

Date :

TITLE REPORT

To,

Shabana Buildcon – A Partnership Firm

Through its administrative partner –

Mr. Mohammadnasimkhan Azizkhan Pathan

Having address at : Ahmedabad.

SUBJECT : IN THE MATTER OF
INVESTIGATION OF TITLE to the Non-Agricultural Land situate, lying and being at Mouje Vatva, Taluka Vatva, District Ahmedabad bearing Revenue Survey/ Block No. 776 total land admeasuring 8802 Sq. meters paiki admeasuring 5281 square meters, which was comprised into Town Planning Scheme No. 89 and allotted Final Plot No. 16 admeasuring about 4278 square meters paiki admeasuring about 3438.65 square meters, which was comprised in limit of City Survey Ward Vatva (Non Agriculture) and allotted City Survey No. NA776/PAIKI2/2, SHEET NO. NA99 total admeasuring about 4278 square meters paiki



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admeasuring about 3438.65 square meters, in the Registration District Ahmedabad and Sub District of Ahmedabad-11 (Vatva).

As per your instructions to verify your title to the above referred subject land, I have caused necessary search to be taken from the revenue authority and offices of the Sub Registrar, Ahmedabad with the available records in respect of all that the Non-Agricultural Land situate, lying and being at Mouje Vatva, Taluka Vatva, District Ahmedabad bearing Revenue Survey/ Block No. 776 total land admeasuring 8802 square meters paiki admeasuring 5281 square meters, which was comprised into Town Planning Scheme No. 89 and allotted Final Plot No. 16 admeasuring about 4278 square meters paiki admeasuring about 3438.65 square meters, which was comprised in limit of City Survey Ward Vatva (Non



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Agriculture) and allotted City Survey No. NA776/PAIKI2/2, SHEET NO. NA99 total admeasuring about 4278 square meters paiki admeasuring about 3438.65 square meters, in the Registration District Ahmedabad and Sub District of Ahmedabad-11 (Vatva), (Herein after referred as said land) is belonging to **Shabana Buildcon - A Partnership Firm through its administrative partner - Mr. Mohammad Nasimkhan Azizkhan Pathan** and my opinion on Title Report as under:

SEARCH REPORT

(1) Originally the land of Survey No-**776**, of Mouje Village Vatva was independently owned, occupied and possessed by Kutbuddin Abbanmiya Saiyad and others.



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(2) That thereafter, Kutbuddin Abbanmiya Saiyad expired without making any will and his legal heirs (1) Saiyad Sirajuddin Kutbuddin (2) Saiyad Nasaruddin Kutbuddin (3) Saiyad Sirajuddin Kutbuddin (4) Umrav begam widow of Kutbuddin Abbanmiya Saiyad (5) Bibi Fatimabibi daughter of Kutbuddin Abbanmiya Saiyad (6) Kanije Hussain daughter of Kutbuddin Abbanmiya Saiyad (7) Bibi Badarunisha daughter of Kutbuddin Abbanmiya Saiyad (8) Bibi Vajirbibi daughter of Kutbuddin's names were entered in the Survey No-776 Revenue Record.

(3) That thereafter, (1) Kanij Hussian (2) Bibi Fatimabibi (3) Bibi Badarunisha waived their rights titles towards other co-Owner vide registered release deed vide registered Release Deed No-1398 on 11/02/1969. So after that (1) Saiyed Jalaluddin Kutbuddin (2) Saiyad Shirajuddin Kutbuddin (3)



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Saiyad Nasiruddin Kutbuddin (4) Vajirabibi daughter of Kutbuddin Saiyad were the owners of the said land.

(4) That thereafter, Vajirabibi daughter of Kutbuddin Saiyad waived their rights titles towards her brothers (1) Saiyed Jalaluddin Kutbuddin (2) Saiyad Shirajuddin Kutbuddin (3) Saiyad Nasiruddin Kutbuddin (4) Umrabegam W/o Kutbuddin Abbanmiya Saiyad vide registered release deed vide registered Release Deed No-1466 on 13/02/1969. So after that (1) Saiyed Jalaluddin Kutbuddin (2) Saiyad Shirajuddin Kutbuddin (3) Saiyad Nasiruddin Kutbuddin (4) Umrabegam W/o Kutbuddin Abbanmiya Saiyad were the owners of the said land.

(5) That thereafter, Umarbegam widow of Kutbuddin Abbanmiya Saiyad expired without making any will on 27/02/1987 and his legal heirs (1) Saiyad Jalaluddin Kutbuddin (2) Saiyad Sirajuddin Kutbuddin (3) Saiyad



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Nasaruddin Kutbuddin (4) Kaniye Hussain Kutbuddin (5) Vajirbibi daughter of Kutbuddin (6) Badarunisha daughter of Kutbuddin's names were entered in the Survey No-**776** Revenue Record. And the entry in the Revenue Record Village form No-6 was made vide Mutation entry No-**11685** on **25/07/1998**.

(6) That thereafter, Saiyad Jalaluddin Kutbuddin expired without making any will on 30/08/2006 and his legal heirs (1) Saiyad Zakiyabanu widow of Jalaluddin Kutbuddin (2) Saiyad sarnim Haider Jalaludiin (3) Maherfatema daughter of Jalaluddin Kutbuddin (4) NaziyaSulatana daughter of Jalaluddin Kutbuddin (5) Nigar fatema daughter of Jalaluddin Kutbuddin's names were entered in the Survey No-**776** Revenue Record. And the entry in the Revenue Record Village form No-6 was made vide Mutation entry No-**14344** on **30/09/2006** but Jalauddin Kutbuddin's



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name was falsely entered in the record so this entry was cancelled on **09/10/2007**.

(7) That thereafter, Saiyad Jalaluddin Kutbuddin expired without making any will on 30/08/2006 and his legal heirs (1) Saiyad Zakiyabanu widow of Jalaluddin Kutbuddin (2) Saiyad samim Haider Jalaludiin (3) Maherfatema daughter of Jalaluddin Kutbuddin (4) NaziyaSulatana daughter of Jalaluddin Kutbuddin (5) Nigar fatema daughter of Jalaluddin Kutbuddin's names were entered in the Survey No-**776** Revenue Record. And the entry in the Revenue Record Village form No-6 was made vide Mutation entry No-**14379** on **07/12/2006** but which was certified by the concern authority vide Mamlatdar dascroi Order No-RTS/Takrari/Case No-19/10 on 21/08/2007.

(8) That thereafter, The owner of the said land paid the loan given by the The Vatva Group Seva Sahkari



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Mandali Ltd on 01/08/2008. And the entry in the Revenue Record Village form No-6 was made vide Mutation entry No-**14800** on **04/03/2008**.

(9) That thereafter, Saiyad Nasaruuddin Kutbuddin expired without making any will on 21/03/2009 and his legal heirs (1) Saiyad Firozakhatun widow of Nasiruddin Kutbuddin (2) Mohmmadraza Nasiruddin (3) Haiderabbas Nasiruddin Kutbuddin (4) Mudassra Nasiruddin Kutbuddin (5) Sanovarjaha Nasiruddin (6) Anjum Jahera Nasiruddin (7) Faruk Jahera's names were entered in the Survey No-**776** Revenue Record. And the entry in the Revenue Record Village form No-6 was made vide Mutation entry No-**15359** on **30/06/2009**.

(10) That thereafter, Vajirbibi Kutbuddin saiyyad Fajale Hussain Bukhari expired without making any will on 02/07/2009 and her legal heirs (1) Mustafa



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Fajlehusaain (2) Anjumanbanu Fajalehusasin (3)
Mubinabanu Fajalehussain (4) Aarefabanu
Fajalehussain (5) Nijimabanu Fajalehusaain (6)
Raishabanu Fajalehussain (7) Kamarbanu
Fajalehussain (8) Rukaiyabanu Fajalehussain (9)
Munirabnau Fajalehussain's names were entered in the
Survey No-**776** Revenue Record. And the entry in the
Revenue Record Village form No-6 was made vide
Mutation entry No-**15463** on **21/08/2009**. But which
was certified by the concern authority vide Mamlatdar
dascroi Order No-RTS/Takrari/Case No-349/09 on
13/04/2010.

(11) That thereafter, Vajirbibi Kutbuddin saiyyad Fajale
Hussain Bukhari expired without making any will on
02/07/2009 and her legal heirs (1) Mustafa
Fajlehusaain (2) Anjumanbanu Fajalehusasin (3)
Mubinabanu Fajalehussain (4) Aarefabanu

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Fajalehussain (5) Nijimabanu Fajalehusaain (6)
Raishabanu Fajalehussain (7) Kamarbanu
Fajalehussain (8) Rukaiyabanu Fajalehussain (9)
Munirabnau Fajalehussain's names were entered in the
Survey No-**776** Revenue Record. And the entry in the
Revenue Record Village form No-6 was made vide
Mutation entry No-**16022** on **18/08/2010**.

(12) That thereafter, the owner of the said land paiki
KanijeHussain Kutbuddin sold and conveyed the said
land paiki 1399-50 sq.mtrs land to NavajasAli Ashadali
Bukhari vide Registered Sale Deed No-5874 on
03/06/2010. The entry in respect of again entered in
the revenue record of mutation entry book of the Village
Form No-6 under serial No-**16163** on **01/11/2010**
duly certified by the concerned revenue authority.

(13) That thereafter, as per order of the Joint
Secretary, Revenue department, Government of Gujarat



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by his Order No-Pafar/ 102011/275/L/1, dated 17/03/2012 Taluka of Ahmedabad District has been divided in the two separate parts viz (1) Ahmedabad City-East and (2) Ahmedabad City-West and the Mouje Isanpur Village covered within the limit of Taluka Ahmedabad City-East. The entry in respect of again entered in the revenue record of mutation entry book of the Village Form No-6 under serial No-**17312** on dated **17/03/2012** duly certified by the concerned revenue authority on dated **05/05/2012**.

(14) That thereafter, the owner of the said land paiki NavajasAli Ashadali Bukhari sold and conveyed the said land paiki 1399-50 sq.mtrs land to (1) Shaikh Javidhusasin Anvarhussain (70 % Partner) (2) Bukhari Mustakali LeeyakatAli (30 % Partner) vide Registered Sale Deed No-887 on 17/07/2012. The entry in respect of again entered in the revenue record of mutation



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entry book of the Village Form No-6 under serial No-
17399 on **17/17/2012** but duly cancelled by the
concerned revenue authority on 10/10/2012.

(15) That thereafter, the Applicant of the suit filed a
Civil Suit No-2114/2012 before the City Civil Judge,
Ahmedabad against the Owners. And this Les-
pendency registered before the Sub registrar office
Ahmedabad-13 (City) vide registered No-1339 on
17/09/2012. And the entry in the Revenue Record
Village form No-6 was made vide Mutation entry No-
17515 on **17/09/2012** but concern authority
cancelled this entry on **Dt. 27/11/2012.**

(16) That thereafter, the Applicant of the suit filed a
Civil Suit No-2114/2012 before the City Civil Judge,
Ahmedabad against the Owners. And this Les-
pendency registered before the Sub registrar office
Ahmedabad-13 (City) vide registered No-1339 on



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17/09/2012. And the entry in the Revenue Record Village form No-6 was made vide Mutation entry No- **17582** on **30/10/2012** but concern authority cancelled this entry on **Dt.18/03/2013** vide Mamalatdar Sir Order No-RTS/Takrari/Case No-149/2012.

(17) That thereafter, the Applicant of the suit filed a Civil Suit No-2114/2012 before the City Civil Judge, Ahmedabad against the Owners. And this Les-pendency registered before the Sub registrar office Ahmedabad-13 (City) vide registered No-1339 on 17/09/2012. And the entry in the Revenue Record Village form No-6 was made vide Mutation entry No- **17735** on **16/02/2013** but concern authority cancelled this entry on **Dt. 09/04/2013**.

(18) That thereafter, the said owners paiki Jalaluddin Kutbuddi's name falsely entered in the revenue record



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so City Deputy Collector (East) Ahmedabad's Order No-Land/Sudhara Hukam/Vatva/SR. 9/2013 on 28/06/2013 through Jalaluddin Kutbuddin name was deleted in the revenue record. And the entry in the Revenue Record Village form No-6 was made vide Mutation entry No-**18027** on **16/09/2013** but concern authority certified this entry.

(19) That thereafter, the said land owner's piaki Saiyad Badruddin Kutbuddin (Liyakatali's wife) expired without making any will on 20/06/2012 and her legal heirs (1) Allarakhi Leeyakatali (2) Shahistaakhtar Leeyakatali (3) Isharatjaha Leeyakatali's names were entered in the Survey No-**776** Revenue Record. And the entry in the Revenue Record Village form No-6 was made vide Mutation entry No-**18175** on **16/12/2013**.

(20) Thereafter, an RTS was filed before the City Deputy Collector (East), Ahmedabad, for returning the



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land bearing Survey No.-776. Appealed Pursuant to the appeal passed by the City Deputy Collector (East), Ahmedabad Order No-RTS/Appeal/Case No-169/ 2012 (Old Case No-681/10, 351/11, 909/11), dt. Order dated 15/10/2013. According to the order, the application of the disputant is approved and the date of the sale of Moje Vatva Haka Sheet. Issued from 21/09/2010 Issued Note No.-16163, dt. To be certified on 01/11/2010 S.O.Shri Asalali, dt. The decision of Dashcroi is set aside and the impugned Note No.-16163 is hereby ordered to be quashed. Regarding the change note in the entitlement sheet of Village Sample No.-6, its change note No.-18320, dt. Authenticated on 25/02/2014.

(21) After that, the area of Survey No.-776 0-88-02 for return of land to Ahmedabad. In the court of City Civil Judge Saheb, Civil Suit No.-2114/2012 regarding the



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land in question filed by the plaintiff Akbar Ali Kasma Ali Bukhari dt. A registered notice of lease pendency has been documented since 14/09/2012. In respect of which the document of registered notice of lease pendency was registered on the same date in the office of Me, Sub-Registered Saheb at Ahmedabad vide his serial number-1339. Regarding the change note in the entitlement sheet of village sample number-6, its change note no.-18407 dated 24/01/2014 has been registered in Kacchi, but since the injunction of the court has not been presented in the documents of the same note, the same note no.-18407 dt. Rejected from 03/05/2014.

(22) After Moje Vatva, dt. For the return of lands bearing Survey No. -776 and other survey numbers of Vatva, City Mamlatdar (Narol) Order No.- CT/ Narol/ Land/ Su. Hu. S.R. 62/2014, dt. According to the order



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dated 23/05/2014, change of land bearing survey number-776 and other survey numbers note number-14379, dt. Shri Jalaluddin Qutbuddin passed away on 07/12/2006 The names of their heirs have to be entered. According to the same note, the name of Jalaluddin Qutbuddin was ordered to be reduced from the survey numbers mentioned in note no.-14379. Regarding the change note in the entitlement sheet of Village Sample No.-6, its change note No.-18576, dt. Validated on 21/07/2014.

(23) After Moje Vatva, dt. Regarding land bearing Survey No.-776 of City (Narol) Order of City Mamlatdar (Narol) Saheb No.-CT/ Narol/ Land/ Vatva/ Amendment Order/ S.R. No. 102/2014, dt. Amended order dated 11/11/2014. According to the amendment order Moje Village Vatva, dt. Note No.-14344, 14379, 15463, 16022, 16163, 17399, 18024, 18027, 18175,



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18320, 18576, etc. in City Survey No.-776 have given effect on the record. But there is a sale note from note no-16163. The Deputy Collector's Order No.-RTS. Case No. 2-169/2012 to 26 of all the names of the heirs have been effected vide Note No.-16163 which has been issued as per the names of the heirs. The following amendment is hereby ordered to give effect there to

Sheet No	Date	Heirs Name
14379	07/12/2006	Zakiyabanu Wd/o. Jalaluddin Kutbuddin Samim Haider Jalauddin Maher Fatema Jalauddin Naziya Sulatana Jalauddin Nigar Fatema Jalauddin
15359	30/06/2009	Firozakhatun Wd/o Nasruddin Mohmadraza Nasruddin



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		Haider Abbas Nasruddin Mudassra Nasruddin Sanovarjaha Nasruddin Anjum Jahera Nasruddin Faruq Jahera Nasruddin
16022	18/08/2010	Mustfa Hussain FajaleHussain Anjumanbanu Fajalehussain Mubinabanu Fajalehussain Aarefabanu Fajalehussain Najimabanu Fajalehussain Raishabanu Fajalehussain Kamarbanu Fajalehussain Rukaiyabanu Fajalehussain Muneerakhatun Fajalehussain

And the entry in the Revenue Record Village form No-6
was made vide Mutation entry No-**18811** on
29/12/2014



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(24) Then after, Moje village Vatva, Survey No.-776 of Vatva and land bearing other survey numbers Order of City Mamlatdar (Narol) No.-Narol/ land/ Vatva / amendment order/ S.R. No. 104/2014, dt. An amendment order dated 13/11/2014 was passed according to which the land returned under Survey No.-776 and other Survey No. of land was entered from inheritance note No.-14379 by heir Sameer Haider Jalaluddin. And in the said note his name is mentioned as Samir Haider Jalaluddin. But his real name and his name in sequence number is Sameem Haider Jalaluddin. Accordingly, in the note 7/12, Samir Haider Jalaluddin has been amended to show Sameer Haider Jalaluddin. Regarding the change note in the entitlement sheet of Village Sample No.-6, its change note No.-18816, dt. Validated on 29/12/2014.



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(25) After that, burdens are recorded from Note No. 7794 and 7541 for return of land. The amount of that encumbrance is recorded as exempted on the basis of no-dues paid by the land owners. The change note in the entitlement sheet of village sample no-6 is change note no.-18912, dt. Validated on 29/04/2015.

(26) After that, Moje Vatva, Taluka (City) Vatva land bearing Survey No.-776 Return of City Mamlatdar (Vatva) Order No.-City/ Vatva/ Land/ Vatva/ Amendment Order/ S.R. No. 20/2015, dt. Amended order dated 06/03/2015 According to the order Moje Vatva, Ta. (City) Name of Syed Sirajuddin Qutbuddin in the land bearing Survey No.-776 of Vatwan Note No.-11685, dt. 25/07/1998 filed as succession but dated 7/12 showing 16163 behind his name. Amendment order to show 11685 instead. Regarding the change



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note in the entitlement sheet of Village Sample No.-6, its change note No.-18972, dt. Certified on 25/05/2015

(27) After that said land returned to (1) Sheikh Javidhusen Anwarhusen (owner of 70%) (2) Bukhari Mustaqali Liaqatali (owner of 30%) 1399-50 Sq.m. Agricultural land to Nawajis Ali Ashda Ali Bukhari dated A registered cancellation has been documented since 04/09/2015. In respect of which the document of cancellation was duly registered on the same date of Ahmedabad-13 (City). Registered in the office of the Sub-Registered Saheb vide their Serial No.-1846. Regarding the change note in the entitlement sheet of village sample number-6, the change note number-19215 dated 09/09/2015 has been recorded in Kacchi but the name of those who wrote it on 7/12 is not running, so note number-19215 dt. Rejected from 04/12/2015.



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(28) After that Said land returned 1399-50 Sq. Agricultural land Kanijhussain Qutbuddin dt. Documented a registered cancellation dated 04/09/2015. In respect of which the registered cancellation document was registered on the same date Ahmedabad-13(City) of May. Registered in the office of the Sub-Registered Sahib vide their Serial No.-1847. Regarding the change note in the entitlement sheet of village sample number-6, its change note no.-19126 dated 09/09/2015 was recorded in Kacchi, but since the name of the person writing on 7/12 is not running, therefore note no.-19216 dt. Rejected from 04/12/2015.

(29) Thereafter any of the above owners Sirajuddin Qutbuddin expired on 19/01/2016 and Raziyanu Sirajuddin (Deceased on 14/05/2006) without making will. So their legal heirs (1) Nahid Jahera Sirajuddin



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(2) Aqil Abbas Sirajuddin (3) Ruksanabanu Sirajuddin
(4) Sabinabanu Sirajuddin (5) Shahnawazbanu
Sirajuddin (6) Sajedabanu Sirajuddin (7) Syedakhatun
Sirajuddin (8) Asmibanu Sirajuddin Ddin (9)
Waseemzahera Sirajuddin (10) Azhar Abbas Sirajuddin.

Thus the names of the above heirs as their legal and
direct heirs have been entered in the revenue record of
the land bearing survey no. Regarding the change note
in the entitlement sheet of Village Sample No.-6, its
change note No.-19399, dt. Attested from 17/05/2016.

(30) After that Moje Vatva, Ta. Vatva, Survey No.-776
Principal Secretary Revenue Department (Disputes)
Ahmedabad Order No.-Mvivi/Bakhp/Amd/22/2016,
dt. An order dated 08/09/2016 that petitioner's
revision application No.-MVIVI/ BAKP/ AMD/ 22/2016
is filed. Further of the Petitioner Hearing on injunction
in respect of seeking injunction dated Held at this office



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on 16/11/2016. The change note of the matter in the revenue record of village sample number-6, its change note number-19593, dt. Validated on 11/11/2016.

(31) Then the owners of land were Kanijhusen Kutbuddin, Allarakhi Liaqatali's POA Nazarali Bukhari, Shahista Akhtar Liaqatali, Ishrataj Liaqatali, Jalaluddin Qutbuddin's widow of Zakiyaba and Maher Hatma Jalaluddin Qutbuddin's daughter's kulmukhtaya's POA Saiyad Samimhaider Jalaluddin, daughter of Najiya Sultana and Jalaluddin Qutbuddin, Nigar Fatema She was the daughter of Jalaluddin Qutbuddin, Samim Haider Jalaluddin, Firozhaktun Naseeruddin Qutbuddin's widow, Mahmdarza Naseeruddin, Mudsara Naseeruddin's daughter, Sanovarjaha Naseeruddin Qutbuddin's daughter, Anjumjahera Naseeruddin Qutbuddin's daughter, Faruk Jahera Naseeruddin Qutbuddin Daughter of



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Muhammad Naseem Khan Aji Khan Pathan Number-
17 to 25 (17) Mustafahusen Fajlehusen (18)
Anjumanbanu daughter of Fajalehussain (19)
Mubinabanu daughter of Fajalehussain (20)
Aarefabanu daughter of Fajalehussain (21)
Nazimabanu daughter of Fajalehussain (22)
Raishabanu daughter of Fajalehussain (23) Kamarbanu
daughter of Fajalehussain (24) Rukaiyabanu daughter
of Fajalehussain (25) Muneerabanu daughter of
Fajalehussain, Nahidjahera daughter of Sirajuddin
Kutbuddin, Akilabbas son of Sirajuddin Kutbuddin,
Ruksanabanu daughter of Sirajuddin Kutbuddin,
Sabinabanu daughter of Sirajuddin Kutbuddin,
Shahnawajbanu daughter of Sirajuddin Kutbuddin,
Sajedabanu daughter of Sirajuddin, Saiyadabanu
daughter of Sirajuddin Kutbuddin, Asmibanu daughter
of Sirajuddin Kutbuddin, Vasimzahera daughter of



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Sirajuddin Kutbuddin, Azharabbas son of Sirajuddin Kutbuddin sold and conveyed to the said land paiki undivided 1672-20 sq.mtrs land to Dilavarkhan Jamalkhan Pathan vide Registered Sale Deed No-176 on 15/03/2017 in the office of Sub-Registrar, Registration District and Sub District Ahmedabad-**13 (City)**. The entry to that effect was also entered in the revenue records of mutation entry look book under serial No-**19742** on 21/03/2017 but was rejected by the City Mamalatdar Sir's Order No-RTS/Takrari Mutation/ Case No-13/2017 on 30/12/2017.

(32) Then Kaniye Hussain Qutbuddin among the owners of Sadarhu land was allotted 1399-50 sq.m. Agricultural land which is 5281 sq.mtrs of TP Scheme No-89 Fa.Plot No-16. Land of their share is 1003-856 sq.m. or 839-345 sq.m. land as per original plot area before deduction is 1399-50 sq.m. Kulmukhtyanma of



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agricultural land was given to his daughter Kanije Jehra Nawajis Ali based on which land (1) Sheikh Javid Hussain Anwar Hussain 50% share (2) Bukhari Mustaqali that Miakatali 50% Naone Date. 03/02/2017 by a registered deed of sale registered in the office of the Sub-Registrar Saheb, Ahmedabad-13 (CT) on the same date vide his serial number-177 to Kanije Hussain Qutbbudin of his undivided share of land or Which is 1399-50 sq.m. The land has been sold.

(33) After Moje Vatva, Ta. Vatwa na Survey No.-776 for return of land Revenue Department (Dispute) Ahmedabad Order No.-Mvivi/Bakhp/Amd/22/2016, date As per the order dated 05/05/2017, the action taken by the Collector is correct. But if the applicant complies as mentioned above, the Collector is instructed to take necessary action accordingly. Regarding the change note in the entitlement sheet of



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Village Sample No.-6, its change note No.-19807, date Certified on 27/06/2017.

(34) After Moje Vatva, Ta. Vatva's Survey No.-776 Return of Land Deputy Collector (East), Ahmedabad Order No-RTS/Appeal/Case No-27/2018 date According to the order dated 24/07/2018, the date of dispute. The disputed application dated 29/01/2018 is allowed. Regarding the change note in the entitlement sheet of Village Sample No.-6, its change note No.-20393, date Validated on 05/10/2018.

(35) After Moje Vatva, Ta. Vatva Survey No.-776 of Order No-RTS/Appeal/Case No-34/2018 of City Deputy Collector (East), Ahmedabad. As per the order dated 04/01/2019, the contention application of the disputant is rejected. and City Mamlatdar Vatva date From 30/12/2017 The order made is kept forever. Regarding the change note in the entitlement sheet of



Date :

Village Sample No.-6, its change note No.-20710, dt.
Certified on 18/03/2019.

(36) After Moje Vatva, Ta. Vatva Survey No.-776 returned to District Collector, Ahmedabad Order No-LB / Revision Application No-601 / 2018, date As per the order dated 10/08/2020 rejecting the revision application of the petitioner, City Deputy Collector (East Prant) Ahmedabad RTS/Appeal Case No-27/ 2018, date The order dated 24/07/2018 is ordered to be sustained. Regarding the change note in the entitlement sheet of Village Sample No-6, its change note No.-21475, date Certified as of 01/10/2020.

(37) After Moje Vatva, Ta. Vatva, Survey No-776 returned to District Collector, Ahmedabad Order No.- LB / Revision Application No. 106 / 2019, date As per the order dated 10/08/2020 rejecting the petitioner's revision application, City Deputy Collector (East)



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Ahmedabad RTS / Appeal Case No-34/ 2018, date Order dated 04/01/2019 is ordered to be sustained. And Regarding the change note in the entitlement sheet of Village Sample No.-6, its change note No.-21476, date Certified as of 01/10/2020

(38) After Moje Vatva, Ta. Vatva survey number-776 return of land revenue part (dispute) Ahmedabad order number-MVIVI/ Bakhp/ Amd/ 56/ 2020, date As per the order dated 14/12/2021, the re-examination application filed by the petitioner No.-MVIVI/Bakhp/ Amd/56/2020 is rejected. Collector, Ahmedabad date Order No. LB / Revision Application No. 601 / 2018 is decided to be permanent. Regarding the change note in the entitlement sheet of Village Sample No.-6, its change note No-22194, date From 05/02/2022 Authenticated.



Date :

(39) Then 8802 sq.mtrs. of Survey No-776 among them 5281 sq.mtrs. of Final Plot No-16 included in TP Scheme No-89. About 3438-65 sq.mtrs. The agricultural land was obtained by the assignors together with the confirming party i.e. Nasimkhan Pathan. From 02/02/2017 Rs. 1,54,75,000/- has decided to accept the sale by check/cash in lieu of sale of Rupees One Corer Fifty Four Lakh Seventy Five Thousand and has registered a contract of sale with a possession in respect of which the contract of sale with a registered possession has been registered on the same date Ahmedabad-13 (City) of Sub. Registered in the office of the Registrar vide his serial number-173. and of the Govt. in the agreement with possession executed on said date According to Jantri market.

(40) Then after 8802 sq.mtrs. of Survey No-776 among them 5281 sq.mtrs of Final Plot No-16 included



Date :

in TP Scheme No-89 of About 3438-65 sq.mtrs. Mustufahusen Fajlehusen and 8 other owners among those who have written for the return of agricultural land to the MohammadNasimkhan Ajijkhan Pathan. From 07/02/2012, a General Power of Attorney has been notarized, which is notarized by the General Power of Attorney on the same date, Ahmedabad. Registered in the person of Notary D.M.Syed Saheb vide Serial No.-D/78 of his Book No.-D and Saiyad Meherfatema Jalaluddin and Nigar Fatema Jalaluddin to his brother Saiyad Samim Haider Jalaluddin Bukhari date From 18/09/2006, a General Power of Attorney has been notarized, which is notarized General Power of Attorney on the same date and the others are executed a General Power attorney to Mohammad Nasimkhan Ajijkhan Pathan vide registered General Power Of attorney vide registered No-170, 171,



Date :

174, 175 on 02/02/2017 in the sub-Registrar office Ahmedabad-13 (City).

(41) Thereafter among the above owners, Saiyad Feroza khatun widow of Nasiruddin Qutbuddin did not make any kind of will or testament during her lifetime. Died at Ahmedabad on 18/01/2022. But the names of their heirs are already in the revenue record of the land bearing survey no-776 of Change Note No-15359, dt. His name has been dropped from the revenue record of the land bearing survey number entered before 30/06/2009.

(42) Afterthat 8802 sq.mtrs. of Survey No-776 of among them, 5281 sq.m. Of the total 5281 sq.mtrs of land included in TP Scheme No.-89, 4278 sq.m. of multi-purpose non-agricultural land of Ahmedabad District Collector in his order no-5760/07/16/034/ 2022 to date Permission granted to use Multipurpose



Date :

land from 07/02/2022. NA of the matter. Note Village Sample No.-6 in the entitlement sheet vide its change from Note No.-22292 dt. Certified on 22/03/2022.

(43) That thereafter the said land was covered under the City survey, Office-Nagar Rachana, Ahmedabad, Ward No-Vatva, T.P. No-89, Vatva, Ahmedabad and as such the said land was allotted with City survey No-NA776/P2 in aggregate 4278 Sq.Mtrs and the said Survy No-776 7/12 was Cancelled by the Revenue Department. And the Entry in the Revenue Record Village form No-6 was made vide Mutation entry No-**22315 on 22/03/2022.**

(44) After that, the said City Survey No-776/P2's land was division by the Ms. City Survey Supridentant (Nagar Rachana) Ahmedabad Division Order No-CTS/ Ward-Vatva (Non-Agricultural)/ Division Measurement /Division / 03/2022 on 29/12/2022 are as follows.



Date :

City Survey No-NA776/P2/1 is 839 Sq.mtrs land

City Survey No-NA776/P2/2 is 3439 Sq.mtrs land. And

the entry in the City Survey Record was made vide

Mutation entry No-12, Dt. 03/01/2023.

(45) That thereafter, the owner of the said Survey No-776 (1) Allarakhi Leeyakatali (2) Shahistaakhtar Leeyakatali (3) Isharatjaha Leeyakatali (4) Jakiyabanu Wd/o. Jalaluddin Kutbuddin (5) Naziya Sulatana Jalaluddin (6) Mohmadraza Nasruddin (7) Haiderabbas Nasaruddin (8) Mudassra Nasruddin (9) Sanovarjaha Nasaruddin (10) Amjummahera Nasaruddin (11) Faruqjahera Nasaruddin (12) Mustafahussain Fajalehussain (13) Anjumanbanu Fajalehussain (14) Mubinabanu Fajalehussain (15) Aarefabanu Fajalehussain (16) Neejimabanu Fajalehussain (17) Raishabanu Fajalehussain (18) Kamarbanu Fajalehussain (19) Rukaiyabanu Fajalehussain (20)



Date :

muneerakhatun Fajalehussain (21) Samimhaider
Jalaluddin (22) Nahidjahera Sirajuddin (23) Akilabbas
Sirajuddin (24) Ruksanabanu Sirajuddin (25)
Sabinabanu Sirajuddin (26) Shahnavaazbanu Sirajuddin
(27) Sajedabanu Sirajuddin (28) Saiyadakhatun
sirajuddin (29) Asminabanu Sirajuddin (30)
Vasimzahera Sirajuddin (31) Azharabbas Sirajuddin's
Power of Attorney Holder Pathan Mohmad Nasimkhan
Ajikhan and (32) Mahrfatema Jalaluddin (33) Nigar
fatema Jalaluddin's Power of Attorney Holder Saiyed
Samim Haider Jalaluddin sold and conveyed to the said
Non-Agricultural land Block/Survey No-**776**,
admeasuring **8802** Sq.Mtrs. paiki 5281 Sq.mtrs of
Draft Town Planning Scheme No-**89**, of having Final
Plot No-**16**, admeasuring **4278** Sq.mtrs. paiki 3438-65
Sq.mtrs Non-Agricultural land and having City Survey
No-**NA776/P2**, to Shabana Buildcon a Partnership firm



Date :

Through its Partner Pathan Mohammad Nasimkhan Ajikhan vide Registered Sale Deed No-16273 on 09/09/2022 in the office of Sub-Registrar, Registration District and Sub District Ahmedabad-11 (Aslali) and the confirmation the said Sale Deed to Pathan Mohammad Nasimkhan Ajikhan. And the entry in the City Survey Record was made vide Mutation entry No-14, Dt. 02/05/2023.

(46) That thereafter, Shabana Buildcon a Partnership Firm through its partners Pathan Mohammad Nasimkhan Ajikhan and Mohammad Riyazkhan Nasimkhan Pathan sold and conveyed their 50 % shares to (1) Hasankhan Shamsheer Pathan (2) Fahadkhan Hasankhan Pathan (3) Faizankhan Hasankhan Pathan vide Registered Rectification of Partnership Deed No-2430 on 12/02/2024 in the office



Date :

of Sub-Registrar, Registration District and Sub District
Ahmedabad-11 (Aslali).

(47) Thus on today the subject of Non-Agricultural
land Block/Survey No-776, admeasuring 8802
Sq.Mtrs. paiki 5281 Sq.mtrs of Draft Town Planning
Scheme No-89, of having Final Plot No-16,
admeasuring 4278 Sq.mtrs. paiki 3439 Sq.mtrs Non-
Agricultural land and having City Survey No-
NA776/P2/2, situated at Mouje village Vatva, of
Taluka Valva in Registration District Ahmedabad-11
(Aslali) belonging to **Shabana Buildcon** a Partnership
firm Through its Partner Pathan Mohammad
Nasimkhan Ajijkhan.

REPORT ON THE RECORD OF S.R.O.-5 (Narol),
S.R.O.-13 (City) & S.R.O.-11 (Aslali) AHMEDABAD.



Date :

The search was carried out through the authorized representative in the office of S.R.O.-5 (Narol), S.R.O.-13 (City), S.R.O.-11 (Aslali), Ahmedabad for the Non-Agricultural land under consideration.

It reveals that the records of 1991 to 1992 have been destroyed and therefore the same could not be verified.

For rest of the years, the records were verified. The payment have been acknowledged vide Receipt No- **202500500005048** and Application No-**2145**, Dt. 01/03/2025, Receipt No-**202531300000680** and Application No-**632** Dt. 01/03/2025 and Receipt No- **202531100006901** and Application No-**2485** Dt. 01/03/2025 for the search for the period commencing from 1990 to 2025.



Date :

Public Notice was published in **GUJARAT SAMACHAR** Daily News Paper on date-**30/09/2023** and objections were invited from any persons. Thereafter **(1)** HaiderAli Ahemadali Bukhari and Mohammad Mufiz Hussainmiya Bukhari have given Objection Application to me on dated-**05/10/2023**. **(2)** Femidabanu Hussain Bukhari has given Objection Application to me on dated-**05/10/2023**. **(3)** Bukhari karamatali Meeyasaheb **(4)** Mujahid Hussain Saiyad has given Objection Application to me on dated-**07/10/2023**. And therefore as an Advocate I have Four Answer letter to said objection applications on dated-**21/10/2023** and Now But within period of 7 days not any Objection has been received from any person/s. Thereafter this Title Certificate was been given.



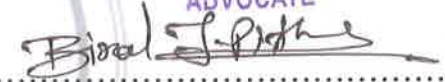
Date :

Thus the Record of Registrar of Assurances do not reveal any transaction contrary to the title of the present Owners.

Date :- 04/03/2025.

Place :- Ahmedabad

BINAL J. PITHAVA
B.Com., L.L.B., L.L.M.
ADVOCATE



Binal J. Pithava
(Advocate)



LAW