



Viral V. Thakkar

(Advocate)

**60, Ankit Society, Ramwadi,
Isanpur, Ahmedabad.
M : 9033892942, 9426064329.**

Ref No. : VT/03/19-20

Date : 22/6/2019

To,

Sai Association

Bopal, Ahmedabad.

TITLE CERTIFICATE

REFERENCE: *Investigation of Title to the property bearing Sub Plot No. B-28, approx. 600 sq.yards i.e. 501.68 sq.mtrs. residential open land in Aradhna Association which is situated at land bearing Block No. 76 & 77 of Town Planning Scheme No. 2 of Final Plot No. 6/1/1 situate lying and being at Mouje Ghuma Taluka Dascroi & District Ahmedabad and Registration District Sub District Ahmedabad-9 (Bopal) belongs to Sai Association.*

- 1.. *That, originally Block No. 76 & 77 Non Agricultural land was ownership & possession of Aradhna Association which is registered under the Bombay Non Trading Corporation Act 1959 wide Regi. No. NTCG-1972 on Dt. 01-09-1988.*
- 2.. *Thenafter the said association made a residential plotting scheme in the said land & the said association allotted Sub Plot No. B-28, approx. 600 sq.yards i.e. 501.68 sq.mtrs. residential open land to Bhanuben Babubhai Kakadia by Share Certificate*

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No. 32 & the said property was came in ownership & possession of Bhanuben Babubhai Kakadia.

- 3.. Thenafter, Bhanuben Babubhai Kakadia sold the said property to (1) Shashikant Bansilal Bhavsar (2) Jyotsnaben Shashikant Bhavsar (3) Arvindhbai Natvarlal Bhavsar (4) Chandrikaben Arvindhbai Bhavsar by Regi. Sale Deed & the said Regi. Sale Deed was registered at Hon'ble Sub Registrar Office-3 (Memnagar) by Serial No. 3973 on Dt. 25-03-2010 & one Rectification Deed relating the sale deed registered wide Serial No. 5200 on Dt. 13-04-2010 & the said property was came in ownership & possession of (1) Shashikant Bansilal Bhavsar (2) Jyotsnaben Shashikant Bhavsar (3) Arvindhbai Natvarlal Bhavsar (4) Chandrikaben Arvindhbai Bhavsar.
- 4.. Thenafter, (1) Shashikant Bansilal Bhavsar (2) Jyotsnaben Shashikant Bhavsar (3) Arvindhbai Natvarlal Bhavsar (4) Chandrikaben Arvindhbai Bhavsar sold the said property Sai Association by Regi. Sale Deed & the said Regi. Sale Deed was registered at Hon'ble Sub Registrar Office-3 (Memnagar) by Serial No. 31 on Dt. 03-01-2011 & the said property was came in ownership & possession of Sai Association.
5. I have Published notice in Divya Bhaskar on dt. 08-06- 2019 but I have not recieved any objection from any indivisual person or firm or institution.
- 6.. That, I have taken necessary searches from 2011 to 2019 from Sub Registrar-9 (Bopal) wide Application No. 8507 on dt. 21-06-

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2019 with Receipt no. 2019309017274.

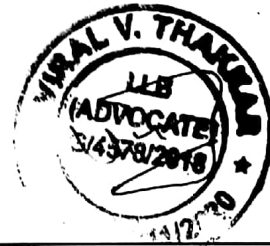
- 7.. *That, there is no others dues from any govt. or Semi- Govt. or any financial Institute and the property is free from any debt or dues.*
- 8.. *In my openion title of Sai Association relating to Sub Plot No. B-28, approx. 600 sq.yards i.e. 501.68 sq.mtrs. residential open land are clear and marketable & free from reasonable doubts.*
- 9.. *There is no any encumbrance or attachment on the said property. This property is free from all encumbrances and attachments and free from all reasonable doubts and charges & property are clear and marketable.*
- . *Subject to any private encumbrances which is accrued till to day.*

10.. *That I have relied upon following documents for my investigation.*

- A) *Share Certificate*
- B) *Sale Deed*
- C) *Search Report.*

Place : Ahmedabad.

Date : 22-06-2019



Viral V. Thakkar
Advocate