

OFFICE : 303, 3RD FLOOR, NARAYANKRUPA SQUARE. B/H. NATRAJ CINEMA, ASHRAM ROAD, AHMEDSAD-380001
ENRL No. : G/511/1983 E-mail : gamemon54@yahoo.in • M. : 98240 66243, Tele : 079-26520559, 26520562

Ref : PVT/090/2018
Date : 29-09-2018

To,
[1] Riyazbhai Basirbhai Shaikh
[2] Anilbhai Chimanlal Patel
[3] Murtuzabeg Janhagirbeg Mirza
Ahmedabad.

Dear Sir,

TITLE CERTIFICATE

This is to certify on the basis of necessary searches taken at the office of The Sub Registrar, Concerned for a period of last about thirty years and have investigation of title to the aforesaid Non-Agricultural land situate, lying and being at Mouje Village **DANILIMDA** Taluka Maninagar in the District of Ahmedabad & Registration Sub District of Ahmedabad-5 [NAROL] land bearing **FINAL PLOT NO.180/B admeasuring 1694 Sq. Mtrs. paiki 1276 Sq. Mtrs. of TPS 38/1** allotted in lieu of **SURVEY NO.396/2 adm.3035 Sq. Mtrs.** or thereabouts and more particularly described in the Schedule hereunder written and have found the same is clear, marketable and free from reasonable doubt and also free from all encumbrances and the same are belonging to [1] Riyazbhai Basirbhai Shaikh (50%) [2] Anilbhai Chimanlal Patel (25%) [3] Murtuzabeg Janhagirbeg Mirza (25%)

Subject To :

1...Fulfillment of conditions laid down in NA Use permission.

SCHEDULE

Non-Agricultural land bearing **FINAL PLOT NO.180/B admeasuring 1694 Sq. Mtrs. paiki 1276 Sq. Mtrs. of TPS 38/1** allotted in lieu of **SURVEY NO.396/2 adm.3035 Sq. Mtrs.** of Mouje Village **DANILIMDA** Taluka Maninagar in the District of Ahmedabad & Registration Sub District of Ahmedabad-5 [NAROL].

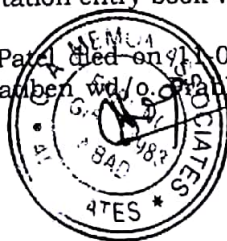
TITLE HISTORY

1...That, the land bearing Revenue Survey No.396/2 admeasuring 30 Guntha originally belonged to Naranbhai Haribhai, who got the same by an oral family partition dated 04-06-1941. Entry to that effect was recorded in mutation entry book vide entry No.551 dated 28-07-1941.

2...Thereafter, an oral partition was made between Naranbhai Haribhai and his family members in respect of the said land along with other land, and land of Survey No.396/2 adm. 30 Guntha came to the share of Naranbhai Haribhai & Manguben wd/o. Naranbhai Haribhai as their share. Entry to that effect was recorded in mutation entry book vide entry No.2579 dated 16-01-1970.

3...Thereafter, a partition was made between Naranbhai Haribhai and his family members dated 01-12-1971 in respect of the said land along with other land, and land of Survey No.396/2 adm. 30 Guntha came to the share of Prabhudas Naranbhai Patel as his share. Entry to that effect was recorded in mutation entry book vide entry No.3001 dated 10-02-1973.

4...Thereafter, Prabhudas Naranbhai Patel died on 11-07-1994 without making any kind of WILL, and names of his heir Jashumaben wd/o. Prabhudas Naranbhai Patel, Prakashbhai



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Prabhudas Patel, Bharatbhai Prabhudas Patel, Karunaben Prabhudas Patel & Alkaben Prabhudas Patel were entered in the revenue records. Entry to that effect was recorded in mutation entry book vide entry No.6080 dated 03-10-1994.

5...Thereafter, Jashumatiben wd/o. Prabhudas Naranbhai Patel, Karunaben Prabhudas Patel & Alkaben Prabhudas Patel released their rights in favor of other co-owner of the said land and hence their names were deleted from the revenue records. Entry to that effect was recorded in mutation entry book vide entry No.6081 dated 03-10-1994.

5...Thereafter, as per revenue record, order of Govt. dt.17-03-2012, Revenue Department, Gujarat Government, Ahmedabad Resolution No.PFR/102011/275/L/1, two Taluka City & Dascroi renamed as Ahmedabad West and Ahmedabad-East. Danilimda Village transfer in Ahmedabad-West. Entry to that effect was recorded in mutation entry book vide entry No.8197 dated 03-05-2012.

6...Thereafter, Prakashbhai Prabhudas released his rights, title & interest from the said land in favour of his brother Bharatbhai Prabhudas. Hence her name was deleted from the revenue records. Entry to that effect was recorded in mutation entry book vide entry No.8272 dated 17-08-2012.

7...Thereafter, Bharatbhai Prabhudas Patel sold and conveyed the land of Survey No.396/2 adm. 3035 Sq. Mtrs. to Imrankhan Mirbazkhan Pathan & Mohammadshoeb Yakubbhai Patel by a registered sale deed No.1638 dated 12-07-2013. Entry to that effect was recorded in mutation entry book vide entry No.8473 dated 15-07-2013.

8...Thereafter, Imrankhan Mirbazkhan Pathan sold and conveyed the land of Survey No.396/2 adm. 3035 Sq. Mtrs. paiki his undivided share of land adm.1517.5 Sq. Mtrs. to Mohammadshoeb Yakubbhai Patel by a registered sale deed No.851 dated 28-04-2015. Entry to that effect was recorded in mutation entry book vide entry No.8890 dated 28-04-2015.

9...That, said land of Survey No.396/2 adm.3035 Sq.Mtrs. was covered under TP Scheme No.38/1 and given Final Plot No.180/B adm.1694 Sq.Mtrs.

10..That, Non-Agricultural Use permission was granted by The District Collector, Ahmedabad vide his order No.CB/LAND/NA/SR-199/2015 dated 08-06-2015 for Survey No.396/2 being Final Plot No.180/B adm. 1694 Sq. Mtrs. of TP 38/1 for Residential purpose. Entry to that effect was recorded in mutation entry book vide entry No.8909 dated 12-06-2015.

11..Thereafter, Mohammadshoeb Yakubbhai Patel sold and conveyed the land of Survey No.396/2 being Final Plot No.180/B adm. 1694 Sq. Mtrs. paiki 1276 Sq. Mtrs. of TP 38/1 to [1] Riyazbhai Basirbhai Shaikh [2] Anilbhai Chimanlal Patel by a registered sale deed No.4562 dated 30-07-2015. Entry to that effect was recorded in mutation entry book vide entry No.8990 dated 06-02-2016.

12..Thereafter, Anilbhai Chimanlal Patel sold and conveyed the land of Survey No.396/2 being Final Plot No.180/B adm. 1694 Sq. Mtrs. paiki 1276 Sq. Mtrs. paiki his undivided 50 % share of land paiki 25% share adm.319 Sq. Mtrs. to Murtuzabeg Janhagirbeg Mirza by a registered sale deed No.6677 dated 16-08-2018.

13..Since then, Riyazbhai Basirbhai Shaikh (50%), Anilbhai Chimanlal Patel (25%) & Murtuzabeg Janhagirbeg Mirza (25%) are owner and possessor of the said Final Plot No.180/B adm. 1276 Sq. Mtrs. and floated a scheme known as "Rusef Residency".

14..That, Ahmedabad Municipal Corporation have sanctioned a building plan and also issued a Commencement Letter [Rajachitthi] dt.29-06-2017.



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16..That, a Registered Notice of lis-pendence No.2222 dt.05-04-2013 filled by Faridmohammad Ganibhai Paliwala is based on Civil Suit No.101/2012 before City Civil Judge, Ahmedabad. Entry to that effect was recorded in mutation entry book vide entry No.8448 dated 21-05-2013 which was cancelled. Lateron, said suit was withdrawn unconditionally and order passed on 17-12-2014.

In view of what is stated above, we are of the opinion that the titles of above Non-Agricultural land bearing **FINAL PLOT NO.180/B admeasuring 1694 Sq. Mtrs. paiki 1276 Sq. Mtrs. of TPS 38/1** allotted in lieu of **SURVEY NO.396/2 adm.3035 Sq. Mtrs. of Mouje Village DANILIMDA** Taluka Maninagar in the District of Ahmedabad & Registration Sub District of Ahmedabad-5 [NAROL] is clear and marketable and free from reasonable doubts without encumbrance.

Subject To :

1...Fulfillment of conditions laid down in NA Use permission.

G.A.MEMON ASSOCIATES

Encl : Search Fee Payment Receipt Nos. 25646/17403 dated 26-09-2018 & 28096/23408 dated 27-09-2018.

Note of caution and disclaimer

1...This is to inform that Search of registration record of immediate part about 2-3 months is not available.

2...Please note that the registration record of the year 1985 to 1993 of Sub Registrar's office is destroyed/torn out. Hence it can not be inspected and its search is not available. That the computerized record is not well prepared/maintained by State Government agency and hence may be erroneous resulting in to our error.

Document Studied:-

1...Zerox copy of Registered sale deed No.4562 dt.30-07-2015 executed by Mohammed Shoheb Yakubbbhai Patel in favor of [1] Riyazbhai Basirbhai Shaikh & [2] Anilbhai Chimanlal Patel.

2...Zerox copy of Registered sale deed No.6677 dt.16-08-2018 executed by Anilbhai Chimanlal Patel in favor of Murtuzabeg Janhagirbeg Mirza. [Undivided 25% Share]

3...Zerox copy of Index II of above sale deed.

4...Zerox copy of Village form 7,12 dt.20-04-2018 issued by The Mamlatdar, Ahmedabad in the name of [1] Riyazbhai Basirbhai Shaikh & [2] Anilbhai Chimanlal Patel.

5...Zerox copy of NA Permission No.CB/LAND-1/NA/SR-199/2015 dt.08-06-2015 issued by Dist. Collector, Ahmedabad. For Residential purpose adm.1694 Sq. Mtrs.

6...Zerox copy of Approved Plan Sanctioned by AMC.

7...Zerox copy of Commencement Letter [Rajachitthi] No.BLNTS/SZ/130117/GDR/A7902/RO/M1 dt.29-06-2017 issued by AMC.

8...Zerox copy of Partnership deed dt.08-08-2018 of M/s. Rusef Residency.

