટ

ઢ.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,  
અમદાવાદ-૩૮૦ ૦૧૪.  
ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

**TITLE REPORT OF FLAT No.8**

Date : 29-11-2019.

To,

**KANTIBHAI NAVINBHAI PATEL.**

Add.: 8, Namrata Flat,  
Stadium Road,  
Ahmedabad.

Re.: Investigation of the title to the property bearing Flat No.8 in "NAMRATA FLAT" [Namrata Flats Co-op. Housing Society Ltd.], constructed on the land bearing City Survey No.1003 to 1010 of Ward T.P. 3/3-4 Shekhpur-Khanpur (Final Plot No.207/3, adms.539 sq.mtrs. & Final Plot No.207/4, adms.535 sq.mtrs., total adms.1074 sq.mtrs. of T.P. Scheme No.3 of mouje Shekhpur-Khanpur), Taluka Sabarmati, District Ahmedabad.



Dear Sir,

We refer to your instructions to investigate the titles to the property above referred to.

We have caused necessary searches to be taken with the Sub-Registry Records for a period of last about thirty years which is available with respect to the property above referred to and we have gathered relevant information from you and we have also perused documents produced before me and I am of the opinion as under :

Whereas Namrata Flats Co-op. Housing Society Ltd., is a registered society under The Gujarat Co-operative Societies Act on 25-9-1971 under Serial No.GH-4576 (hereinafter referred to as the 'Said Society').

Whereas the land bearing Final Plot No.207, admeasuring 73447

*D. D. Palkhiwala*

2,

sq.yrds. was divided into two Final Plots respectively Final Plot No.207/1, admeasuring 53691 sq.yrds. & Final Plot No.207/2, admeasuring 19756 sq.mtrs. as per the Lay-out Plan sanctioned by The Arbitrator, with that regards the mutation entry was made in village Form No.6 on 22-6-1959 under entry No.2160, which was certified.

Whereas Gautambhai Tribhovandas sold the land bearing Hissa No.3, admeasuring 685 sq.yrds. part of Final Plot No.207/1-3 (p) to Namrata Flats Co-op. Housing Society Ltd. by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.12316 on 15-10-1971, with that regards the mutation entry was made in village Form No.6 on 16-10-1971 under entry No.4269.

Whereas Gautambhai Tribhovandas sold the land bearing Hissa No.4, admeasuring 640 sq.yrds. part of Final Plot No.207/1-3 (p) to Namrata Flats Co-op. Housing Society Ltd. by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.12317 on 15-10-1971, with that regards the mutation entry was made in village Form No.6 on 16-10-1971 under entry No.4268.

As per revenue record Final Plot No.207/3, admeasuring 539 sq.mtrs. & Final Plot No.207/4, admeasuring 535 sq.mtrs. in lieu of Hissa No.3, admeasuring 685 sq.yrds. & Hissa No.4, admeasuring 640 sq.yrds. part of Final Plot No.207/1-3 (p) and said society has constructed flats on the said land and said construction is known as "NAMRATA FLAT".

Whereas Navinbhai Premjibhai Patel became a member of the said society and said society allotted Flat No.8, to Navinbhai Premjibhai Patel



**Dineshbhai D. Palkhiwala**

**B.A.LLB., Advocate**

B-2, Navdeep Apartment, Opp. Navjivan Press,  
Near C. U. Shah College, Ashram Road,  
Ahmedabad-380 014.

Ph :- (O) 27542170.

**દીનેશભાઈ દેવચંદ પાલખીવાળા**

બી.એ.એલ.એલ.બી., એડવોકેટ

કે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,

અમદાવાદ-૩૮૦ ૦૧૪.

ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

3,

and said society has issued Share Certificate No.12, comprising of five share each of Rs.50/- having Distinctive Nos.56 to 60 with respect to the said property in the name of Navinbhai Premjibhai Patel.

Thereafter said Navinbhai Premjibhai Patel died intestate on 27-9-2011, So that after his death, said Flat No.8, came into joint owership of (1) Shantaben wd/o. Navinbhai Patel, (2) Amitbhai Navinbhai Patel, (3) Prafulbhai Navinbhai Patel, (4) Ashwinbhai Navinbhai Patel & (5) Kantibhai Navinbhai Patel and thereafter said Shantaben wd/o. Navinbhai Patel died intestate on 25-9-2015, So that after her death, her undivided share in said Flat No.8, came into joint owership of (1) Amitbhai Navinbhai Patel, (2) Prafulbhai Navinbhai Patel, (3) Ashwinbhai Navinbhai Patel & (4) Kantibhai Navinbhai Patel.

Thereafter (1) Amitbhai Navinbhai Patel, (2) Prafulbhai Navinbhai Patel & (3) Ashwinbhai Navinbhai Patel have relinquished their undivided right or title in the said Flat No.8, without consideration in favour of Kantibhai Navinbhai Patel (Yourself) on 7-2-2019 by way of Release Deed, which was duly registered with the office of Sub-Registrar Ahmedabad-3 (Memnagar Division) under serial No.1248 on the same day and Kantibhai Navinbhai Patel (Yourself) has applied to enter your name in society record, So that as per the application of yourself, the said society has entered the name of Kantibhai Navinbhai Patel (Yourself) as a owner as per the ressolution passed in the meeting of said society with respect to the said property & also Share Certificate No.12, comprising of five share each of Rs.50/- having Distinctive Nos.56 to 60, with respect to the said property in the name of Kantibhai Navinbhai Patel (Yourself).

*D. D. Palkhiwala*

4,

Whereas the construction of twelve flats & stair & open land kept in Namrata Flat was covered into Ward T.P.3/3-4 Shekhpur-Khanpur and allotted City Survey No.1003, 1004, 1005, 1006, 1007, 1008, 1009 & 1010 and said Flat No.8 is covered into City Survey No.1005, wherein the name of Amitbhai Navinbhai Patel, Prafulbhai Navinbhai Patel & Ashwinbhai Navinbhai Patel being deleted, which please note.

In past Namrata Flats Co-op. Housing Society Ltd. has availed loan from The Gujarat State Co-operative Housing Finance Corporation Ltd. and thereafter said society has paid complete loan and The Gujarat State Co-operative Housing Finance Corporation Ltd. has issued No-Due Certificate on 30-6-2015 and said The Gujarat State Co-operative Housing Finance Corporation Ltd., through its Managing Director-Pankaj K. Patel has released their charge over above mentioned property by way of Reconveyance Deed on 7-7-2015, which was duly registered with the office of Sub-Registrar Ahmedabad-3 (Memnagar Division) under serial No.5018 on the same day.

Thus the said property above referred to is in the absolute ownership of Kantibhai Navinbhai Patel (Yourself) as a member of said society. And said society has issued No-Due Certificate with respect to the said property on 1-11-2019. And this Report on title is made on the basis of an affidavit executed by you on dt.-9-10-2019.

Further the record of Sub-Registrar's office are not in proper condition and also in torne condition and therefore the proper search could not be conducted.

As a part of investigation of the title to the property above referred to,



**Dineshbhai D. Palkhiwala**

B.A.LLB., Advocate  
B-2, Navdeep Apartment, Opp. Navjivan Press,  
Near C. U. Shah College, Ashram Road,  
Ahmedabad-380 014.  
Ph :- (O) 27542170.

**દીનેશભાઈ દેવચંદ પાલખીવાળા**

બી.એ.એલ.એલ.બી., એડવોકેટ  
કે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,  
અમદાવાદ-૩૮૦ ૦૧૪.  
ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

5,

we have published a public notice in daily news paper "DIVYA BHASKAR" on 9-8-2019, to invite claims of any one in, upon or above the said property above referred to, but we have not received any objection from any one till today.

That from the above mentioned matter produced before me from you, and from the information given to us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc. lying in the case file shown to us to be true and genuine, we have found the title of Kantibhai Navinbhai Patel (Yourself) with respect to the property above referred to bearing Flat No.8 in "NAMRATA FLAT" [Namrata Flats Co-op. Housing Society Ltd.], constructed on the land bearing City Survey No.1003 to 1010 of Ward T.P. 3/3-4 Shekhpur-Khanpur (Final Plot No.207/3, adms.539 sq.mtrs. & Final Plot No.207/4, adms.535 sq.mtrs., total adms.1074 sq.mtrs. of T.P. Scheme No.3 of mouje Shekhpur-Khanpur), Taluka Sabarmati, District Ahmedabad is clear and marketable and free from all encumbrances, Subject to;

- 1.. Rights of Idesign Infra, A Partnership Firm as a Developer, as per the Resolution passed in the meeting of the said society.
- 2.. Any other laws made applicable at the time of Transfer.

Yours faithfully,



*D. D. Palkhiwala*  
(DINESHBHAI D. PALKHIWALA)  
Advocate

**Dineshbhai D. Palkhiwala**

B.A.LLB., Advocate

B-2, Navdeep Apartment, Opp. Navjivan Press,  
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દીનેશભાઈ દેવચંદ પાલખીવાળા

બી.એ.એલ.એલ.બી., એડવોકેટ

કે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,

અમદાવાદ-૩૮૦ ૦૧૪.

ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

**TITLE REPORT OF FLAT No.9** Date : 29-11-2019.

To,

(1) JAGRUTIBEN RAJENDRABHAI KOTAK.

(2) RASHMIBHAI KANTILAL KOTAK.

(3) PRITIBEN PANKAJBHAI VASANI.

(4) PRATIMA MUKESHBHAI PANCHAL.

Add.: 9, Namrata Flat,

Stadium Road,

Ahmedabad.

Re.: Investigation of the title to the property bearing Flat No.9 in "NAMRATA FLAT" [Namrata Flats Co-op. Housing Society Ltd.], constructed on the land bearing City Survey No.1003 to 1010 of Ward T.P. 3/3-4 Shekhpur-Khanpur (Final Plot No.207/3, adms.539 sq.mtrs. & Final Plot No.207/4, adms.535 sq.mtrs., total adms.1074 sq.mtrs. of T.P. Scheme No.3 of mouje Shekhpur-Khanpur), Taluka Sabarmati, District Ahmedabad.



Dear Sir,

We refer to your instructions to investigate the titles to the property above referred to.

We have caused necessary searches to be taken with the Sub-Registry Records for a period of last about thirty years which is available with respect to the property above referred to and we have gathered relevant information from you and we have also perused documents produced before me and I am of the opinion as under :

Whereas Namrata Flats Co-op. Housing Society Ltd., is a registered society under The Gujarat Co-operative Societies Act on 25-9-1971 under Serial No.GH-4576 (hereinafter referred to as the 'Said Society').

*D. D. Palkhiwala*

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Whereas the land bearing Final Plot No.207, admeasuring 73447 sq.yrds. was divided into two Final Plots respectively Final Plot No.207/1, admeasuring 53691 sq.yrds. & Final Plot No.207/2, admeasuring 19756 sq.mtrs. as per the Lay-out Plan sanctioned by The Arbitrator, with that regards the mutation entry was made in village Form No.6 on 22-6-1959 under entry No.2160, which was certified.

Whereas Gautambhai Tribhovandas sold the land bearing Hissa No.3, admeasuring 685 sq.yrds. part of Final Plot No.207/1-3 (p) to Namrata Flats Co-op. Housing Society Ltd. by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.12316 on 15-10-1971, with that regards the mutation entry was made in village Form No.6 on 16-10-1971 under entry No.4269.

Whereas Gautambhai Tribhovandas sold the land bearing Hissa No.4, admeasuring 640 sq.yrds. part of Final Plot No.207/1-3 (p) to Namrata Flats Co-op. Housing Society Ltd. by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.12317 on 15-10-1971, with that regards the mutation entry was made in village Form No.6 on 16-10-1971 under entry No.4268.

As per revenue record Final Plot No.207/3, admeasuring 539 sq.mtrs. & Final Plot No.207/4, admeasuring 535 sq.mtrs. in lieu of Hissa No.3, admeasuring 685 sq.yrds. & Hissa No.4, admeasuring 640 sq.yrds. part of Final Plot No.207/1-3 (p) and said society has constructed flats on the said land and said construction is known as "NAMRATA FLAT".

Whereas Hiraben Chhotalal Patel became a member of the said society



**Dineshbhai D. Palkhiwala**

B.A.LLB., Advocate  
B-2, Navdeep Apartment, Opp. Navjivan Press,  
Near C. U. Shah College, Ashram Road,  
Ahmedabad-380 014.  
Ph :- (O) 27542170.

**દીનેશભાઈ દેવચંદ પાલખીવાળા**

બી.એ.એલ.એલ.બી., એડવોકેટ  
ઢે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,  
અમદાવાદ-૩૮૦ ૦૧૪.  
ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

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and said society allotted Flat No.9, to Hiraben Chhotalal Patel and said society has issued Share Certificate No.3, comprising of five share each of Rs.50/- having Distinctive Nos.11 to 15 with respect to the said property in the name of Hiraben Chhotalal Patel.

Thereafter said Hiraben Chhotalal Patel sold the property bearing Flat No.9, to Gayatriben M. Jani in the year of 1972 and said society has transferred the said property in the name of Gayatriben M. Jani and said society has transferred Share Certificate No.3, comprising of five share each of Rs.50/- having Distinctive Nos.11 to 15, with respect to the said property in the name of Gayatriben M. Jani on 16-1-1972.

Thereafter said Gayatriben M. Jani sold the property bearing Flat No.9, to Kantilal Waghajibhai Kotak in the year of 1974 and said society has transferred the said property in the name of Kantilal Waghajibhai Kotak and said society has transferred Share Certificate No.3, comprising of five share each of Rs.50/- having Distinctive Nos.11 to 15, with respect to the said property in the name of Kantilal Waghajibhai Kotak on 22-9-1974.

Thereafter said Kantilal Waghajibhai Kotak died intestate on 9-2-2008 and his son-Rajendra Kantilal Kotak died on 7-9-2006 during the life time of Kantilal Waghajibhai Kotak and Kusumben Wd/o. Kantilal Kotak died intestate on 18-7-2012, So that after their death, said Flat No.9, came into joint owership of (1) Rashmibhai Kantilal Kotak, (2) Pritiben Pankajbhai Vasani, (3) Pratima Mukeshbhai Panchal & (4) Legal heirs of Late-Rajendrabhai Kantilal Kotak-(A) Jagrutiben Rajendrabhai Kotak, (B) Sumay Rajendrabhai Kotak & (C) Bijal D/o. Rajendrabhai Kotak & W/o. Mihir Nathvani.

*D. D. Palkhiwala*

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Thereafter (1) Sumay Rajendrabhai Kotak & (2) Bijal D/o. Rajendrabhai Kotak & W/o. Mihir Nathvani have relinquished their undivided share as a Legal heirs of Late-Rajendrabhai Kantilal Kotak in the said Flat No.9, without consideration in favour of their mother-Jagrutiben Rajendrabhai Kotak on 24-10-2019 by way of Release Deed, which was duly registered with the office of Sub-Registrar Ahmedabad-3 (Memnagar Division) under serial No.10167 on the same day.

Whereas the construction of twelve flats & stair & open land kept in Namrata Flat was covered into Ward T.P.3/3-4 Shekhpur-Khanpur and allotted City Survey No.1003, 1004, 1005, 1006, 1007, 1008, 1009 & 1010 and said Flat No.9 is covered into City Survey No.1003, wherein the name of Sumay Rajendrabhai Kotak & Bijal D/o. Rajendrabhai Kotak & W/o. Mihir Nathvani being deleted, which please note.

In past Namrata Flats Co-op. Housing Society Ltd. has availed loan from The Gujarat State Co-operative Housing Finance Corporation Ltd. and thereafter said society has paid complete loan and The Gujarat State Co-operative Housing Finance Corporation Ltd. has issued No-Due Certificate on 30-6-2015 and said The Gujarat State Co-operative Housing Finance Corporation Ltd., through its Managing Director-Pankaj K. Patel has released their charge over above mentioned property by way of Reconveyance Deed on 7-7-2015, which was duly registered with the office of Sub-Registrar Ahmedabad-3 (Memnagar Division) under serial No.5018 on the same day.

Thus the said property above referred to is in the joint ownership of (1) Jagrutiben Rajendrabhai Kotak, (2) Rashmibhai Kantilal Kotak, (3)



**Dineshbhai D. Palkhiwala**

B.A.LLB., Advocate

B-2, Navdeep Apartment, Opp. Navjivan Press,  
Near C. U. Shah College, Ashram Road,  
Ahmedabad-380 014.

Ph :- (O) 27542170.

**દીનેશભાઈ દેવચંદ પાલખીવાળા**

બી.એ.એલ.એલ.બી., એડવોકેટ

કે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,  
અમદાવાદ-૩૮૦ ૦૧૪.

ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

5,

Pritiben Pankajbhai Vasani & (4) Pratima Mukeshbhai Panchal [Yourselves] as a member of said society. And said society has issued No-Due Certificate with respect to the said property on 1-11-2019. And this Report on title is made on the basis of an affidavit executed by you on dt.-26-10-2019.

Further the record of Sub-Registrar's office are not in proper condition and also in torne condition and therefore the proper search could not be conducted.

As a part of investigation of the title to the property above referred to, we have published a public notice in daily news paper "DIVYA BHASKAR" on 9-8-2019, to invite claims of any one in, upon or above the said property above referred to, but we have not received any objection from any one till today.

That from the above mentioned matter produced before me from you, and from the information given to us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc. lying in the case file shown to us to be true and genuine, we have found the title of (1) Jagrutiben Rajendrabhai Kotak, (2) Rashmibhai Kantilal Kotak, (3) Pritiben Pankajbhai Vasani & (4) Pratima Mukeshbhai Panchal [Yourselves] with respect to the property above referred to bearing Flat No.9 in "NAMRATA FLAT" [Namrata Flats Co-op. Housing Society Ltd.], constructed on the land bearing City Survey No.1003 to 1010 of Ward T.P. 3/ 3-4 Shekhpur-Khanpur (Final Plot No.207/3, adms.539 sq.mtrs. & Final Plot No.207/4, adms.535 sq.mtrs., total adms.1074 sq.mtrs. of T.P. Scheme No.3 of mouje Shekhpur-Khanpur), Taluka Sabarmati, District Ahmedabad is clear and marketable and free from all encumbrances, Subject to;

*D. D. Palkhiwala*

6,

- 1.. Rights of Idesign Infra, A Partnership Firm as a Developer, as per the Ressionolution passed in the meeting of the said society.
- 2.. Any other laws made applicable at the time of Transfer.



Yours faithfully,

*D. D. Palkhiwala*

(DINESHBHAI D. PALKHIWALA)  
Advocate

**Dineshbhai D. Palkhiwala**

B.A.LLB., Advocate  
B-2, Navdeep Apartment, Opp. Navjivan Press,  
Near C. U. Shah College, Ashram Road,  
Ahmedabad-380 014.  
Ph :- (O) 27542170.

દીનેશભાઈ દેવચંદ પાલખીવાળા

બી.એ.એલ.એલ.બી., એડવોકેટ  
ઢે.બી-૨, નવદીપ એપાર્ટમેન્ટ-૨, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,  
અમદાવાદ-૩૮૦ ૦૧૪.  
ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

**TITLE REPORT OF FLAT No.10** Date : 29-11-2019.

To,

**PANKAJBHAI Alias CHAMPAKLAL CHIMANLAL SHAH.**

Add.: 10, Namrata Flat,  
Stadium Road,  
Ahmedabad.



Re.: Investigation of the title to the property bearing Flat No.10 in "NAMRATA FLAT" [Namrata Flats Co-op. Housing Society Ltd.], constructed on the land bearing City Survey No.1003 to 1010 of Ward T.P. 3/3-4 Shekhpur-Khanpur (Final Plot No.207/3, adms.539 sq.mtrs. & Final Plot No.207/4, adms.535 sq.mtrs., total adms.1074 sq.mtrs. of T.P. Scheme No.3 of mouje Shekhpur-Khanpur), Taluka Sabarmati, District Ahmedabad.

Dear Sir,

We refer to your instructions to investigate the titles to the property above referred to.

We have caused necessary searches to be taken with the Sub-Registry Records for a period of last about thirty years which is available with respect to the property above referred to and we have gathered relevant information from you and we have also perused documents produced before me and I am of the opinion as under :

Whereas Namrata Flats Co-op. Housing Society Ltd., is a registered society under The Gujarat Co-operative Societies Act on 25-9-1971 under Serial No.GH-4576 (hereinafter referred to as the 'Said Society').

Whereas the land bearing Final Plot No.207, admeasuring 73447

*D. D. Palkhiwala*

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sq.yrds. was divided into two Final Plots respectively Final Plot No.207/1, admeasuring 53691 sq.yrds. & Final Plot No.207/2, admeasuring 19756 sq.mtrs. as per the Lay-out Plan sanctioned by The Arbitrator, with that regards the mutation entry was made in village Form No.6 on 22-6-1959 under entry No.2160, which was certified.

Whereas Gautambhai Tribhovandas sold the land bearing Hissa No.3, admeasuring 685 sq.yrds. part of Final Plot No.207/1-3 (p) to Namrata Flats Co-op. Housing Society Ltd. by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.12316 on 15-10-1971, with that regards the mutation entry was made in village Form No.6 on 16-10-1971 under entry No.4269.

Whereas Gautambhai Tribhovandas sold the land bearing Hissa No.4, admeasuring 640 sq.yrds. part of Final Plot No.207/1-3 (p) to Namrata Flats Co-op. Housing Society Ltd. by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.12317 on 15-10-1971, with that regards the mutation entry was made in village Form No.6 on 16-10-1971 under entry No.4268.

As per revenue record Final Plot No.207/3, admeasuring 539 sq.mtrs. & Final Plot No.207/4, admeasuring 535 sq.mtrs. in lieu of Hissa No.3, admeasuring 685 sq.yrds. & Hissa No.4, admeasuring 640 sq.yrds. part of Final Plot No.207/1-3 (p) and said society has constructed flats on the said land and said construction is known as "NAMRATA FLAT".

Whereas Shilaben Motisinh Thakor became a member of the said society and said society allotted Flat No.10, to Shilaben Motisinh Thakor and said



**Dineshbhai D. Palkhiwala**

**B.A.LLB., Advocate**

**B-2, Navdeep Apartment, Opp. Navjivan Press,  
Near C. U. Shah College, Ashram Road,  
Ahmedabad-380 014.**

**Ph :- (O) 27542170.**

**દીનેશભાઈ દેવચંદ પાલખીવાળા**

**બી.એ.એલ.એલ.બી., એડવોકેટ**

**દે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,**

**અમદાવાદ-૩૮૦ ૦૧૪.**

**ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.**

3,

society has issued Share Certificate No.10, comprising of five share each of Rs.50/- having Distinctive Nos.46 to 50 with respect to the said property in the name of Shilaben Motisinh Thakor.

Thereafter said Shilaben Motisinh Thakor sold the property bearing Flat No.10, to Pankajbhai Alias Champaklal Chimanlal Shah (Yourself) on 8-4-2009 by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad-3 (Memnagar Division) under serial No.2538 on the same day and said society has transferred the said property in the name of Pankajbhai Alias Champaklal Chimanlal Shah (Yourself) and said society has transferred Share Certificate No.10, comprising of five share each of Rs.50/- having Distinctive Nos.46 to 50 on 1-9-2009, with respect to the said property in the name of Pankajbhai Alias Champaklal Chimanlal Shah (Yourself).

Whereas the construction of twelve flats & stair & open land kept in Namrata Flat was covered into Ward T.P.3/3-4 Shekhpur-Khanpur and allotted City Survey No.1003, 1004, 1005, 1006, 1007, 1008, 1009 & 1010 and said Flat No.10 is covered into City Survey No.1007, 1008, 1009 & 1010.

In past Namrata Flats Co-op. Housing Society Ltd. has availed loan from The Gujarat State Co-operative Housing Finance Corporation Ltd. and thereafter said society has paid complete loan and The Gujarat State Co-operative Housing Finance Corporation Ltd. has issued No-Due Certificate on 30-6-2015 and said The Gujarat State Co-operative Housing Finance Corporation Ltd., through its Managing Director-Pankaj K. Patel has released their charge over above mentioned property by way of Reconveyance Deed

*D. D. Palkhiwala*

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on 7-7-2015, which was duly registered with the office of Sub-Registrar Ahmedabad-3 (Memnagar Division) under serial No.5018 on the same day.

Thus the said property above referred to is in the absolute ownership of Pankajbhai Alias Champaklal Chimanlal Shah (Yourself) as a member of said society. And said society has issued No-Due Certificate with respect to the said property on 1-11-2019. And this Report on title is made on the basis of an affidavit executed by you on dt.-21-10-2019.

Further the record of Sub-Registrar's office are not in proper condition and also in torne condition and therefore the proper search could not be conducted.

As a part of investigation of the title to the property above referred to, we have published a public notice in daily news paper "DIVYA BHASKAR" on 9-8-2019, to invite claims of any one in, upon or above the said property above referred to, but we have not received any objection from any one till today.

That from the above mentioned matter produced before me from you, and from the information given to us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc. lying in the case file shown to us to be true and genuine, we have found the title of Pankajbhai Alias Champaklal Chimanlal Shah (Yourself) with respect to the property above referred to bearing Flat No.10 in "NAMRATA FLAT" [Namrata Flats Co-op. Housing Society Ltd.], constructed on the land bearing City Survey No.1003 to 1010 of Ward T.P. 3/3-4 Shekhpur-Khanpur (Final Plot No.207/3, adms.539 sq.mtrs. & Final Plot No.207/4, adms.535 sq.mtrs.,



## Dineshbhai D. Palkhiwala

B.A.LLB., Advocate

B-2, Navdeep Apartment, Opp. Navjivan Press,  
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Ph :- (O) 27542170.

## દીનેશભાઈ દેવચંદ પાલખીવાળા

બી.એ.એલ.એલ.બી., એડવોકેટ

ઢે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,  
અમદાવાદ-૩૮૦ ૦૧૪.

ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

5,

total adms.1074 sq.mtrs. of T.P. Scheme No.3 of mouje Shekhpur-Khanpur),  
Taluka Sabarmati, District Ahmedabad is clear and marketable and free from  
all encumbrances, Subject to;

- 1.. Rights of Idesign Infra, A Partnership Firm as a Developer, as per the  
Ressolution passed in the meeting of the said society.
- 2.. Any other laws made applicable at the time of Transfer.



Yours faithfully,

*D. D. Palkhiwala*

(DINESHBHAI D. PALKHIWALA)

Advocate

**Dineshbhai D. Palkhiwala**

B.A.LLB., Advocate

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દીનેશભાઈ દેવચંદ પાલખીવાળા

બી.એ.એલ.એલ.બી., એડવોકેટ

કે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,

અમદાવાદ-૩૮૦૦૧૪.

ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

**TITLE REPORT OF FLAT No.11** Date : 29-11-2019.

To,

**MAHENDRABHAI B. PATEL.**

Add.: 9375, State Route 45 Lisbon,

OH 44432,

U.S.A.

Re.: Investigation of the title to the property bearing Flat No.11 in "NAMRATA FLAT" [Namrata Flats Co-op. Housing Society Ltd.], constructed on the land bearing City Survey No.1003 to 1010 of Ward T.P. 3/3-4 Shekhpur-Khanpur (Final Plot No.207/3, adms.539 sq.mtrs. & Final Plot No.207/4, adms.535 sq.mtrs., total adms.1074 sq.mtrs. of T.P. Scheme No.3 of mouje Shekhpur-Khanpur), Taluka Sabarmati, District Ahmedabad.



Dear Sir,

We refer to your instructions to investigate the titles to the property above referred to.

We have caused necessary searches to be taken with the Sub-Registry Records for a period of last about thirty years which is available with respect to the property above referred to and we have gathered relevant information from you and we have also perused documents produced before me and I am of the opinion as under :

Whereas Namrata Flats Co-op. Housing Society Ltd., is a registered society under The Gujarat Co-operative Societies Act on 25-9-1971 under Serial No.GH-4576 (hereinafter referred to as the 'Said Society').

Whereas the land bearing Final Plot No.207, admeasuring 73447 sq.yrds. was divided into two Final Plots respectively Final Plot No.207/1, admeasuring 53691 sq.yrds. & Final Plot No.207/2, admeasuring 19756

*D. D. Palkhiwala*

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sq.mtrs. as per the Lay-out Plan sanctioned by The Arbitrator, with that regards the mutation entry was made in village Form No.6 on 22-6-1959 under entry No.2160, which was certified.

Whereas Gautambhai Tribhovandas sold the land bearing Hissa No.3, admeasuring 685 sq.yrds. part of Final Plot No.207/1-3 (p) to Namrata Flats Co-op. Housing Society Ltd. by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.12316 on 15-10-1971, with that regards the mutation entry was made in village Form No.6 on 16-10-1971 under entry No.4269.

Whereas Gautambhai Tribhovandas sold the land bearing Hissa No.4, admeasuring 640 sq.yrds. part of Final Plot No.207/1-3 (p) to Namrata Flats Co-op. Housing Society Ltd. by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.12317 on 15-10-1971, with that regards the mutation entry was made in village Form No.6 on 16-10-1971 under entry No.4268.

As per revenue record Final Plot No.207/3, admeasuring 539 sq.mtrs. & Final Plot No.207/4, admeasuring 535 sq.mtrs. in lieu of Hissa No.3, admeasuring 685 sq.yrds. & Hissa No.4, admeasuring 640 sq.yrds. part of Final Plot No.207/1-3 (p) and said society has constructed flats on the said land and said construction is known as "NAMRATA FLAT".

Whereas Ramjibhai Devjibhai Patel became a member of the said society and said society allotted Flat No.11, to Ramjibhai Devjibhai Patel and said society has issued Share Certificate No.1, comprising of five share each of Rs.50/- having Distinctive Nos.1 to 5 with respect to the said property in the name of Ramjibhai Devjibhai Patel.



## **Dineshbhai D. Palkhiwala**

**B.A.LLB., Advocate**  
B-2, Navdeep Apartment, Opp. Navjivan Press,  
Near C. U. Shah College, Ashram Road,  
Ahmedabad-380 014.  
Ph :- (O) 27542170.

## **દીનેશભાઈ દેવચંદ પાલખીવાળા**

**બી.એ.એલ.એલ.બી., એડવોકેટ**  
કે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,  
અમદાવાદ-૩૮૦ ૦૧૪.  
ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

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Thereafter said Ramjibhai Devjibhai Patel sold the property bearing Flat No.11, to Mahendrabhai B. Patel (Yourself) in the year of 1973 and said society has transferred the said property in the name of Mahendrabhai B. Patel (Yourself) as per the resolution passed in the meeting of the said society held on 5-3-1973 and said society has transferred Share Certificate No.1, comprising of five share each of Rs.50/- having Distinctive Nos.1 to 5, with respect to the said property in the name of Mahendrabhai B. Patel (Yourself).

Whereas the construction of twelve flats & stair & open land kept in Namrata Flat was covered into Ward T.P.3/3-4 Shekhpur-Khanpur and allotted City Survey No.1003, 1004, 1005, 1006, 1007, 1008, 1009 & 1010 and said Flat No.11 is covered into City Survey No.1003.

In past Namrata Flats Co-op. Housing Society Ltd. has availed loan from The Gujarat State Co-operative Housing Finance Corporation Ltd. and thereafter said society has paid complete loan and The Gujarat State Co-operative Housing Finance Corporation Ltd. has issued No-Due Certificate on 30-6-2015 and said The Gujarat State Co-operative Housing Finance Corporation Ltd., through its Managing Director-Pankaj K. Patel has released their charge over above mentioned property by way of Reconveyance Deed on 7-7-2015, which was duly registered with the office of Sub-Registrar Ahmedabad-3 (Memnagar Division) under serial No.5018 on the same day.

Thus the said property above referred to is in the absolute ownership of Mahendrabhai B. Patel (Yourself) as a member of said society. And said society has issued No-Due Certificate with respect to the said property on 1-11-2019. And this Report on title is made on the basis of an affidavit executed by Nirav Mahendrabhai Patel as a constituted attorney of Mahendrabhai B. Patel on dt.-9-10-2019.

*D. D. Palkhiwala*

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Further the record of Sub-Registrar's office are not in proper condition and also in torne condition and therefore the proper search could not be conducted.

As a part of investigation of the title to the property above referred to, we have published a public notice in daily news paper "DIVYA BHASKAR" on 9-8-2019, to invite claims of any one in, upon or above the said property above referred to, but we have not received any objection from any one till today.

That from the above mentioned matter produced before me from you, and from the information given to us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc. lying in the case file shown to us to be true and genuine, we have found the title of Mahendrabhai B. Patel (Yourself) with respect to the property above referred to bearing Flat No.11 in "NAMRATA FLAT" [Namrata Flats Co-op. Housing Society Ltd.], constructed on the land bearing City Survey No.1003 to 1010 of Ward T.P. 3/3-4 Shekhpur-Khanpur (Final Plot No.207/3, adms.539 sq.mtrs. & Final Plot No.207/4, adms.535 sq.mtrs., total adms.1074 sq.mtrs. of T.P. Scheme No.3 of mouje Shekhpur-Khanpur), Taluka Sabarmati, District Ahmedabad is clear and marketable and free from all encumbrances, Subject to;

- 1.. Rights of Idesign Infra, A Partnership Firm as a Developer, as per the Ressionation passed in the meeting of the said society.
- 2.. Any other laws made applicable at the time of Transfer.



Yours faithfully,

*D. D. Palkhiwala*

(DINESHBHAI D. PALKHIWALA)

Advocate

**Dineshbhai D. Palkhiwala**

B.A.LLB., Advocate  
B-2, Navdeep Apartment, Opp. Navjivan Press,  
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Ph :- (O) 27542170.

દીનેશભાઈ દેવચંદ પાલખીવાળા

બી.એ.એલ.એલ.બી., એડવોકેટ  
કે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,  
અમદાવાદ-૩૮૦ ૦૧૪.  
ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

**TITLE REPORT OF FLAT No.12** Date : 29-11-2019.

To,  
**SURESHKUMAR KANTILAL MODI.**  
Add.: 12, Namrata Flat,  
Stadium Road,  
Ahmedabad.



Re.: Investigation of the title to the property bearing Flat No.12 in "NAMRATA FLAT" [Namrata Flats Co-op. Housing Society Ltd.], constructed on the land bearing City Survey No.1003 to 1010 of Ward T.P. 3/3-4 Shekhpur-Khanpur (Final Plot No.207/3, adms.539 sq.mtrs. & Final Plot No.207/4, adms.535 sq.mtrs., total adms.1074 sq.mtrs. of T.P. Scheme No.3 of mouje Shekhpur-Khanpur), Taluka Sabarmati, District Ahmedabad.

Dear Sir,

We refer to your instructions to investigate the titles to the property above referred to.

We have caused necessary searches to be taken with the Sub-Registry Records for a period of last about thirty years which is available with respect to the property above referred to and we have gathered relevant information from you and we have also perused documents produced before me and I am of the opinion as under :

Whereas Namrata Flats Co-op. Housing Society Ltd., is a registered society under The Gujarat Co-operative Societies Act on 25-9-1971 under Serial No.GH-4576 (hereinafter referred to as the 'Said Society').

Whereas the land bearing Final Plot No.207, admeasuring 73447 sq.yrds. was divided into two Final Plots respectively Final Plot No.207/1, admeasuring 53691 sq.yrds. & Final Plot No.207/2, admeasuring 19756

*D. D. Palkhiwala*

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sq.mtrs. as per the Lay-out Plan sanctioned by The Arbitrator, with that regards the mutation entry was made in village Form No.6 on 22-6-1959 under entry No.2160, which was certified.

Whereas Gautambhai Tribhovandas sold the land bearing Hissa No.3, admeasuring 685 sq.yrds. part of Final Plot No.207/1-3 (p) to Namrata Flats Co-op. Housing Society Ltd. by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.12316 on 15-10-1971, with that regards the mutation entry was made in village Form No.6 on 16-10-1971 under entry No.4269.

Whereas Gautambhai Tribhovandas sold the land bearing Hissa No.4, admeasuring 640 sq.yrds. part of Final Plot No.207/1-3 (p) to Namrata Flats Co-op. Housing Society Ltd. by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.12317 on 15-10-1971, with that regards the mutation entry was made in village Form No.6 on 16-10-1971 under entry No.4268.

As per revenue record Final Plot No.207/3, admeasuring 539 sq.mtrs. & Final Plot No.207/4, admeasuring 535 sq.mtrs. in lieu of Hissa No.3, admeasuring 685 sq.yrds. & Hissa No.4, admeasuring 640 sq.yrds. part of Final Plot No.207/1-3 (p) and said society has constructed flats on the said land and said construction is known as "NAMRATA FLAT".

Whereas Maganbhai Shankarbhai Patel became a member of the said society and said society allotted Flat No.12, to Maganbhai Shankarbhai Patel and said society has issued Share Certificate No.7, comprising of five share each of Rs.50/- having Distinctive Nos.31 to 35 with respect to the said property in the name of Maganbhai Shankarbhai Patel.



**Dineshbhai D. Palkhiwala**

**B.A.LLB., Advocate**

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Near C. U. Shah College, Ashram Road,  
Ahmedabad-380 014.  
Ph :- (O) 27542170.

**દીનેશભાઈ દેવચંદ પાલખીવાળા**

બી.એ.એલ.એલ.બી., એડવોકેટ

ઠે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,  
અમદાવાદ-૩૮૦ ૦૧૪.  
ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

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Thereafter said Maganbhai Shankarbhai Patel sold the property bearing Flat No.12, to Jayantilal Girdharlal Panchal and said society has transferred the said property in the name of Jayantilal Girdharlal Panchal and said society has transferred Share Certificate No.7, comprising of five share each of Rs.50/- having Distinctive Nos.31 to 35, with respect to the said property in the name of Jayantilal Girdharlal Panchal.

Thereafter said Jayantilal Girdharlal Panchal sold the property bearing Flat No.12, to Prakashbhai Mukundlal Teli and said society has transferred the said property in the name of Prakashbhai Mukundlal Teli and said society has transferred Share Certificate No.7, comprising of five share each of Rs.50/- having Distinctive Nos.31 to 35, with respect to the said property in the name of Prakashbhai Mukundlal Teli.

Thereafter said Prakashbhai Mukundlal Teli sold the property bearing Flat No.12, jointly to Kantilal Narandas Modi & Padmaben Kantilal Modi on 18-2-1991 by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.4350 on the same day and said society has transferred the said property in the joint name of Kantilal Narandas Modi & Padmaben Kantilal Modi and thereafter said Padmaben Kantilal Modi died intestate on 24-1-2003, So that after her death, said society has deleted the name of Padmaben Kantilal Modi from said property.

Whereas Kantilal Narandas Modi has executed a WILL for his properties on 22-10-2008, which was duly notarised before Notary public-Sunil A. Jain under serial No.94/B/2008 on the same day and he bequeathed the said Flat No.12 to his Son-Sureshkumar Kantilal Modi (Yourself) and said Kantilal Narandas Modi died on 15-4-2016 and after the death of Kantilal Narandas

*D. D. Palkhiwala*

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Modi, said Flat No.12, came into absolute ownership of Sureshkumar Kantilal Modi (Yourself) as per WILL of Late-Kantilal Narandas Modi.

Further, (1) Hasmukhbhai Kantilal Modi, (2) Gitaben D/o. Kantilal Modi & W/o. Natvarlal Ambalal Modi, (3) Legal heirs of Late-Narendra Kantilal Modi-Bhumikaben Wd/o. Narendrakumar Modi self & guardian of Minor Meet Narendrakumar Modi, (4) Kruti D/o. Narendrakumar Modi, (5) Dhruti D/o. Narendrakumar Modi, (6) Bhartiben D/o. Kantilal Modi & W/o. Bharatbhai Dahyabhai Lotwala, (7) Jitendra Kantilal Modi & (8) Ritaben D/o. Kantilal Modi & W/o. Rakeshkumar Bhotilal Modi have confirm that they no right title or interest as a Legal heirs of Late-Padmaben Kantilal Modi in the said Flat No.12, but to avoid disputes regarding the titles of said property, So that they have executed a Indemnity Bond cum Declaration in favour of Sureshkumar Kantilal Modi (Yourself) with respect to the said property on 22-10-2008, which was duly notarised before Notary Public-Sunila A. Jain under serial No.96/B/2008 on the same day.

Whereas the construction of twelve flats & stair & open land kept in Namrata Flat was covered into Ward T.P.3/3-4 Shekhpur-Khanpur and allotted City Survey No.1003, 1004, 1005, 1006, 1007, 1008, 1009 & 1010 and said Flat No.12 is covered into City Survey No.1003, wherein the name of Padmaben Kantilal Modi being deleted, which please note.

In past Namrata Flats Co-op. Housing Society Ltd. has availed loan from The Gujarat State Co-operative Housing Finance Corporation Ltd. and thereafter said society has paid complete loan and The Gujarat State Co-operative Housing Finance Corporation Ltd. has issued No-Due Certificate on 30-6-2015 and said The Gujarat State Co-operative Housing Finance



**Dineshbhai D. Palkhiwala**

B.A.LLB., Advocate

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**દીનેશભાઈ દેવચંદ પાલખીવાળા**

બી.એ.એલ.એલ.બી., એડવોકેટ  
ઠે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,  
અમદાવાદ-૩૮૦ ૦૧૪.  
ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

5,

Corporation Ltd., through its Managing Director-Pankaj K. Patel has released their charge over above mentioned property by way of Reconveyance Deed on 7-7-2015, which was duly registered with the office of Sub-Registrar Ahmedabad-3 (Memnagar Division) under serial No.5018 on the same day.

Thus the property bearing Flat No.12 is held by Sureshkumar Kantilal Modi (Yourself). And said society has issued No-Due Certificate with respect to the said property on 1-11-2019. And this Report on title is made on the basis of an affidavit executed by you on dt.-9-10-2019.

Further the record of Sub-Registrar's office are not in proper condition and also in torne condition and therefore the proper search could not be conducted.

As a part of investigation of the title to the property above referred to, we have published a public notice in daily news paper "DIVYA BHASKAR" on 9-8-2019, to invite claims of any one in, upon or above the said property above referred to, but we have not received any objection from any one till today.

That from the above mentioned matter produced before me from you, and from the information given to us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc. lying in the case file shown to us to be true and genuine, we have found the title of Sureshkumar Kantilal Modi (Yourself) with respect to the property above referred to bearing Flat No.12 in "NAMRATA FLAT" [Namrata Flats Co-op. Housing Society Ltd.], constructed on the land bearing City Survey No.1003 to 1010 of Ward T.P. 3/3-4 Shekhpur-Khanpur (Final Plot No.207/3, adms.539 sq.mtrs. & Final Plot No.207/4, adms.535 sq.mtrs., total adms.1074

*D. D. Palkhiwala*

6,

sq.mtrs. of T.P. Scheme No.3 of mouje Shekhpur-Khanpur), Taluka Sabarmati, District Ahmedabad is clear and marketable and free from all encumbrances, Subject to;

- 1.. Rights of Idesign Infra, A Partnership Firm as a Developer, as per the Ressionation passed in the meeting of the said society.
- 2.. Any other laws made applicable at the time of Transfer.



Yours faithfully,

*D. D. Palkhiwala*

(DINESHBHAI D. PALKHIWALA)

Advocate