



Date : 5-11-2020

TITLE SEARCH REPORT

Reg: Investigation of the titles of the property being non-agricultural land bearing Revenue Survey No.71/1, Block No.60, Khata No.219 admeasuring 14670 Sq.Mtrs., T.P.S. No.65, Final Plot No.160/2/1 admeasuring 7122 Sq.Mtrs. and Final Plot No.160/2/2 admeasuring 1680 Sq.Mtrs. of Mouje Jagatpur, Taluka Ghatlodia, District Ahmedabad

Owners: (1) Sardarmohmedkhan Ahmedkhan
(2) Amirmohmedkhan Ahmedkhan
(3) Sultana Asdullakhan
(4) Nujhatjahan Asdullakhan
(5) Zainahmedkhan Asdullakhan,
(6) Nizambakhate Ahmedkhan
(7) Nasimbakhate Ahemadkhan
(8) Hayatbakhate Ahemadkhan

Developer : M/s Maruti Developers



In pursuance to the request of Sardarmohmedkhan Ahmedkhan, one of the owners of the land of Revenue Survey No.71/1, Block No.60, Khata No.219 admeasuring 14670 Sq.Mtrs., T.P.S. No.65, Final Plot No.160/2/1 admeasuring 7122 Sq.Mtrs. and Final Plot No.160/2/2 admeasuring 1680 Sq.Mtrs. of Mouje Jagatpur, I have investigated the titles of the said land and my findings to its are as under :

(2)

1. The land of Block No.60 is having Old Revenue Survey No.71/1.
2. Land of Survey No.71 was in the ownership of Ahmedkhanji Sadatkhanji in the year 1951-52.
3. Name of Husenmohmedkhanji Sadatkhanji was entered as co-owner of the said land by Mutation Entry No.161 dtd.10-12-52.
4. Name of Aata Khoda and Lakha Bhuptaji were shown as occupier in the land of Survey No.71 paiki.
5. As per the order of Commissioner Baroda division dtd.24-4-61, land of Survey No.71 was declared as old tenure land and Mutation Entry No.312 dtd.1-7-61 was made in revenue record on the basis of said order.
6. There was oral family partition between Ahmedkhanji Sadatkhanji and Husenmohmedkhanji Sadatkhanji. Mutation Entry No.374 dtd.12-5-64 was made in revenue record on the basis of said oral family partition and thereby land of Survey No.71 came to the share of Ahmedkhanji Sadatkhanji.
7. Office of DILR carried out durasti and sub divided land of Survey No.71 into two parts, land of Survey No. 71/1 admeasuring Acre 3-25 Guntha continued in the name of Ahmedkhanji Sadatkhanji, while other portion of land of Survey No.71 had gone to the ganotiya and Mutation

(3)

Entry No.461 dtd.11-9-65 was made in revenue record on the basis of said durasti.

8. On implementation of consolidation scheme at Village Jagatpur, land of Survey No.71/1 was given Block No.60 and Mutation Entry No.515 dtd.3-3-69 was made in revenue record to that effect.

9. Names of Sardarmohmedkhan Ahmedkhan, Amirmohmedkhan Ahmedkhan, Asdullakhan Ahmedkhan, Nizambakhte Ahmedkhan, Nasimbakhte Ahemadkhan and Hayatbakhte Ahemadkhan were entered in revenue record as co-owners of the said land by Mutation Entry No.1325 dtd.13-1-03.

10. Ahmedkhanji Sadatkhanji died on dtd.27-2-04 and names of his all successors were already on record, name of Ahmedkhanji Sadatkhanji came to be deleted by Mutation Entry No.1432 dtd.15-10-04.

11. Mukhtyarbegam widow of Ahmedkhanji Sadatkhanji waived her rights in favour of her sons and daughters and therefore her name came to be deleted from revenue record by Mutation Entry No.1484 dtd.1-10-04.

12. Asdullakhan Ahmedkhan died on dtd.2-3-14 and therefore by Mutation Entry No.2870 dtd.28-7-18, names of Sultana Asdullakhan, Nujhatjahan Asdullakhan and Zainahmedkhan Asdullakhan were entered in revenue record as successors of said deceased.



A handwritten signature in black ink, appearing to be "S. S. S." or similar, located below the circular stamp.

(4)

13. In view of the above chain of transactions, Sardarmohmedkhan Ahmedkhan, Amirmohmedkhan Ahmedkhan, Sultana Asdullakhan, Nujhatjahan Asdullakhan, Zainahmedkhan Asdullakhan, Nizambakhte Ahmedkhan, Nasimbakhte Ahemadkhan and Hayatbakhte Ahemadkhan are the lawful owners and occupiers of said piece of land.

14. Land of Revenue Survey No.71/1, Block No.60 has now covered in T.P. Scheme No.65 in which land of Block No.60 has been given Final Plot No.160/2/1 admeasuring 7122 Sq.Mtrs. and Final Plot No.160/2/2 admeasuring 1680 Sq.Mtrs.

15. The Collector, Ahmedabad granted N.A. permission to the said land of Block No.60 paiki F.P. No.160/2/1 admeasuring 7122 Sq.Mtrs. on dtd.16-11-19 as per Order No.2327/07/051/2019. Mutation Entry No.3001 dtd.6-12-19 made in revenue record on the basis of said N.A. permission.

16. The Collector, Ahmedabad further granted N.A. permission to the said land of Block No.60 paiki F.P. No.160/2/2 admeasuring 1680 Sq.Mtrs. on dtd.19-11-19 as per Order No.2328/07/051/2019. Mutation Entry No.3002 dtd.6-12-19 made in revenue record on the basis of said N.A. permission.

17. Sardarmohmedkhan Ahmedkhan, Amirmohmedkhan Ahmedkhan, Sultana Asdullakhan, Nujhatjahan

(5)

Asdullakhan, Zainahmedkhan Asdullakhan, Nizambakhte Ahmedkhan, Nasimbakhte Ahemadkhan and Hayatbakhte Ahemadkhan have executed registered development agreement in favour of M/s. Maruti Developers on dtd.7-2-2020 and same was registered with Sub-Registrar Ahmedabad-8 (Sola) on the same day under Serial No.2499 and thereby M/s. Maruti Developers has become developer of the said land.

18. Our search clerk has taken search of available sub-registry record as well as available revenue record for a period of last 30 years. I have verified relevant papers and documents produced before me by the party. On verification of such record and papers and documents, I have not found any claim and/or encumbrance, charge over the said piece of land.

19. Looking to the transactions which took place, search of available sub-registry record as well as available revenue record and verification of papers and documents, I am of the opinion that the titles of the land under reference are clear, marketable and beyond reasonable doubts and I therefore certify the rights and titles of the said land as clear and marketable.

20. I the undersigned Advocate has been practicing since last 41 years. My Sanad No. is G-276/1980, dtd.30-6-80.

Place: Ahmedabad

Date : 5-11-2020

Idrish M. Bengali
B.A., LL.M., Advocate



(6)

DESCRIPTION OF THE PROPERTY

All that piece and parcle of the property being non-agriculture land bearing Revenue Survey No.71/1, Block No.60, Khata No.219 admeasuring 14670 Sq.Mtrs., T.P.S. No.65, Final Plot No.160/2/1 admeasuring 7122 Sq.Mtrs. and Final Plot No.160/2/2 admeasuring 1680 Sq.Mtrs. of Mouje Jagatpur, Taluka Ghatlodia, District Ahmedabad.

Place: Ahmedabad

Date : 5-11-2020



Idrish M. Bengali

B.A., LL.M., Advocate

