

**Dineshbhai D. Palkhiwala**

B.A.L.L.B., 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 સોમ,  
સી.યુ.શાહ કોલેજની બાજુમાં, અશ્રમ રોડ,  
અમદાવાદ-૩૮૦૦૧૪.  
ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

TITLE CERTIFICATE

Date : 12-4-2016.

To,

VINODBHAI PRAHLADBHAI PRAJAPATI.

Add.: 1, Ankur Apartment,  
Nr. Dungarshinagar Vibhag-2,  
Paldi, Ahmedabad.

Re.: Investigation of the title to the property bearing  
Flat No.1 in Ankur Apartment (Ankur Vikas Mandal),  
constructed on the land bearing Final Plot No.259,  
adms.621 sq.mtrs. of T.P. Scheme No.22 of mouje  
Paldi, 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 Ankur Vikas Mandal is a registered Association under The  
Bombay Non-Trading Corporation Act under serial No.G-331 on 12-6-1980  
(hereinafter referred to as the 'Said Association').

Whereas said Association has purchased the land bearing Sub-Plot No.7,  
adms.106-15 sq.yrds. (which is delineated by red colour in the plan attached  
in sale deed) part of Final Plot No.259, adms.743 sq.yrds. of T.P. Scheme  
No.22 from its owner-Renukaben Natvarlal Patel on 22-8-1980 by Deed of  
Conveyance, which was duly registered with the office of Sub-Registrar  
Ahmedabad under Serial No.11729 on the same day.

*D. D. Palkhiwala*



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And said Association has purchased the land bearing Sub-Plot No.1, adms.106-14 sq.yrds. (which is delineated by red colour in the plan attached in sale deed) part of Final Plot No.259, adms.743 sq.yrds. of T.P. Scheme No.22 from its owner-Kusumben Natvarlal Patel on 22-8-1980 by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under Serial No.11730 on the same day.

And said Association has purchased the land bearing Sub-Plot No.2, adms.106-14 sq.yrds. (which is delineated by red colour in the plan attached in sale deed) part of Final Plot No.259, adms.743 sq.yrds. of T.P. Scheme No.22 from its owner-Jitendra Natvarlal Patel on 22-8-1980 by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under Serial No.11731 on the same day.

And said Association has purchased the land bearing Sub-Plot No.3, adms.106-14 sq.yrds. (which is delineated by red colour in the plan attached in sale deed) part of Final Plot No.259, adms.743 sq.yrds. of T.P. Scheme No.22 from its owner-Piyush Natvarlal Patel on 22-8-1980 by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under Serial No.11732 on the same day.

And said Association has purchased the land bearing Sub-Plot No.4, adms.106-14 sq.yrds. (which is delineated by red colour in the plan attached in sale deed) part of Final Plot No.259, adms.743 sq.yrds. of T.P. Scheme No.22 from its owner-Kamlesh Natvarlal Patel on 22-8-1980 by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under Serial No.11733 on the same day.

And said Association has purchased the land bearing Sub-Plot No.5,

*D. D. Belkew-Walsh*



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બી.એ.એલ.એલ.બી., એડવોકેટ  
કે.બી.-૨, નવદીપ એપાર્ટમેન્ટ-૨, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજ-ની બાજુમાં, અશ્રમ રોડ,  
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ફોન : (ઓ.) ૨૭૫૪૨૧૦૦.

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adms.106-14 sq.yrds. (which is delineated by red colour in the plan attached in sale deed) part of Final Plot No.259, adms.743 sq.yrds. of T.P. Scheme No.22 from its owner-Bhartiben Natvarlal Patel on 22-8-1980 by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under Serial No.11734 on the same day.

And said Association has purchased the land bearing Sub-Plot No.6, adms.106-15 sq.yrds. (which is delineated by red colour in the plan attached in sale deed) part of Final Plot No.259, adms.743 sq.yrds. of T.P. Scheme No.22 from its owner-Ilaben Natvarlal Patel on 22-8-1980 by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under Serial No.11735 on the same day.

And said Final Plot No.259, adms.743 sq.yrds. i.e. 621 sq.mtrs. was transferred in the name of the said Association in the Govt. Record, with that regards the mutation entry was made in village form No.6 under entry No.7932 on 6-9-1980, which was duly certified on 10-10-1980.

Whereas City Deputy Collector, Ahmedabad has granted N.A. Permission for the said land on 23-10-1980 by order No.N.A.S.R./75/80-81. And said Association has constructed Flats on the said land and A.M.C. has sanctioned plans for the construction on 8-10-1980 vide No.B/22/570 and said construction is known as "ANKUR APARTMENT".

Whereas Baldevbhai Shivilal Patel became a member of the said Association and said association allotted Flat No.1 on Ground Floor alsowith the open margin land adjoining to the said flat, to Baldevbhai Shivilal Patel and said Association has issued Share Certificate No.17 in the name of Baldevbhai Shivilal Patel.

*D. D. Palkhiwala*

Thereafter said Baldevbhai Shival Patel sold said Flat No.1 on alsowith the open margin land adjoining to the said flat, to Padmawatiben Wd/o. Jashwantlal Chandulal Shah on 12-12-1986 by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.21135 on the same day. Thereafter Said Padmawatiben Wd/o.Jashwantlal Chandulal Shah has executed an un-registered WILL for her properties on 23-8-1996 and she bequeathed said Flat No.1 on Ground Floor alsowith the open margin land adjoining to the said flat, jointly to her daughters-Pragna Pareshkumar Dalal, Minaxiben Amitkumar Choksi & Jagruti Manishkumar Nanavati and said Padmawatiben Wd/o.Jashwantlal Chandulal Shah died on 15-5-1999 and after the death of said Padmawatiben Wd/o.Jashwantlal Chandulal Shah, said Flat No.1 on Ground Floor alsowith the open margin land adjoining to the said flat, came into joint owership of Pragna Pareshkumar Dalal, Minaxiben Amitkumar Choksi & Jagruti Manishkumar Nanavati.

Thereafter said Pragna Pareshkumar Dalal, Minaxiben Amitkumar Choksi & Jagruti Manishkumar Nanavati sold said Flat No.1 on Ground Floor alsowith the open margin land adjoining to the said flat, to Ishwarbhai Ranchhodbhai Prajapati on 4-10-2001 by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad-4 (Paldi Division) under serial No.2776 on the same day. Thereafter said Ishwarbhai Ranchhodbhai Prajapati has executed an un-registered WILL for his properties on 21-6-2013 and he bequeathed the said Flat No.1 on Ground Floor alsowith the open margin land adjoining to the said flat, to his nephew-Vinodbhai Prahladbhai Prajapati (Yourself) and said Ishwarbhai Ranchhodbhai Prajapati died on 11-3-2014 and after the death of said Ishwarbhai Ranchhodbhai

*D. D. Patel*



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Prajapati, said Flat No.1 on Ground Floor alsowith the open margin land adjoining to the said flat, came into absolute owership of yourself and the said association has transferred said property in the name of Vinodbhai Prahladbhai Prajapati (Yourself).

Whereas said association has issued Share Certificate, which was lost, So that said association has issued Duplicate Share Certificate No.17, in the name of Vinodbhai Prahladbhai Prajapati (Yourself) on the basis of an Affidavit executed by you on 25-8-2015 before Notary Public-Abha Makwana under Serial No.209/2015.

Thus the said property is in the absolute ownership of Vinodbhai Prahladbhai Prajapati (Yourself) and this Report on title is made on the basis of a declaration executed by you on dt.12-4-2016.

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 reterred to, we have published a public notice in daily news paper "GUJARAT SAMACHAR" on 17-7-2015, to invite claims of any one in, upon or above the said property above reffered 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 beliving the same to be true, correct and trustworthy and also beliving 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 Prahladbhai Prajapati (Yourself) with respect to the

*D. D. Palkhiwala*

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property above referred to bearing Flat No.1 in Ankur Apartment (Ankur Vikas Mandal), constructed on the land bearing Final Plot No.259, adms.621 sq.mtrs. of T.P.Scheme No.22 of mouje Paldi, Taluka Sabarmati, Sub-District & District Ahmedabad is clear and marketable and free from all encumbrances, Subject to;

- 1.. Rights of M/s. G.B. Builders, A Partnership Firm as a Developer, as per the Resolution passed in the meeting of the said Association.
- 2.. Any other laws made applicable at the time of Transfer.



Yours faithfully,

*D. D. Palkhiwala*

(DINESHBHAI D. PALKHIWALA)

Advocate