

Title Clearance Certificate

For

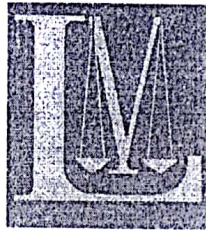
Sub Plot No: 17/A & 17/B in
in The Muslim Co.op. Housing Society Ltd constructed on
the Non Agricultural land bearing F.P. no. 305 of Town
Planning Scheme No. 3 varid situated at Village Shekpur-
khanpur, Taluka Sabarmati, In Registration District sub
District of Ahmedabad-3 (Memnagar).

Title certificate

By

F G. RUSHNAIWALA (Advocate)

For



LEGAL VALUES

LEGAL PRACTITIONERS & CONSULTANTS

**Add.: 406, Pratiksha Complex, Nr. Mahalaxmi Cross Road, Paldi,
Ahmedabad.**

LEGAL VALUES

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Date: 01/07/2018



TITLE CLEARANCE CERTIFICATE

Re: In the matter of Title Investigation of immovable property bearing Sub Plot No: 17/A & 17/B in in The Muslim Co.op. Housing Society Ltd constructed on the Non Agricultural land bearing F.P. no. 305 of Town Planning Scheme No. 3 Varid situated at Village Shekpur-Khanpur, Taluka Sabarmati, In Registration District sub District of Ahmedabad-3 (Memnagar).

As per instruction of Mr. Shafiq G. Shaikh proprietor of M/s. Highline Construction, I have investigated the title of the captioned property from various records and documents and papers as well as by perusing copies of documents, paper etc., produced by the owners of the said property I, have cause necessary searches to be taken with revenue and sub registry records. We have also published a public notice in Sandesh Newspaper calling public at large for any type of objection. We

have to state on the basis of the said investigation, documents, Public notice etc.

OUR REPORT ON TITLE OF THE CAPTIONED PROPERTY IS AS UNDER:-

- 1) That the Land bearing F.P. Nos. 298, 300, 301 & 305, Khata no. 506 of Town Planning Scheme No. 3 (Varid) situated at Village: Shekhpur-Khanpur collectively owned & belonged to The Muslim Co. op. Housing Society Ltd (Reg. No. B.131 dated 13/03/1927.
- 2) That perusing relevant available records & documents it looks like prior to the year 1940 the said land belonged and owned by the said society and the said society have allotted sub- Plot no. 17/A & 17/B admeasuring 1131 sq. yards equivalent to 946 sq. meters to Abdulmajid Abdulrehman Munshi.
- 3) That thereafter the society have allotted share no. 151 to 155 & 156 to 160 total 10 share of Rs. 50 each bearing share certificate no. 31 & 32 respectively.
- 4) Thereafter Abdulmajid Abdulrehman Munshi had constructed a bungalow on the said plots and on date 15/06/1945 Abdulmajid Abdulrehman Munshi passed away leaving behind his heirs 1) Abdulhaq Abdulmajid 2) Abdulhamid Abdulmajid 3) Abdulrazzak



Abdulmajid 4) Jainabbibi W/o. Abdulmajid, 5) Abdulkadir Abdulmajid 6) Habibunnisa D/o. Abdulmajid 7) Naimunnisa D/o. Abdulmajid.

5) Thereafter, around August 1960 an application was submitted before the society to issue Duplicate Share certificate for the said properties and on date 01/09/1960 Duplicate Share Certificate was issued mentioning the name of Abdulhaq Abdulmajid 2) Abdulhamid Abdulmajid 3) Abdulrazzak Abdulmajid 4) Jainabbibi W/o. Abdulmajid, 5) Abdulkadir Abdulmajid 6) Habibunnisa D/o. Abdulmajid 7) Naimunnisa D/o. Abdulmajid.

6) Thereafter, widow of Abdulmajid Abudlrehman Munshi namely Jenabibi Munshi passed away on date 30/12/1980 and her name was deleted from the record of Society on date 13/03/1982 vide resolution no. 6.

7) Thereafter, daughter of Abdulmajid Abudlrehman Munshi namely Naimunnisa Munshi passed away on date 09/12/1984 without any other legal heirs already there in the records of the society and her name was deleted from the record of Society on date 07/07/1994 vide resolution no. 7.

8) Thereafter, son of Abdulmajid Abudlrehman Munshi namely Abdulhamid Munshi passed away on date 01/08/1988 leaving



behind his legal heirs 1) Nazmabanu Abdulhamid 2) Abudllatif Abdulhamid 3) Mohammedaslam Abdulhamid 4) Saberabibi W/o. Abdulhamid but subsequently Saberabibi Abdulhamid also passed away on date 13/01/1989 therefore names of legal heirs of Abdulhamid Munshi & Saberabibi Abdulhamid were added in the record of Society on date 07/07/1994 vide resolution no. 7.

- 9) Thereafter, Habibunnisa D/o. Abudulmajid Munshi relinquish her all rights in the said plots in favour of Abulhaq Abudulmajid Munshi, Abdulrazzak Abudulmajid Munshi, Abdulkadir Abudulmajid Munshi & legal heirs of Abdulhamid Abudulmajid Munshi 1) Najmakhanu D/o. Abdulhamid Munshi 2) Abdullatif Abdulhamid Munshi 3) Mohammedaslam Abdulhamid Munshi executing a Release Deed dated 31/10/1995 and the said deed was register at serial no. 1330, Book no. 80 in the books of Notary Mr. Hoshang F. Mithawala and the said was also recorded in the records of the society on date 17/12/1995 vide resolution no. 7.
- 10) Thereafter, son of Abudulmajid Abudlrehman Munshi namely Abulhaq Munshi passed away on date 01/01/1998 leaving behind his legal heirs 1) Abdulrehman Abulhaq 2) Abdulmatin Abulhaq and their names were added in the record of Society on date 07/07/1994 vide resolution no. 7. That subsequently wife of Abulhaq



Abdulmajid namely Jebunnissa had also passed away on date 13/06/2011.

11) Thereafter, son of Abdulmajid Abudlrehman Munshi namely Abdulrazzak Munshi passed away on date 25/09/1998 leaving behind his legal heirs 1) Abdulsattar Abdulrazzak alias Suhel Abdulrazzak 2) Shakilaakhtar Abdulrazzak 3) Rashedaparveen Abdulrazzak 4) Asefa Daraxabanu Abdulrazzak 5) Rabiyaibibi W/o. Abdulrazzak and their names were added in the record of Society on date 07/07/1994 vide resolution no. 7.

12) Thereafter, Rabiyaibibi Abdulrazzak as died on date 09/12/2001 her name was deleted from the records of the society vide resolution no. 5 on date 17/01/2010.

13) Thereafter, vide letter no. CTS/VSHI/T.P.S./3-3-4/06-07 dated 04/10/2006 Shekhpur-Khanpur the said property was included in City Survey limit vide the aforesaid letter of City Survey Superintendent no.3. and entry to that effect and as per the available records and as per the share certificate no. 31 & 32 of the society forwarded to City Survey office, mutation entry no. 4137, 4138 & 4139 was certified on 31/03/2014 regarding the original occupier and current owners of the said plots. Moreover 1) Shahedakhatun Abdulhaq Munshi 2) Khaledabanu Abdulhaq Munshi



3) Nushrat-aara Abdulhaq Munshi have relinquish their rights from the said property and entry to that effect was also incuded and certified in entry no. 4139 in the property card of City Survey. Further plot no. 17/A & 17/B collectively was given City Survey no. 2675 admeasuring of 946 sq. meters.

14) Thereafter, on date 21/07/2016 Mohammedaslam Abdulhamid Munshi passed away leaving behind 1) Johrakhatun Mohammedaslam Munshi 2) Aatika Mohammedaslam Munshi and their names were added in the record of Society on date 25/09/2017 vide resolution no. 2 and entry to that effect was certified in City Survey records vide entry no. 5790 on date 07/11/2016.

15) That at present the said plots in society records and City survey records stand in the name of 1) Abdulkadir Abdulmajid Munshi 2) Najmabanu Abdulhamid Munshi 3) Abdullatif Abdulhamid Munshi 4) Abdulrehman Abdulhaq Munshi 5) Abdulmatin Abdulhaq Munshi 6) Abdulsattar Alies Suhail Abdulrazzak Munshi 7) Shakilaakhtar Abdulrazzak Munshi 8) Rashedaparveen Abdulrazzak Munshi 9) Asefadaraxa Abdulrazzak Munshi 10) Johrakhatun Mohammedaslam Munshi 11) Aatika Mohammedaslam Munshi as joint owners & occupiers.



- 16) That the Muslim Co. op. Housing Society Limited had issued a NOC and no objection certificate dated 28/12/2017 in favour of the above joint owners that there is no due on the said property.
- 17) That, the aforesaid owners then had executed a registered Development Agreement in favour of Highline Construction proprietor Mr. Shafiq G. Shaikh and the said Development Agreement was duly registered at the office of Sub Registrar of Ahmedabad-3 (Memnagar) under serial no. 2219 on date 08/03/2018.
- 8) That, as a part of investigation of the Title I have publish public notice in Sandesh News Paper dated 10/06/2018 and public at large were call upon to raise objection if any within 7 days from the publication of the said public notice.
- 9) After the publishing of the said notice no one have come forward or have raised objection in reference to the notice publish in the said news paper.
- 10) That revenue search was carried out in the office of Sub-Registrar of Ahmedabad-3 (Memnagar) and the said report is given on the basis of available revenue record and Sub Registry record for the



purpose of study of devolution of title and to ascertain any charge or encumbrance only and does not contain entire revenue record or Sub Registry record and on pursuing other relevant and various documents and papers produced by **EXISTING CO-OWNERS**. I have not found any charge or encumbrance in/on upon the said Plot no. 17/A & 17/B to subsisting as on date in revenue records.

11) OPINION:

Title of immovable property Plot No: 17/A & 17/B bearing City Survey no. 2675 admeasuring 946 sq.mts in **THE MUSLIM COOPERATIVE HOUSING SOCIETY LTD** on the land Final Plot No. 305 in T.P. Scheme no. 3 (Varid) situated, lying and being at Moje Shekhpur-Khanpur, Taluka Sabarmati, In the Registration District of Ahmedabad and Sub District Ahmedabad-3 (Memnagar) which is more particularly described in the First Schedule hereunder written, is found clear marketable and free from reasonable doubts and encumbrances.



: FIRST SCHEDULE ABOVE REFERRED TO :
(Description of Property)

ALL THE PIECE AND PARCEL OF PLOT NO: 17/A & 17/B
COLECTIVELY ADMESURING 946 SQ. METERS BEARING CITY
SURVEY NO. 2675 IN THE MUSLIM COOPERATIVE HOUSING
SOCIETY LTD ON THE LAND FINAL PLOT NO. 305 IN ELLISBRIDGE
T.P. SCHEME NO. 3 (VARID) SITUATED, LYING AND BEING AT MOJE
SHEKHPUR-KHANPUR, TALUKA SABARMATI, IN THE REGISTRATION
DISTRICT OF AHMEDABAD AND SUB DISTRICT AHMEDABAD-3
(MEMNAGAR).

TITLE CERTIFICATE :

UNDER THE CIRCUMSTANCES, I HERBY CERTIFY THAT THE TITLE OF THE
SAID PLOT NO: 17/A & 17/B COLECTIVELY ADMESURING 946 SQ. METERS
BEARING CITY SURVEY NO. 2675 ABOVE REFERRED IN FIRST SCHEDULE IS
CLEAR, MARKETABLE, FREE FROM ALL REASONABLE DOUBT SUBJECT TO
USUAL DECLARATION ON TITLE BEING MADE.

Place: Ahmedabad

Date: 01/07/2018

Fahim & Rushnatwala

Rushnatwala

Advocate
(LEGAL VALUES)

