



**PATHIK PANDYA**  
ADVOCATE

Enrollment No. G/1409/2010

Plot No. 467/1, Sector 12 B  
Opp. Police Chawki, Gandhinagar  
Gujarat - 382012

+91 9924058277

advocate.pathik@gmail.com

Ref: Shantisadan/2024

**TITLE CERTIFICATE AND REPORT**

Date: 17-07-2025

To,  
**M/S VEER PRABHU DEVELOPERS,**  
A Partnership Firm,  
Ahmedabad

**Property Description:** Sub Plot No. 26 having land admeasuring about 911 sq. yards. i.e. 762 sq.mtrs including undivided land of internal approach road in The Shantisadan Co-operative Housing Society Limited situated on the Non Agricultural land bearing Final Plot No 710 of in the Town Planning Scheme No. 3/5 (Ellisbridge) situate, lying and being at Moje Chhadavad, Taluka Sabarmati in the Registration District of Ahmedabad and Sub District of Ahmedabad- 3 (Memnagar) and belonging to **M/S VEER PRABHU DEVELOPERS**, as member and shareholder of The Shantisadan Co-operative Housing Society Limited

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As per instructions, I have examined the title of **M/S VEER PRABHU DEVELOPERS** as member and shareholder of The Shantisadan Co-operative Housing Society Limited to the above referred property. I have caused the necessary searches to be conducted of available records for/of the past 30 years and based on the available registration search, revenue records, documents and copies of orders of appropriate/ concerned authorities, for the past 30 years and the information/assurance provided that no third party rights have been created on the above property for the period for which the records are not available, I hereby give my certificate and report on title as under:

**ROOT OF TITLE**

- 1) That said The Shantisadan Co-operative Housing Society Limited, is absolute owner of land of Final Plot No 710 admeasuring about 2315 and

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Advocate  
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Final Plot No 708 admeasuring about 20234 sq.mtrs of Town Planning Scheme No 3/5.

- 2) That N.A. Use permission for residential purpose for land of Final Plot No 708 and 710 was granted by City Deputy Collector vide its order bearing No LND/2202 dated 09-07-1949.
- 3) That layout Plan for making sub plotting on the land of Final Plot No 710 and other adjoining lands was approved by competent authority since long time back.
- 4) That as per the said approved plan said The Shantisadan Co-operative Housing Society Limited floated a residential plotting scheme on the land bearing Final Plot no. 708 and 710 and other adjoining lands.
- 5) That thereafter said The Shantisadan Co-operative Housing Society Limited, had allotted the Non Agricultural land bearing Plot no. 26 having land admeasuring about **911 sq. yards**, i.e. 762 sq.mtrs forming part of Final Plot No 708 and 710 to (1) Mr Pranlal Harishankar Raval (2) Smt Ramlakshmiben Pranlal Raval and his son (3) Shri Nareshkumar Pranlal Raval and share certificate no. 24 dated 28-08-1976 for shares bearing nos. 267 to 268 each of Rs. 50/- was allotted to said (1) Mr Pranlal Harishankar Raval (2) Smt Ramlakshmiben Pranlal Raval and (3) Shri Nareshkumar Pranlal Raval by said The Shantisadan Co-operative Housing Society Limited.
- 6) That said Pranlal Harishankar Raval made construction of residential bungalow on the said land of Sub Plot No 26 admeasuring approx 299 sq.mtrs (as per AMC Tax bill). That plan for making construction of said bungalow was approved by Ahmedabad Municipal Corporation vide its order bearing No C/3/628 and Rajachitthi No 103 dated 14-12-1982.
- 7) That subsequently said Mr Pranlal Harishankar Raval died on or about 29-09-1982, hence as per application made by his wife Ramlaxmi Pranlal Raval on 21-12-1982. The ownership of said property of Plot/Bunglaow

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No 26 in Shanti Sadan Society was vested with his son viz (1) Nareshchandra alias Nareshkumar Pranlal Raval and his daughter in law (2) Shakuntala Nareshchandra Raval jointly with right of stay of their mother Ramlaxmi Pranlal Raval in the said property till her death. Pursuant to which said The Shantisadan Co-operative Housing Society Limited vide its resolution passed on 24-01-1983 in Resolution No 8, transferred the ownership of said Property being Bungalow/Plot No 26 in Shanti Sadan Society in the names of (1) Nareshchandra Alias Nareshkumar Pranlal Raval and (2) Shakuntala Nareshchandra Raval jointly and their names were transferred on the back side of Share Certificate No 24 vide endorsement dated 24-01-1983. Subsequently said Ramlaxmi Pranlal Raval died intestate on or about 24-05-1994.

8) In the abovemanner said (1) Shri Nareshkumar Alias Nareshchandra Pranlal Raval and (2) Smt Shakuntala w/o. Nareshchandra Pranlal Raval became absolute owners of said Plot No 26 having land admeasuring about 911 sq. yards. i.e. 762 sq.mtrs including undivided land of internal approach road alongwith construction of Bungalow admeasuring about 299 sq.mtrs (as per AMC Tax bill) in The Shantisadan Co-operative Housing Society Limited.

9) That said Shantisadan Co-operative Housing Society Limited has granted its permission to (1) Shri Nareshkumar Alias Nareshchandra Pranlal Raval and (2) Smt Shakuntala w/o. Nareshchandra Pranlal Raval to sell the said property. That said Shantisadan Co-operative Housing Society Limited has also issued its No Due Certificate dated 17-09-2024 and certified that there are no dues outstanding from the said Owners of Plot/Bungalow No 26 of Society.

10) That said Owners (1) Shri Nareshkumar Alias Nareshchandra Pranlal Raval and (2) Smt Shakuntala w/o. Nareshchandra Pranlal Raval sold and conveyed said **Plot/Bungalow No.26** having land admeasuring about **911 sq. yards.** i.e. 762 sq.mtrs including undivided land of internal approach road alongwith construction of Bungalow admeasuring about 299 sq.mtrs (as per AMC Tax bill) in The Shantisadan Co-operative Housing Society

  
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**Advocate**  
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Limited situated on the Non Agricultural land bearing Final Plot No 708 and 710 of in the Town Planning Scheme No. 3/5 (Ellisbridge) situate, lying and being at Moje Chhadavad, Taluka Sabarmati in the Registration District of Ahmedabad and Sub District of Ahmedabad- 3 (Memnagar) alongwith share certificate and membership rights of the Society to M/s VEER PRABHU DEVELOPERS, A Partnership firm vide Sale deed dated 26-12-2024 registered before the Sub Registrar of Ahmedabad-3 (Memnagar) presented at Serial No 15109 and registered at Serial No 1647 dated 10-02-2025. That accordingly name of said M/s VEER PRABHU DEVELOPERS, A Partnership firm is also transferred as member and shareholder on the back side of share certificate No 24 vide endorsement 06-01-2025 as per resolution no 2 of society.

That Power of Attorney with respect to aforementioned sale deed is also executed by said owners (1) Shri Nareshkumar Alias Nareshchandra Pranlal Raval and (2) Smt Shakuntala w/o. Nareshchandra Pranlal Raval in favour of M/s VEER PRABHU DEVELOPERS, A Partnership firm vide Deed of Power of Attorney dated 26-12-2024 registered before the Sub Registrar of Ahmedabad -3 (Memnagar) presented at Serial No 15111 and registered at Serial No 1648 dated 10-02-2025.

- 11) That present owner M/s VEER PRABHU DEVELOPERS, a Partnership firm, has demolished the existing bungalow on the land of Sub Plot No 26 and at present the land of Sub Plot No 26 is open land.
- 12) That said Santisadan Co-operative Housing Society Limited vide its letter dated 06-03-2025 granted its permission to M/S VEER PRABHU DEVELOPERS, A Partnership firm for making residential construction on the land of Sub Plot No 26 as per rules and regulations of society and as per rules and approved plans of Ahmedabad Municipal Corporation.
- 13) That said M/s VEER PRABHU DEVELOPERS, A Partnership Firm has got the plans for Residential construction on the said Sub Plot No.26 having land admeasuring about having land admeasuring about 911 sq. yards. i.e. 762 sq.mtrs in The Shantisadan Co-operative Housing Society

*P. Pandya*  
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Advocate  
Enr No. G/1409/2010





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Limited forming part of land bearing Final Plot No. 710 of Town Planning Scheme No. 3 Ellisbridge (Chhadavad Section) sanctioned from the Ahmedabad Municipal Corporation (AMC) and development permission to that effect is issued by Ahmedabad Municipal Corporation (AMC) vide its Rajachitthi No. 06833/290325/A9300/ R0/M1 bearing Case No. BLNTS/WZ/290325/ A9300/R0/M1 dated 21-06-2025.

- 14) That as per the said approved plan the M/s VEER PRABHU DEVELOPERS, A Partnership Firm has commenced development and started construction of Residential Project named "VEER RESIDENCY" on the land bearing Sub Plot No. 26 in The Shantisadan Co-operative Housing Society Limited forming part of land bearing Final Plot No. 710 paiki of Town Planning Scheme No. 3 Ellisbridge (Chhadavad Section). The Project consists of various residential units of different areas.

#### 15) PUBLIC NOTICE:

That in response to our "Public Notice" published in daily news paper "Gujarat Samachar" dated 01-05-2024 and subsequently corrected Public Notice published on 19-05-2024 inviting objections for issuance of Title Certificate for the abovestated land in the names of earlier owners; we have not received any objection from anyone till today.

#### 16) SEARCH AND OTHER RECORD

A Search of the records of the offices of the Sub Registrar of Assurance has been obtained by the Search Clerk. In the said search, the following documents relevant to the said property is found:

Document Type	Name of Executing Party	Name of Party in whose favour it is executed	Property Details	Regn. No.	Date of Execution	
					Date	of Registration
Sale deed	(1) Shri Nareshku mar Alias Nareshchandra Prantal	M/s VEER PRABHU DEVELOPERS, A Partnership Firm	Plot/Bungalow No.26 having land admeasuring about 911 sq. yards. i.e. 762 sq.mtrs including	1647	26-12-2024	
					10-02-2025	



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Raval and (2) Smt Shakuntala w/o. Nareshcha ndra Pranlal Raval	undivided land of internal approach road alongwith construction of Bungalow admeasuring about 299 sq.mtrs (as per AMC Tax bill) in The Shantisadan Co-operative Housing Society Limited situated on the Non Agricultural land bearing Final Plot No 708 and 710 of in the Town Planning Scheme No. 3/5 (Ellisbridge) situate, lying and being at Moje Chhadavad, Taluka Sabarmati in the Registration District of Ahmedabad and Sub District of Ahmedabad- 3 (Memnagar)
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Please note that the registration records for the years 1994 to 2025 are computerized. However, the computerized records are not well maintained and hence may result in giving erroneous search results.

*J.P. Pandya*  
**PATHIK P. PANDYA**  
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### CERTIFICATION

I hereby certify that in view of and upon consideration of the above reported matter and on the basis of documents perused in his/its file available to us, the title of M/s VEER PRABHU DEVELOPERS, A Partnership Firm as member and shareholder of The Shantisadan Co-operative Housing Society Limited to the Property being Sub Plot No. 26 having land admeasuring about 911 sq. yards. i.e. 762 sq.mtrs including undivided land of internal approach road in The Shantisadan Co-operative Housing Society Limited situated on the Non Agricultural land bearing Final Plot No 710 of in the Town Planning Scheme No. 3/5 (Ellisbridge) situate, lying and being at Moje Chhadavad, Taluka Sabarmati in the Registration District of Ahmedabad and Sub District of Ahmedabad- 3 (Memnagar) is clear, marketable and free from reasonable doubts and encumbrances subject to:

- [1] Fulfillment of Rules and Regulations of The Shantisadan Co-operative Housing Society Limited.
- [2] Provisions of Town Planning Act and use as per the Zone of AMC and Plans of Construction being sanctioned by AMC.
- [3] All other applicable rules, regulations and laws.

Date: 17-07-2025

**PATHIK P. PANDYA**

Advocate

#### Note of caution:

1. The present report and certification is based on the perusal of the available revenue records and registration records as maintained by the government agency and any erroneous or improperly maintained records may cause an error to be perpetrated in the examination. The record/ certification of the years for which the search of the records of the Sub Registrar office cannot be obtained is not available.
2. Please note that the application for sub-registrar search of registration record is to be done through online government portal (<https://garvi.gujarat.gov.in>). Thereafter the concerned sub-registrar uploads the relevant data online and from there we have to download the Encumbrance Certificate search report from the government website. Hence we have to completely rely on search report uploaded by the sub-registrar office and many a times the search report issued mentions "No Data Available" or fails to report all registered documents in spite of documents registered at the concerned Sub-registrar office, which is erroneous and may result into our error. Since the sub-registrar authority waives its liability for incorrect report, so we shall also not be liable for any error or missing documents in the sub registrar Encumbrance Certificate search report.
3. As per the information provided and available at present no civil, criminal or revenue proceedings are pending with respect to the subject Property.

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