

**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 પાલખીવાળ

બી.એ.એલ.એલ.બી., એડવોકેટ

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

**TITLE CERTIFICATE**

Date : 5-7-2016.

To,

1. CHANDRAKANTBHAI AMICHAND UDANI.

2. PARULBEN CHANDRAKANT UDANI.

Both Add. :- 8, Maneklal Park Society,

Opp. Naranpura Post Office,

Naranpura Road,

Ahmedabad.



Re.: Investigation of the title to the property bearing Bungalow No.8, admeasuring 334-44 sq.mtrs. as per society record & admeasuring 334-46 sq.mtrs. as per approved Sub-Plot plan plot area, together with construction standing thereon in Shri Maneklal Park Co-op. Housing Society Ltd. part of Final Plot No.204 of T.P. Scheme No.29 and Revenue Survey No.113 of mouje Wadaj, 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 Shri Maneklal Park Co-op. Housing Society Ltd. is a registered society under The Gujarat Co-operative Societies Act under serial No.GH-615 on 19-6-1962 (hereinafter referred to as the 'Said Society').

Whereas The Appropriate Authority has granted N.A.Permission for the land bearing Revenue Survey No.113, vide No.LNDP-45. Whereas said society has purchased a portion of land adms.9004 sq.yrds. part of Revenue

Survey No.113 from its owner namely-Patel Maneklal Keshavlal, Bai Mani W/o. Patel Maneklal Keshavlal & Patel Ranchhodlal Maneklal on 24-10-1963 by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.8749 on the same day and Patel Ratilal Maneklal, Bai Santok W/o. Patel Ratilal Maneklal, Patel Dahyabhai Ambalal & Patel Khodidas Ambalal joined as a confirming party in the said document, with that regards the mutation entry was made in village form No.6 on 17-3-1964 under entry No.5691, which was certified on 7-8-1964.

Whereas a portion of land adms.9904 sq.yrds. part of Revenue Survey No.113 was covered into Town Planning Scheme No.29 and allotted Final Plot No.204, adms.5007 sq.mtrs. and said society has divided said land into different plots.

Whereas Amichand Tulsidas became a member of the said society and said society allotted Plot No.8, adms.334-44 sq.mtrs. to Amichand Tulsidas and said society had issued Share Certificate No.9/32 in the name of Amichand Tulsidas and said Amichand Tulsidas has constructed the residential house on the land bearing Plot No.8. And said Amichand Tulsidas had no children, So that he has adopted a child namely-Chandrakant son of his elder brother-Chimanlal & sister-in-law-Savitaben as per the bye laws of The Hindu Law.

Whereas said Amichand Tulsidas Udani has executed an unregistered WILL for his properties on 19-9-1999, which was duly notarized notary public-Hemlata P. Barot under serial No.3967/1999 and he bequeathed the said Bungalow No.8 jointly to his wife-Prabhawati & his son-Chandrakantbhai and said Amichand Tulsidas Udani died on 20-1-2000 and after the death of said Amichand Tulsidas Udani, said Bungalow No.8 came into joint ownership of Prabhawatiben Amichand Udani & Chandrakantbhai Amichand Udani.

*D. D. Patel - wale*

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

3,

Thereafter said Prabhawatiben Amichand Udani has executed an unregistered WILL for her properties on 18-3-2006 and she bequeathed her undivided share in the said Bungalow No.8 to her daughter-in-law-Parulben Chandrakantbhai Udani and said Prabhawatiben Amichand Udani died on 21-10-2006.

Thus the Bungalow No.8, admeasuring 334-44 sq.mtrs. as per society record & admeasuring 334-46 sq.mtrs. as per approved Sub-Plot plan plot area, together with construction of standing thereon is in the joint ownership of Chandrakantbhai Amichand Udani & Parulben Chandrakant Udani (Yourselves) and said property was transferred in the joint name of yourselves in society record and said society has issued fresh Share Certificate No.43 in lieu of old Share Certificate No.9/52 in the joint name of yourselves and said Society has issued No-Due Certificate on 19-6-2016 and this report on title is made on the basis of a declaration executed by you on 5-7-2016.

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 reffered to, we have published a public notice in daily news paper "GUJARAT SAMACHAR" on 20-4-2016, to invite claims of any one in, upon or above the said land 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 believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc.

*D. D. Palkhiwala*

4,

lying in the case file shown to us to be true and genuine, we have found the title of Chandrakantbhai Amichand Udani & Parulben Chandrakant Udani (Yourselves) with respect to the property above referred to bearing Bungalow No.8, admeasuring 334-44 sq.mtrs. as per society record & admeasuring 334-46 sq.mtrs. as per approved Sub-Plot plan plot area, together with construction standing thereon in Shri Maneklal Park Co-op. Housing Society Ltd. part of Final Plot No.204 of T.P. Scheme No.29 and Revenue Survey No.113 of mouje Wadaj, Taluka Sabarmati, District Ahmedabad is clear & marketable and free from all encumbrances. subject to;

- 1.. Rules & Regulations of Said Society being fulfilled.
- 2.. Any Rules & Regulation of any Act are applicable at the time of the transfer.



Yours faithfully,

*D. D. Palkhiwala*

(DINESHBHAI D. PALKHIWALA)

Advocate

**Dineshbhai D. Palkhiwala**

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બી.એ.એલ.એલ.બી., એડવાકેટ

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

**TITLE CERTIFICATE**

Date : 5-7-2016

To,

**SHANKARLAL NARANDAS PATEL.**

Add. :- 11, Maneklal Park Society,

Opp. Naranpura Post Office,

Naranpura Road,

Ahmedabad.



Re.: Investigation of the title to the property bearing Bungalow No.11, admeasuring 345-30 sq.mtrs. plot area, together with construction standing thereon in Shri Maneklal Park Co-op. Housing Society Ltd. part of Final Plot No.204 of T.P. Scheme No.29 and Revenue Survey No.113 of mouje Wadaj, Taluka Sabarnati, 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 Shri Maneklal Park Co-op. Housing Society Ltd. is a registered society under The Gujarat Co-operative Societies Act under serial No.GH-615 on 19-6-1962 (hereinafter referred to as the 'Said Society').

Whereas The Appropriate Authority has granted N.A.Permission for the land bearing Revenue Survey No.113, vide No.LNDP-45. Whereas said society has purchased a portion of land adms.9004 sq.yrds. part of Revenue Survey No.113 from its owner namely-Patel Maneklal Keshavlal, Bai Mani

W/o. Patel Maneklal Keshavlal & Patel Ranchhodlal Maneklal on 24-10-1963 by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.8749 on the same day and Patel Ratilal Maneklal, Bai Santok W/o. Patel Ratilal Maneklal, Patel Dahyabhai Ambalal & Patel Khodidas Ambalal joined as a confirming party in the said document, with that regards the mutation entry was made in village form No.6 on 17-3-1964 under entry No.5691, which was certified on 7-8-1964.

Whereas a portion of land adms.9004 sq.yrds. part of Revenue Survey No.113 was covered into Town Planning Scheme No.29 and allotted Final Plot No.204, adms.5007 sq.mtrs. and said society has divided said land into different plots.

Whereas Shankarlal Narandas Patel & Jashumatiben Shankarlal became a member of the said society and said society allotted Plot No.11, adms. 345-30 sq.mtrs. jointly to Shankarlal Narandas Patel & Jashumatiben Shankarlal and said society has issued Share Certificate No.41 in the joint name of Shankarlal Narandas Patel & Jashumatiben Shankarlal on 20-2-1974 and said Shankarlal Narandas Patel & Jashumatiben Shankarlal have constructed the residential house on the land bearing Plot No.11.

Thereafter Said Jashumatiben Shankarlal died intestate on 5-1-2016 and after the death of Jashumatiben Shankarlal, her undivided share in Bungalow No.11, came into joint owership of Mehul Shankarlal Patel, Kirtida V. Gandhi & Shankarlal Narandas Patel. And thereafter said Mehul Shankarlal Patel & Kirtida V. Gandhi have relinquished their undivided right or title in the said Bungalow No.11 in favour of their father-Shankarlal Narandas Patel (Yourself) on 1-7-2016 by way of Release Deed, which was duly registered

*D. J. Patel*



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**દીનેશભાઈ દેવચંદ પાલખીવાળ**

બી.એ.એલ.એલ.બી., એડવોકેટ

કે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે

સી.યુ.શાહ કોલેજના ખાંડામાં, આશ્રમ રોડ.

અમદાવાદ-૩૮૦ ૦૧૪

ફોન : (ઓ.) ૨૭૫૪૨૧૭૦

3,

with the office of Sub-Registrar Ahmedabad-2 (Wadaj Division) under serial No.8478 on the same day.

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 20-4-2016, to invite claims of any one in, upon or above the said property above reffered to. and with the reference of the public notice, tenant namely-Dr. Balkrushna N. Rathod through his Advocate-H.R. Shah & Co. sent a letter for objection dated-24-4-2016 to me. And said tenant has filed a H.R.P. Civil Suit No.632/2014 in the year 2014 in Small Cause Judge Court, Ahmedabad for his tenancy rights in the portion of the Garage having Municipal Tenament No.8243-0351-00-0102-R., part of said property. But later on said Dr. Balkrushna N. Rathod has withdrawn-said H.R.P. Civil Suit No.632/2014 unconditionally on 19-5-2016 and he has also surrendered his tenancy rights & occupancy rights of said premises in favour of yourself.

Thus the property above referred to bearing Bungalow No.11, adms. 345-30 sq.mtrs. plot area, together with construction of standing thereon is in the absolute ownership of Shankarlal Narandas Patel (Yourself) and said Society has issued No-Due Certificate on 19-6-2016 and this report on title is made on the basis of a declaration executed by you on 5-7-2016.

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.

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lying in the case file shown to us to be true and genuine, we have found the title of Shankarlal Narandas Patel (Yourself) with respect to the property above referred to bearing Bungalow No.11, admeasuring 345-30 sq.mtrs. plot area, together with construction standing thereon in Shri Maneklal Park Co-op. Housing Society Ltd. part of Final Plot No.204 of T.P. Scheme No.29 and Revenue Survey No.113 of mouje Wadaj, Taluka Sabarmati, District Ahmedabad is clear & marketable and free from all encumbrances. subject to;

- 1.. Rules & Regulations of Said Society being fulfilled.
- 2.. Any Rules & Regulation of any Act are applicable at the time of the transfer.



Yours faithfully,

*D. D. Palkhiwala*

(DINESHBHAI D. PALKHIWALA)  
Advocate