

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY, BODAKDEV,
AHMEDABAD - 380059. PHONE : (O) 26860026, 26860027 (R) 27430880 E-mail : janiandco@gmail.com

REF. NO.

10240/2015

To,

(1) Shri Pranavbhai Giriraj Desai

(2) Shri Prashantbhai Giriraj Desai



TITLE CERTIFICATE - CUM - REPORT

Reg:- Sub-Plot No 13 admeasuring about 805 sq. mtrs. alongwith bungalow constructed thereon now allotted City Survey No. 1658 admeasuring about 769.14 sq. mtrs. in The Swastik Co-operative Housing Society Limited situated on the land bearing Final Plot no. 262, etc. of Town Planning Scheme No 3 (Ellisbridge) situate, lying and being at Moje Shekhpur-Khanpur, Taluka Sabarmati [Old Taluka Ahmedabad City (West)], in the Registration District of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar) belonging to (1) Shri Pranavbhai Giriraj Desai and (2) Shri Prashantbhai Giriraj Desai as member and Shareholder of said Society.

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As per instructions, we have investigated the title of the above referred property and have caused to be taken searches (partly manual and partly computerized up to the date of search i.e. 02-06-2015) of available revenue and registration record for last 30 years through our search clerk and from that and from the information given to us and believing the same to be true, correct and trustworthy and also believing the revenue records/documents/copies/papers etc lying in his/its file to be true and genuine, and also based upon the information given by owners that no transfer/agreement was made in respect of the said property during the period for which the record is not available which would make the title defective, we hereby give our title certificate cum report on title as under:-

1. The land bearing Final Plot no. 262 and other neighbouring lands of Town Planning Scheme No. 3 is belonging to Swastik Co-operative Housing Society Limited since prior to 1939.
2. That Swastik Co-operative Housing Society Limited is a Society registered under Bombay Co-operative Societies Act, 1925 at Serial No. B-207 on 14-09-1937.
3. That said The Swastik Co-operative Housing Society Limited divided the entire land of Final Plot no. 262 and other neighbouring lands in to various Sub Plots. Out of the said Sub Plots, said The Swastik Co-operative Housing Society Limited allotted Sub Plot no. 13 admeasuring about 805 sq. mtrs to Shri Kaushikchandra Navinchandra Desai in or around the year 1939 and Share Certificate No. 11 with distinctive Nos. 101 to 110 being Ten Shares each of Rs. 50/- dated 30-06-1939 was issued by Society.
4. That N. A. Use permission for residential purpose was granted since long time.
5. That Ahmedabad Municipal Corporation has granted Development Permission and sanctioned plans for making construction on the said land bearing Sub Plot No. 13 of The Swastik Co-operative Housing Society Limited vide order bearing No. BNB/1612/D dated 06-10-1962. Pursuant to it, Shri Kaushikchandra Navinchandra Desai had made construction of Bungalow on the said land.
6. That said Shri Kaushikchandra Navinchandra Desai applied to the society to transfer the said Sub Plot No. 13 in the name of Shri Giriraj Navinchandra Desai. Pursuant to it said The Swastik Co-operative Housing Society Limited vide its resolution no. 6 dated 07-11-1958 entered the name of Shri Giriraj Navinchandra Desai



as member in the record of Society and accordingly his name was entered on the back side of Share Certificate No. 11.

7. Thereafter The Swastik Co-operative Housing Society Limited issued new Share Certificate No. A/14 with distinctive nos. 1586 to 1590 being five shares each of Rs.50/- dated 20-05-1987 and another Share Certificate No. A/169 with distinctive nos. 2391 to 2395 being five shares each of Rs.50/- dated 30-12-1987 in the name of Shri Giriraj Navinchandra Desai.
8. Thereafter said Shri Giriraj Navinchandra Desai applied to society to enter name of his wife, Smt. Pratibha Giriraj Desai, as joint owner alongwith him in the record of Society. Pursuant to it said The Swastik Co-operative Housing Society Limited vide its resolution no. 3 dated 15-04-1997 passed in the meeting of managing committee of the Society entered the name of Smt. Pratibha Giriraj Desai as joint owner in the record of Society and accordingly her name was also entered on the back side of Share Certificate nos. 11, A/14 and A/169 vide endorsement dated 15-04-1997.
9. That as per the Circular bearing No U.M.C.A/CB/S/RV/1/1980 dated 08-06-1980 of Collector, Ahmedabad all the records of Final Plots covered under Town Planning Scheme No. 3 (Shekhpur-Khapur) including land of Final Plot No 262 is transferred to City Survey Limit. Accordingly land of Sub Plot No 13 admeasuring about 805 sq.mtrs is given City Survey No 1658 admeasuring 769.14 sq. mtrs.
10. That said Shri Giriraj Navinchandra Desai died intestate on 27-12-1997 and Smt. Pratibha Giriraj Desai died intestate on 28-12-2014. Hence names of (1) Shri Pranavbhai Giriraj Desai and (2) Shri Prashantbhai Giriraj Desai were entered as heirs of deceased Shri Giriraj Navinchandra Desai and Smt. Pratibha Giriraj Desai in the record of Society. Thereafter said The Swastik Co-operative



Housing Society Limited vide its resolution no. 6 dated 09-04-2015 passed in the meeting of managing committee of the Society entered the name of (1) Shri Pranavbhai Giriraj Desai and (2) Shri Prashantbhai Giriraj Desai in the record of Society and effect of the same is given on the back side of Share Certificate Nos. 11, A/14 and A/169 vide endorsement dated 17-04-2015. Hence at present (1) Shri Pranavbhai Giriraj Desai and (2) Shri Prashantbhai Giriraj Desai are the owner of Sub plot no. 13 as member of the said society.

11. That the Swastik Co-operative Housing Society Limited has also issued its No Due Certificate dated 13-07-2015 and stated that there are no dues outstanding from the said owners of Sub Plot no. 13 of Society.

In view of what is stated above, we hereby opine that the titles of above referred Sub-Plot No 13 admeasuring about 805 sq. mtrs. alongwith bungalow constructed thereon now allotted City Survey No. 1658 admeasuring about 769.14 sq. mtrs. in The Swastik Co-operative Housing Society Limited situated on the land bearing Final Plot no. 262, etc. of Town Planning Scheme No 3 (Ellisbridge) situate, lying and being at Moje Shekhpur-Khanpur, Taluka Sabarmati [Old Taluka Ahmedabad City (West)], in the Registration District of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar) belonging to (1) Shri Pranavbhai Giriraj Desai and (2) Shri Prashantbhai Giriraj Desai as member and Shareholder of said Society shall be clear and marketable and free from reasonable doubts and without encumbrances subject to:-

- [1] Usual Declaration cum Indemnity bond being made at the time of transfer of said Property.
- [2] Resolutions, rules and regulations of The Swastik Co-operative Housing Society Limited being fulfilled.



- [3] Your names being mutated in the City Survey records and area being corrected.
- [4] Provisions of The Town Planning and Urban Development Act.

DATED THIS 06<sup>TH</sup> DAY OF JANUARY, 2016

*Jani & Co.*  
ATTORNEY-AT-LAW

**Note of caution and disclaimer:**

- [1] This is to inform that Search of registration record of immediate past about 2-3 months is not available.
- [2] Please note that the registration record of the year 1980 to 1982, 1983 to 1993 of Sub Registrar's office is destroyed/ torn out. Hence it can not be inspected and its search is not available. That the computerized record is not well prepared /maintained by State government agency and hence may be erroneous, resulting into our error.
- [3] Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road laying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said land and there are no pending litigations or injunction/status quo granted therein in respect of the said land.
- [4] We are informed that at present no litigation/suits are filed/pending before any Judicial/Quasi Judicial authorities.



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