

Off:-14, Satyam Copmplex, Bipin Premjibhai Satapara  
Opp:-Abadnagar Bus Stop, (B.Sc.LL.M)  
Nr.Sardarpatel Ring Road, (Advocate High Court)  
Bopal, Ahmedabad.  
Phone:-9879093396.

Res:-A/05 Poja Aptt  
Opp:-Inductotherm,  
Nr.Pujaraw Houses,  
Bopal, Ahmedabad.  
Phone:-9879093396.

To

Kanjibhai Kurjibhai Patel.

**REPORT ON TITLE**



**Re:-** In the matter of Investigation of title to the Plot No:-B-2-18-19-13 in Sector-B-02 Non-Agricultural Land admeasuring 426 Sq.Yds (as per society record ) of Block No.275 on which Sterling (Bopal) City Co-Operative Housing Society Limited situated at Moje-Ghuma, Ta:-Dascroi, Dis-Sub-Dis:-Ahmedabad whose present owner & occupant is Kanjibhai Kurjibhai Patel.

With reference to the above and pursuant to your instruction, I have investigated the title to the Non-Agricultural Land referred above and more particularly described in the Schedule hereunder written, here and after referred as "The Said Plot" in this title report cum certificate, I have arranged for necessary searches to be taken down in the available Records of Sub-Registrar and also perused Documents/ Papers produced before me on the basis of the said searches, documents/ Papers information and declaration produced by owner of the said Plot, I am giving my reports as under:-

[1] Originally the land of Block No.275 admeasuring 4805.5 Sq.Mts Non-Agricultural Land purchased by Sterling City Bopal Co-Operative Housing Society Limited form Bipinchandra Shantilal & others through their power of attorney holder Nitaben A Sheth and deed of conveyance registered at Sr.No.1364 dated.29/06/1994 before the office of the sub-registrar and revenue entry in that effect was made in Form No.06 bearing Entry No.4409 dated.07/04/1995 and same was certified dated.02.11.1988 by Talati cum Mantri Bopal, Ta:-Dascroi, Dis:-Ahmedabad and same entries were also mutated in Village Form No.7/12.

[2] Reaming land of Block No.275 admeasuring 4805.5 Sq.Mts Non-Agricultural Land purchased by Sterling City Bopal Co-Operative Housing Society Limited form Bipinchandra Shantilal & others through their power

of attorney holder Nitaben A Sheth and deed of conveyance registered at Sr.No.1365 dated. 29/06/1994 before the office of the sub-registrar and revenue entry in that effect was made in Form No.06 bearing Entry No.4409 dated.07/04/1995 and same was certified dated.02.11.1988 by Talati cum Mantri Bopal, Ta:-Dascroi, Dis:-Ahmedabad and same entries were also mutated in Village Form No.7/12.

[3] Sterling Boapl City Co-Operative Housing Society Limited is registered under The Gujarat Co-Operative Societies Act and it's registration No.GH/16326 Dated.08.04.1994.

[4] N.A permission granted by District Development Officer wide No.TP.JMN/G-1/SR/12 Dated.27.10.1989 regarding land admeasuring 9611 Sq.Mts of Block No.275 & N.A. was revised through order N.A.B.P/ Bopal/ Dascroi/1693, Dated.16/04/2004 this title certificate is subject to comply conditions of that order and plan thereof sanctioned by comptent authority.

[5] Thereafter Sterling (Bopal) City Co-Operative Housing Society Ltd allotted plot No.B/2/18/19/13 to Chandramal D Nainai & Rutuvesh C Naini, had issued Share Certificate bearing Certificate No.84 bearing Share No.406 to 410 (Which New Share Certificate No.68 bearing Share No.331 to 335) Thereafter Chandramal D Nainani expired and his legal heirs Rutuvesh C Nainani & Harish Chandramal Nainani brought on the society record through trasfereed no.84, dated.13/03/2004.

[6] Thereafter Suresh S Nainani son of Chandramal D Nainai has field civil suit bearing civil suit no.3058/99 regarding above stated plot and same was compromiese and compromised decree passed by the Hon'ble civil court.

[7] Thereafter Rutuvesh C Nainani & Harish C Nainai sold the said plot to Ranjanben Pravinbhai Patel & Jandipaben Snahelbhai Patel through registered sale deed no.8139, dated.04/09/2010 and above share certificate trasferred in the name of Ranjanben Pravinbhai Patel & Jandipaben Snahelbhai Patel.



[8] Thereafter Ranjanben Pravinbhai Patel & Jandipaben Snahelbhai Patel sold the said plot to present owner Bhpashbhai Pachanbhai Patel & Jitendrakumar Khandubhai Patel & Mehulkumar Ghanshyambhai Boda through registered sale deed no.10381, dated.30/07/2010 and above said land came into possession and ownership of Bhpashbhai Pachanbhai Patel & Jitendrakumar Khandubhai Patel & Mehulkumar Ghanshyambhai Boda.

[9] Thereafter Bhpashbhai Pachanbhai Patel & Jitendrakumar Khandubhai Patel & Mehulkumar Ghanshyambhai Boda sold the said land to present owner Kanjibhai Kurjibhai Patel through registered sale deed no.16256, dated.24/12/2010 and above said land came into possession and ownership of Kanjibhai Kurjibhai Patel.

[10] Kanjibhai Kurjibhai Patel executed one affidavit that he has not mortgaged the said land in any banks or financial institutions, he stated that he has not create any lien or charge on the said land, there is no any matter pending before any courts or governments or semi governments authorities, they also stated that he has not executed any documents regarding sale of the said land to anybody, he also stated that the said land is free from all encumbrance and in their absolute possession & ownership.

I have given public notice in daily news paper Divya Bhaskar dated.30.10.2010 for inviting public objection regarding the said "The Said Plot" but no objection has been received for any body till today.

It appears plot which is mention in the following schedule is in possession and ownership of Kanjibhai Kurjibhai Patel till today.

It appears that records of some years of Sub Registrar office is destroyed and record of some years is in tear condition so this title report and certificate is on the basis of the availabel record of the sub-registrar office which please note.

**THE SCHEDULE ABOVE REFERRED TO:-**

**Re:-** In the matter of Investigation of title to the Plot No:-B-2-18-19-13 in



record ) of Block No.275 on which Sterling (Bopal) City Co-Operative Housing Society Limited situated at Moje-Ghuma, Ta:-Dascroi, Dis-Sub-Dis:-Ahmedabad whose present owner & occupant is Kanjibhai Kurjibhai Patel.

On or towards the North :- Plot No.B/2/08 & B/2/10 & B/2/11

On or towards the South :- Road of the Society.

On or towards the East:-B/2/21/12.

On or towards the West:- Plot No.B/2/20/14.

I hope that you will find every thing in order.

Dated:-28/12/2010

Place:- Ahmedabad.



Bipin Satapara  
(Advocate)

Off:-14, Satyam Copmplex, Bipin Premjibhai Satapara  
Opp:-Abadnagar Bus Stop, (B.Sc.LL.M)  
Nr.Sardarpatel Ring Road, (Advocate High Court)  
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Nr.Pujaraw Houses,  
Bopal, Ahmedabad.  
Phone:-9879093396.

To,

Kanjibhai Kurjibhai Patel.

**TITLE CLEARANCE CERTIFICATE**

**Re:-** In the matter of Investigation of title to the Plot No:-B-2-18-19-13 in Sector-B-02 Non-Agricultural Land admeasuring 426 Sq.Yds (as per society record ) of Block No.275 on which Sterling (Bopal) City Co-Operative Housing Society Limited situated at Moje-Ghuma, Ta:-Dascroi, Dis-Sub-Dis:-Ahmedabad whose present owner & occupant is Kanjibhai Kurjibhai Patel.

On or towards the North :- Plot No.B/2/08 & B/2/10 & B/2/11

On or towards the South :- Road of the Society.

On or towards the East:-B/2/21/12.

On or towards the West:- Plot No.B/2/20/14.

I hope that you will find every thing in order.



With reference to the above and pursuant to your instruction, I have investigated the title to "The Said Plot" more particularly described in the above reference, I have arranged for necessary searches to be taken down in the available Records of Sub-Registrar and also perused Documents/ Papers produced before me on the basis of the said searches, documents/ Papers information and declaration produced by owner of the said Plot.

This is to certify that the title to the Non-Agricultural land more particularly described in the above reference is clear marketable and free from reasonable doubt subject to:-

[1] Payable tax or dues of Government or Semi Government authority/authorities by the society or present party if any and payable tax to

the government regarding entry no.5812 in the other right shown in Form No.7/12 of Block No.275.

[2] Obtain necessary permission from society or Government or Semi Government authority/or authorities if any and situation as per plan sanction by the Govt authority and condition laid down in N.A.Order.

[3] Obey By-Laws of the society and laws time being in force and trasfereed share certificate in the name of present owner and obtain fresh No-Dues certificate from the society.

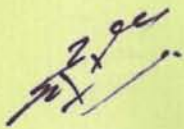
[4] Usual Declaration is being made on oath by the present party at the time of dealing with the same in any manner of whatsoever nature.

[5] Usual Declaration being made by the society and variations if any

Dated:-28/12/2010

Place:- Ahmedabad.



  
**Bipin Satapara**  
(Advocate)

Off:-14, Satyam Copmplex, Bipin Premjibhai Satapara  
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Bopal, Ahmedabad.  
Phone:-9879093396.

To

Radhekrishna Developers.

**REPORT ON TITLE**

**Re:-** In the matter of Investigation of title to the Plot No:-B-2-20/14 (Old Sub-Plot No.20) in Sector-B-02 Non-Agricultural Land admeasuring 700 Sq.Yds (as per society record ) of Block No.275 on which Sterling (Bopal) City Co-Operative Housing Society Limited situated at Moje-Bopal Ta:-Dascroi, Dis-Sub-Dis:-Ahmedabad whose present owner & occupant is Radhekrishna Developers.

With reference to the above and pursuant to your instruction, I have investigated the title to the Non-Agricultural Land referred above and more particularly described in the Schedule hereunder written, here and after referred as "The Said Plot" in this title report cum certificate, I have arranged for necessary searches to be taken down in the available Records of Sub-Registrar and also perused Documents/ Papers produced before me on the basis of the said searches, documents/ Papers information and declaration produced by owner of the said Plot, I am giving my reports as under:-

Originally the land of Block No.275 admeasuring 4805.5 Sq.Mts Non-Agricultural Land purchased by Sterling City Bopal Co-Operative Housing Society Limited form Bipinchandra Shantilal & others through their power of attorney holder Nitaben A Sheth and deed of conveyance registered at Sr.No.1364 dated.29/06/1994 before the office of the sub-registrar and revenue entry in that effect was mutated in mutation register vide Entry No.4409 dated.07/04/1995 and same was certified dated.02.11.1988 by Talati cum Mantri Bopal, Ta:-Dascroi, Dis:-Ahmedabad and same entries were also mutated in Village Form No.7/12.





Reaming land of Block No.275 admeasuring 4805.5 Sq.Mts Non-Agricultural Land purchased by Sterling City Bopal Co-Operative Housing Society Limited form Bipinchandra Shantilal & others through their power of attorney holder Nitaben A Sheth and deed of conveyance registered at Sr.No.1365 dated. 29/06/1994 before the office of the sub-registrar and revenue entry in that effect was mutated in mutation register vide Entry No.4409 dated.07/04/1995 and same was certified dated.02.11.1988 by Talati cum Mantri Bopal, Ta:-Dascroi, Dis:-Ahmedabad and same entries were also mutated in Village Form No.7/12.

Sterling Boapl City Co-Operative Housing Society Limited is registered under The Gujarat Co-Operative Societies Act and it's registration No.GH/16326 Dated.08.04.1994.

N.A permission granted by Taluka Development Officer wide No.TP.JMN/G-1/SR/12 Dated.27.10.1989 regarding land admeasuring 9611 Sq.Mts of Block No.275 and plan was sanctioned by Nayab Nagar Niyagak Ahmedabad.

Thereafter Sterling (Bopal) City Co-Operative Housing Society Ltd allotted Plot No:-B-2-20/14 (Old Sub-Plot No.20) in Sector-B-02 Non-Agricultural Land admeasuring 700 Sq.Yds (as per society record ) to Vipin Dahyabhai Shah and society entered him as a member of the society through Duplicate Share Certificate No.113 bearing Share No.551 to 555 in lie of Old Share Certificate No.36.

There after Ashish Haresh Shah (Advocate) issued title clearance certificate Dated.14/05/2016 regarding the said plot in favour of Vipin Dahayabhai Shah.

Thereafter Vipin Dahyabhai Shah sold the said plot to Radhe Krishna Developers through Registered Sale Deed no.6926, Dated.10/10/2016 and Share Certificate No.113 bearing Share No.551 to 555 transferred in favour of Vipin Dahyabhai Shah.

Thereafter Sterling (Bopal) City Co-Operative Housing Society Ltd issued No.Dues Certificate Dated.05/11/2017 in favour of Radhe Krishna Developers.

There after Hasmukhbhai Sambhubhai Patel in a capacity of partner of Radhe Krishna Developers executed one affidavit that he has not mortgaged the said land in any banks or financial institutions, he stated that he has not create any lien or charge on the said land, there is no any matter pending before any courts or governments or semi governments authorities, they also stated that he has not executed any documents regarding sale of the said land to anybody, he also stated that the said land is free from all encumbrance and in their absolute possession & ownership.

I have given public notice in daily news paper Divya Bhaskar Dated.12/10/2017 for inviting public objection regarding the said "The Said Plot" but no objection has been received for any body till today.

It appears plot which is mention in the following schedule is in possession and ownership of Radhe Krishna Developers till today.

It appears that records of some years of Sub Registrar office is destroyed and record of some years is in tear condition so this title report and certificate is on the basis of the available record of the sub-registrar office which please note.

Dated:-16/12/2017.

Place:- Ahmedabad.



A handwritten signature in blue ink, appearing to be "Bipin Satapara".

A handwritten signature in blue ink, appearing to be "Bipin Satapara".  
Bipin Satapara  
(Advocate)

Off:-14, Satyam Copmplex, Bipin Premjibhai Satapara  
Opp:-Abadnagar Bus Stop, (B.Sc.LL.M)  
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Bopal, Ahmedabad.  
Phone:-9879093396.

To,

Radhe Krishna Developers.

**TITLE CLEARANCE CERTIFICATE**

**Re:-** In the matter of Investigation of title to the Plot No:-B-2-20/14 (Old Sub-Plot No.20) in Sector-B-02 Non-Agricultural Land admeasuring 700 Sq.Yds (as per society record ) of Block No.275 on which Sterling (Bopal) City Co-Operative Housing Society Limited situated at Moje-Bopal Ta:- Dascroi, Dis-Sub-Dis:-Ahmedabad whose present owner & occupant is Radhekrishna Developers.

With reference to the above and pursuant to your instruction, I have investigated the title to "The Said Plot" more particularly described in the above reference, I have arranged for necessary searches to be taken down in the available Records of Sub-Registrar and also perused Documents/ Papers produced before me on the basis of the said searches, documents/ Papers information and declaration produced by owner of the said Plot.

This is to certify that the title to the Non-Agricultural land more particularly described in the above reference is clear marketable and free from reasonable doubt subject to:-

[1] Pay Government tax as per shown in revenue entry no.9964 of revenue record.

[2] Conditions laid down in N.A.Order must be fulfilled.

[3] Obey rules and regulation of Ahmedabad Urban Development Authority and approved the situation of the said plot as per rules and regulation of AUDA and pay betterment tax of Auda.



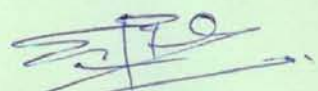
[4] Usual Declaration is being made on oath by the present party at the time of dealing with the same in any manner of whatsoever nature.

[5] Usual Declaration being made by the society and variations if any and verify all original documents of the said plot.

Dated:-16/12/2017.

Place:- Ahmedabad.



  
**Bipin Satapara**  
(Advocate)

Off:-14, Satyam Copmplex, Bipin Premjibhai Satapara  
Opp:-Abadnagar Bus Stop, (B.Sc.LL.M)  
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Bopal, Ahmedabad.  
Phone:-9879093396.

To,

Kanjibhai Kurjibhai Patel

**REPORT ON TITLE**



**Re:-** In the matter of Investigation of title to the Plot No:-B-2-21-12 in Sector-B-02 Non-Agricultural Land admeasuring 427 Sq.Yds (as per society record ) of Block No.275 on which Sterling (Bopal) City Co-Operative Housing Society Limited situated at Moje-Ghuma, Ta:-Dascroi, Dis-Sub-Dis:-Ahmedabad whose present owner & occupant is Kanjibhai Kurjibhai Patel.

With reference to the above and pursuant to your instruction, I have investigated the title to the Non-Agricultural Land referred above and more particularly described in the Schedule hereunder written, here and after referred as "The Said Plot" in this title report cum certificate, I have arranged for necessary searches to be taken down in the available Records of Sub-Registrar and also perused Documents/ Papers produced before me on the basis of the said searches, documents/ Papers information and declaration produced by owner of the said Plot, I am giving my reports as under:-

[1] Originally the land of Block No.275 admeasuring 4805.5 Sq.Mts Non-Agricultural Land purchased by Sterling City Bopal Co-Operative Housing Society Limited form Bipinchandra Shantilal & others through their power of attorney holder Nitaben A Sheth and deed of conveyance registered at Sr.No.1364 dated.29/06/1994 before the office of the sub-registrar and revenue entry in that effect was made in Form No.06 bearing Entry No.4409 dated.07/04/1995 and same was certified dated.02.11.1988 by Talati cum Mantri Bopal, Ta:-Dascroi, Dis:-Ahmedabad and same entries were also mutated in Village Form No.7/12.

[2] Reaming land of Block No.275 admeasuring 4805.5 Sq.Mts Non-Agricultural Land purchased by Sterling City Bopal Co-Operative Housing Societv Limited form Bipinchandra Shantilal & others through their power

of attorney holder Nitaben A Sheth and deed of conveyance registered at Sr.No.1365 dated. 29/06/1994 before the office of the sub-registrar and revenue entry in that effect was made in Form No.06 bearing Entry No.4409 dated.07/04/1995 and same was certified dated.02.11.1988 by Talati cum Mantri Bopal, Ta:-Dascroi, Dis:-Ahmedabad and same entries were also mutated in Village Form No.7/12.

[3] Sterling Boapl City Co-Operative Housing Society Limited is registered under The Gujarat Co-Operative Societies Act and it's registration No.GH/16326 Dated.08.04.1994.

[4] N.A permission granted by District Development Officer wide No.TP.JMN/G-1/SR/12 Dated.27.10.1989 regarding land admeasuring 9611 Sq.Mts of Block No.275 & N.A. was revised through order N.A.B.P/ Bopal/ Dascroi/1693, Dated.16/04/2004 this title certificate is subject to comply conditions of that order and plan thereof sanctioned by comptent authority.

[5] Thereafter Sterling (Bopal) City Co-Operative Housing Society Ltd allotted plot No.B/2/21/12 to Chandramal D Nainai & Rutuvsh C Naini, had issued Share Certificate bearing Certificate No.84 bearing Share No.406 to 410 (Which New Share Certificate No.68 bearing Share No.331 to 335) Thereafter Chandramal D Nainani expired and his legal heirs Rutuvsh C Nainani & Laxmiben C Nainani brought on the society record through trasfereed no.84, dated.13/03/2004.

[6] Thereafter Suresh S Nainani son of Chandramal D Nainai has field civil suit bearing civil suit no.3058/99 regarding above stated plot and same was compromiese and compromised decree passed by the Hon'ble civil court.

[7] Thereafter Laxmiben Chandramal Nainani and Rutvsh Chandramal Nainani sold the said land to Tajeshbhai Pravinbhai Patel and Alkaben Tajeshbhai Patel through registered sale deed no.8137, dated.04.09.2009 and above share certificate trasfereed in the name of Tajeshbhai Pravinbhai Patel and Alkaben Tajeshbhai Patel.



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[8] Thereafter Tajeshbhai Pravinbhai Patel and Alkabhen Tajeshbhai Patel sold the said land to Kamalbhai Babubhai Patel & Laxmiben Kamalbhai Patel & Mehulkumar Ghanshyambhai Boda through registered sale deed no.10380, dated.30.07.2010 and the said land came into possession of present owner.

[9] Thereafter Kamalbhai Babubhai Patel & Laxmiben Kamalbhai Patel & Mehulkumar Ghanshyambhai Boda sold the said land to Kanjibhai Kurjibhai Patel through registered sale deed no.16255, dated.24.12.2010 and the said land came into possession of present owner.

[10] Kanjibhai Kurjibhai Patel executed one affidavit that he has not mortgaged the said land in any banks or financial institutions, he stated that he has not create any lien or charge on the said land, there is no any matter pending before any courts or governments or semi governments authorities, they also stated that he has not executed any documents regarding sale of the said land to anybody, he also stated that the said land is free from all encumbrance and in their absolute possession & ownership.

I have given public notice in daily news paper Divya Bhaskar dated.30.10.2010 for inviting public objection regarding the said "The Said Plot" but no objection has been received for any body till today.

It appears plot which is mention in the following schedule is in possession and ownership of Kanjibhai Kurjibhai Patel till today.

It appears that records of some years of Sub Registrar office is destroyed and record of some years is in tear condition so this title report and certificate is on the basis of the availabel record of the sub-registrar office which please note.

**THE SCHEDULE ABOVE REFERRED TO:-**

**Re:-** In the matter of Investigation of title to the Plot No:-B-2-21-12 in Sector-B-02 Non-Agricultural Land admeasuring 427 Sq.Yds (as per society record ) of Block No.275 on which Sterling (Bopal) City Co-Operative



Dis:-Ahmedabad whose present owner & occupant is Kanjibhai Kurjibhai Patel.

On or towards the North :- Plot No.B/2/10 & B/2/11

On or towards the South :- Road of the Society.

On or towards the East:-Road of the Society.

On or towards the West:- Plot No.B/2/18/19/13.

I hope that you will find every thing in order.

Dated:-28/12/2010

Place:- Ahmedabad.



Bipin Satapara  
(Advocate)

Off:-14, Satyam Copmplex, Bipin Premjibhai Satapara  
Opp:-Abadnagar Bus Stop, (B.Sc.LL.M)  
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Phone:-9879093396.

Res:-A/05 Poja Aptt  
Opp:-Inductotherm,  
Nr.Pujaraw Houses,  
Bopal, Ahmedabad.  
Phone:-9879093396.

To,

Kanjibhai Kurjibhai Patel.

### TITLE CLEARANCE CERTIFICATE

**Re:-** In the matter of Investigation of title to the Plot No:-B-2-21-12 in Sector-B-02 Non-Agricultural Land admeasuring 427 Sq.Yds (as per society record ) of Block No.275 on which Sterling (Bopal) City Co-Operative Housing Society Limited situated at Moje-Ghuma, Ta:-Dascroi, Dis-Sub-Dis:-Ahmedabad whose present owner & occupant is Kanjibhai Kurjibhai Patel.

On or towards the North :- Plot No.B/2/10 & B/2/11

On or towards the South :- Road of the Society.

On or towards the East:-Road of the Society.

On or towards the West:- Plot No.B/2/18/19/13.

I hope that you will find every thing in order.



*B.*

With reference to the above and pursuant to your instruction, I have investigated the title to "The Said Plot" more particularly described in the above reference, I have arranged for necessary searches to be taken down in the available Records of Sub-Registrar and also perused Documents/ Papers produced before me on the basis of the said searches, documents/ Papers information and declaration produced by owner of the said Plot.

This is to certify that the title to the Non-Agricultural land more particularly described in the above reference is clear marketable and free from reasonable doubt subject to:-

[1] Payable tax or dues of Government or Semi Government authority/authorities by the society or present party if any and payable tax to

the government regarding entry no.5812 in the other right shown in Form No.7/12 of Block No.275.

[2] Obtain necessary permission from society or Government or Semi Government authority/or authorities if any and situation as per plan sanction by the government authority and condition laid down in N.A.Order.

[3] Obey By-Laws of the society and laws time being in force and obtain fresh No-Dues from the society and trasfereed share certificate in the name of present owner.

[4] Usual Declaration is being made on oath by the present party at the time of dealing with the same in any manner of whatsoever nature.

[5] Usual Declaration being made by the society and variations if any

Dated:-28/12/2010.

Place:- Ahmedabad.



8

*[Handwritten signature]*

**Bipin Satapara**  
(Advocate)