

DURGESH M. DAVE

B.Com., LL.B., ADVOCATE

Residing At :- A / 103, New Yogeshwar Nagar, Isanpur, Ahmedabad. (M.) 99249 18540

Ref. No. :-

Date :-

TITLE CLEAR CERTIFICATE WITH TITLE REPORTS

To,

AAKASH NON TRADING ASSOCIATION (ISANPUR)

Reg. No. :- N.T.C.G / 10509 Dt.5-1-1999.

Registered Office At :- Jethabhai Ni Vav,
Isanpur, Ahmedabad.

Non Agricultural Land of 7018 Sq. Yards i.e. 5868 Sq. Mtrs. alongwith old wear & tear construction which are lying, being and situated on Khata No. :- 23 of Block / Survey No. :- 594 giving F. P. No. :- 80 inculed in T. P. S. No. :- 54 (Isanpur Extension South) at Mouje Village Isanpur, Taluka City in the Registration District Ahmedabad and Sub District Ahmedabad - 5 (Narol) are belonging to "AAKASH NON TRADING ASSOCIATION (ISANPUR)" by ownership right and possession right



WHEREAS, I the undersigned ADVOCATE, DURGESH M. DAVE, has taken necessary search since 1980 to 2012 i.e. last 33 years vide Receipt No. :- 2012002020285 & Application No. :- 15669 on Dt. 27-9-2012 alongwith Receipt No. :- 2012005014803 & Application No. :- 8997 on Dt. 27-9-2012 and investigation from all necessary Government Records, Semi Government Records, Extract from Village Form No. 7 - 12 and after looking all necessary required entries and after looking Search Report of the said property I issued this Title Clear Certificate of the above stated property which are fully discribed hereunder Schedule.

SCHEDULE

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in T. P. S. No. :- 54 (Isanpur Extension South) at Mouje Village Isanpur, Taluka City in the Registration District Ahmedabad and Sub District Ahmedabad - 5 (Narol).

FOUR BOUNDRIES

- On the East Side :- Block / Sur. No. :- 579 and 580
On the West Side :- Block / Sur. No. :- 592 and 593
On the North Side :- Block / Sur. No. :- 583
On the South Side :- Block / Sur. No. :- 595

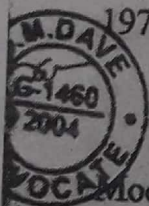
WHEREAS, First of all the Scheduled Property are running in the name of Bansilal Mulchand Shah as sole ownership right and possession right in all the necessary records.

THEREAFTER, the said Scheduled Property is sold by Bansilal Mulchand Shah to Natvarlal Gordhandas Modi by a Registered Sale Deed which is registered before Honourable Sub Registrar of Ahmedabad under Sr. No. :- 2930 on Dt. 1-6-1971.

THEREAFTER, the said Scheduled Property is sold by Natvarlal Gordhandas Modi to Kishanchand Hasanand by a Registered Sale Deed which is registered before Honourable Sub Registrar of Ahmedabad under Sr. No. :- 7362 on Dt. 5-7-1979.

THEREAFTER, the said Scheduled Property's Agreement to Sale is executed by Kishanchand Hasanand in favour of "THE JANAKPURI OWNERS ASSOCIATION" by a Registered Agreement to Sale which is registered before Honourable Sub Registrar-5 (Narol) of Ahmedabad under Sr. No. :- 2263 on Dt. 26-7-1996.

THEREAFTER, the said Scheduled Property is sold by Dr. Jitendrakumar



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THEREAFTER, I the undersigned ADVOCATE, DURGESH M. DAVE, has published a Public Notice of the above stated Scheduled Property in the daily News Paper "LOKSATTA JANSATTA" on Dt. 23-3-2012 for the Title Clear Certificate. In pursuant of it I have not received any objection, dispute, claim regarding the said Scheduled Property through telephonic and or in writing from any person, persons individually or by any firm till to date.

THEREAFTER, the said Scheduled Property's Agreement to Sale which is registered before Honourable Sub Registrar - 5 (Narol) of Ahmedabad under Sr. No. :- 2263 on Dt. 26-7-1996 is cancelled by Dr. Jitendrakumar Hargovindbhai Joshi as Power of Attorney Holder of Kishanchand Hasanand by a Registered Cancellation of Agreement to Sale which is registered before Honourable Sub Registrar-5 (Narol) of Ahmedabad under Sr. No. :- 2639 on Dt. 25-4-2012.

THAT, I the undersigned ADVOCATE, DURGESH M. DAVE, hereby certify that the Right Titles of the above stated Scheduled Property are belonging to "AAKASH NON TRADING ASSOCIATION (ISANPUR)" by ownership right and possession right and the Right Titles of the said Scheduled Property are clear and marketable and free from all Legal Charges and if they would be sold said Scheduled Property to any other third party, person or firm there is no Lega Bar and the said Scheduled Property are free from all reasonable doubts.

Thus the Right Titles of the above stated Scheduled Property are clear and marketable.

Place :- Ahmedabad

Date :- 29-09-2012



(DURGESH M. DAVE, ADVOCATE)