

MUSTUFA B. BANGALI

B.Com.,L.L.B.,Advocate

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TITLE CLEARANCE CERTIFICATE WITH REPORT

Re ; Investigation of the title of the Non-Agricultural land bearing Survey No.235/B paiki 2385 Sq.Mtrs. and Survey No.247/A paiki 1569 Sq.Mtrs. in total 3954 Sq.Mtrs. Town Planning Scheme No.93-C (Gyaspur-Vejalpur), Final Plot No.20 in Sub Plot No.235/B+247/A)2 paiki 2165 Sq.Mtrs. of Mouje Gyaspur, Taluka Vatva, District Ahmedabad.

Owners: M/s. Iqra Developers a partnership firm through its partners

- (1) Yunusbhai Bhikhubhai Shaikh
- (2) Nazirali Sabirali Saiyed
- (3) Nasirhusen Dilvarhusen Mansuri
- (4) Jummakhan Idalkhan Pathan
- (5) Dalal Mustakali Isabbhai

In pursuance to the request of Mr. Yunusbhai Bhikhubhai Shaikh, one of the partner of M/s. Iqra Developers a partnership firm, owner of the above land. I have investigated the titles of the N.A. land of Survey No.235/B paiki 2385 Sq.Mtrs. and Survey No.247/A paiki 1569 Sq.Mtrs. in total 3954 Sq.Mtrs. Town Planning Scheme No.93-C (Gyaspur-Vejalpur), Final Plot No.20 in Sub Plot No.235/B+247/A)2 paiki 2165 Sq.Mtrs. of Mouje Gyaspur, Taluka Vatva, District Ahmedabad and my finding are as under ;

History of land of Survey No.235/B

That the land of Survey No.235 adm. Acre 5-10 Guntha was under the originally ownership of Deva Bava and Bhikha Bava.



Thereafter, family partition took place in respect of the said land togetherwith other lands between (1) Devabhai Bavabhai and (2) Bhikhabhai Bavabhai, and accordingly the said land bearing Revenue Survey No.235 togetherwith other Lands came into share of Devabhai Bavabhai, vide Mutation Entry No.988 dated 25-11-1954.

Thereafter, Devabhai Bavabhai was died, leaving behind his legal heirs namely (1) Kacharabhai Devabhai (2) Bai Mani wd/o. Devabhai Bavabhai (3) Valiben Devabhai (4) Kankuben Devabhai (5) Naniben Devabhai and (6) Maliben Devabhai were entered in revenue record. Necessary entry was made in revenue record by Mutation Entry No.1189 on dtd. 15-03-1971.

Thereafter, co-owner of the said land namely (1) Valiben Devabhai (2) Maliben Devabhai (3) Kankuben Devabhai and (4) Naniben Devabhai released all their right, interest from the said land in favour of Kacharabhai Devabhai. Necessary entry was made in revenue record by Mutation Entry No.1190 on dtd. 15-03-1971 and same entry was duly certified by revenue authority on dtd. 28-04-1971.

Thereafter, Bhikhabhai Bavabhai was entered in revenue record as a co-owner of the said land of Survey No.235 paiki adm. Acre 1-10 Guntha. Necessary entry was made in revenue record by Mutation Entry No.1235 on dtd. 07-07-1975 and same entry was duly certified by revenue authority on dtd. 11-08-1975.



Thereafter, co-owner of the said land of Survey No.235 paiki adm. Acre 1-10 Guntha namely Bhikhabhai Bavabhai was died on dtd. 08-08-1989, leaving behind his legal heirs namely (1) Rasuben widow of Bhikhabhai Bavabhai (2) Kalubhai Bhikhabhai (3) Lakhabhai Bhikhabhai (4) Navghanbhai Bhikhabhai (5) Kaliben Bhikhabhai were entered in revenue record. Necessary entry was made in revenue record by Mutation Entry No.1391 on dtd. 22-09-1989 and same entry was duly certified by revenue authority on dtd. 7-3-1990.

Thereafter, co-owner of the said land namely Kacharabhai Devabhai was died, leaving behind his legal heirs namely (1) Mahadevbhai Kacharabhai (2) Shankarbhai Kacharabhai (3) Bharatbhai Kacharabhai (4) Babuben Kacharabhai were entered in revenue record. Necessary entry was made in revenue record by Mutation Entry No.1617 on dtd. 27-09-1999 and same entry was duly certified by revenue authority on dtd. 21-02-2000.

Thereafter, co-owner of the said land namely Rasuben Bhikhabhai Bharwad was died on dtd.01-06-1993, leaving behind her legal heirs namely (1) Lakhabhai Bhikhabhai (2) Navghanbhai Bhikhabhai (3) Kaliben Bhikhabhai and Late Kalubhai Bhikhabhai legal heirs (4) Dinesbhai Kalubhai (5) Lilaben Kalubhai (6) Kanchanben Kalubhai (7) Navinbhai Kalubhai (8) Sonalben Kalubhai and (9) Ramilaben Kalubhai were entered in revenue record. Necessary entry was made



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in revenue record by Mutation Entry No.1849 on dtd. 07-11-2008 and same entry was duly certified by revenue authority on dtd. 07-01-2009.

Thereafter, (1) Lakhabhai Bhikhabhai (2) Navghanbhai Bhikhabhai (3) Kaliben Bhikhabhai and Late Kalubhai Bhikhabhai legal heirs (4) Dinesbhai Kalubhai (5) Lilaben Kalubhai (6) Kanchanben Kalubhai (7) Navinbhai Kalubhai (8) Sonalben Kalubhai and (9) Ramilaben Kalubhai, No.1 him self and Power of Attorney Holder of No.2 to 9 sold and conveyed the land of Survey No.235 P 2 paiki 3207 Sq.Mtrs. to Gulamhaider Gulammohyuddin Shaikh by way of registered Sale Deed. Sale Deed which was registered with the Sub-Registrar, Ahmedabad at Sr.No.2623 on dtd.15-11-2002. On the basis of the said sale deed, name of purchaser entered in revenue record by Mutation Entry No. 1850 on dtd. 07-11-2008 and same entry was duly certified by revenue authority on dtd. 07-01-2009. Thereby, GULAMHAIDER GULAMMOHYUDDIN SHAIKH became the owner and occupier of the said land Survey No.235 P 2 paiki 3207 Sq.Mtrs. of Gyaspur.

History of Land of Survey No.247

That the land of Survey No.247 adm. Acre 4-1 Guntha was under the originally ownership of Deva Bava and Bhikha Bava.



Thereafter, family partition took place in respect of the said land togetherwith other lands between (1) Devabhai Bavabhai and (2) Bhikhabhai Bavabhai, and accordingly the said land bearing Revenue Survey No.247 togetherwith other Lands came into share of Bhikhabhai Bavabhai, vide Mutation Entry No.988 dated 25-11-1954.

Thereafter, family partition took place in respect of the said land togetherwith other lands between Bhikhabhai Bavabhai and his sons i.e. (i) Kalubhai Bhikhabhai (ii) Lakhabhai Bhikhabhai and (iii) Navghanbhai Bhikhabhai, and accordingly the said Land bearing Revenue Survey No.247 togetherwith other Lands came into share of Lakhabhai Bhikhabhai, vide Mutation Entry No.1234 dated 07-07-1975 and same entry was duly certified by revenue authority on dtd. 11-08-1975.

Thereafter, Lakhabhai Bhikhabhai Bharwad sold and transferred the land of Survey No.247 paiki 5553 Sq.Mtrs. to Gulamhaider Gulammohyuddin Shaikh by way of registered Sale Deed. Sale Deed which was registered with the Sub-Registrar, Ahmedabad at Sr.No.2619 on dtd.15-11-2002. On the basis of the said sale deed, name of purchaser entered in revenue record by Mutation Entry No. 1716 on dtd. 25-05-2006 and same entry was duly certified by revenue authority on dtd.28-06-2006. Thereby, GULAMHAIDER GULAM MOHYUDDIN SHAIKH became the owner and occupier of the said land Survey No.247 paiki 5553 Sq.Mtrs. of Gyaspur.



Thereafter, Non-Agricultural use permission for residential purpose for the said land bearing Revenue Survey No.235 paiki 3207 Sq.Mtrs. and Survey No.247 paiki 5553 Sq.Mtrs. in total adm. 8760 Sq.Mtrs. has been given by District Collector, Ahmedabad vide its Order No.CB/Jamin/N.A./S.R.106/08 on dtd.17-03-2009. Entry to that effect was made in revenue record by Mutation Entry No.1879 on dtd. 15-05-2009 which is certified by concerned revenue authority dated 31-07-2009.

Thereafter, the land of (i) Survey No.235 adm. 21246 Sq.Mtrs. and (ii) Survey No.247 adm. 16289 Sq.Mtrs. the District Inspector Land Records, Ahmedabad vide its Order No.D.S.O./D.R.K./Gyaspur/Du.P./09/ dtd.02-12-2009 and Durasti Patrak No.26 dated 17-12-2009. As per the said K.J.P. Dursthi, the land of Survey No.235/B adm. 3207 Sq.Mtrs. and Survey No.247/A adm. 5553 Sq.Mtrs. came to the share of GULAMHAIDER GULAM MOHYUDDIN SHAIKH. Entry to that effect was made in revenue record by Mutation Entry No.1927 on dtd. 31-12-2009 and same entry was duly certified by revenue authority on dtd. 15-02-2010.

Thereafter, Gulamhaider Gulam mohyuddin Shaikh sold and conveyed the land of Survey No.235/B adm. 3207 Sq.Mtrs. paiki 822 Sq.Mtrs. and Survey No.247/A adm. 5553 Sq.Mtrs. paiki 3984 Sq.Mtrs. to M/s. Prime Centre Mall Pvt. Ltd. by way of registered sale deed. said Sale Deed which was registered with the Sub-Registrar, Ahmedabad at Sr.No.10743 on dtd. 14-10-2010.



On the basis of the said sale deed, name of purchaser entered in revenue record by Mutation Entry No.1995 on dtd.24-11-2010.

Thereafter, above sale transaction, thereby, remaining land of Survey No.235/B adm. 3207 Sq.Mtrs. paiki 2385 Sq.Mtrs. and Survey No.247/A adm. 5553 Sq.Mtrs. paiki 1569 Sq.Mtrs. in total 3954 Sq.Mtrs. continued owner of Mr. Gulamhaider Gulammohyuddin Shaikh.

Mr. Gulamhaider Gulammohyuddin Shaikh division of the two sub plots of the said land of Survey No. 235/B and Survey No.247/A i. e. Sub Plot No. (235/B+247/A) 1 adm. 4087.15 Sq.Mtrs. and Sub Plot No. (235/B+247/A)2 adm. 3005.85 Sq.Mtrs. Plan for construction are duly approved by Ahmedabad Municipal Corporation as per Case No.LTS/SZ/080310/P/A7617/M1, Rajachitti No.14749/0803130/A7617/M1 on dtd.20-03-2010.

That the Survey No.235/B and SurveyNo.247/A was covered in Town Planning Scheme No.93-C (Gyaspur-Vejalpur) and allotted Final Plot No.20 adm. 6196 Sq.Mtrs.

Mr. Gulamhaider Gulammohyuddin Shaikh approached Ahmedabad Municipal Corporation of the opinion of Development Permission of the said Sub Plot No.235/B+247/A)2. Thereafter, AMC has been issued opinion on dtd. 24-09-2020, (T.P.Scheme acquired and



Final Plot No.45 adm. 641 Sq.Mtrs. and T.P. Road acquired (Kapat), thereafter, Sub Plot No.235/B+247/A) 2 remaining land of area 2165 Sq.Mtrs. on site.

Thereafter, Mr. Gulamhaider Gulammohyuddin Shaikh sold and transferred the land of Non-Agricultural land bearing Survey No.235/B paiki 2385 Sq.Mtrs. and Survey No.247/A paiki 1569 Sq.Mtrs. in total 3954 Sq.Mtrs. Town Planning Scheme No.93-C (Gyaspur-Vejalpur), Final Plot No.20 in Sub Plot No.235/B+247/A)2 paiki 2165 Sq.Mtrs. of Mouje Gyaspur, Taluka Vatva, District Ahmedabad to M/s. Iqra Developers a partnership firm through its partners (1) Yunusbhai Bhikhubhai Shaikh (2) Nazirali Sabirali Saiyed (3) Nasirhusen Dilvarhusen Mansuri (4) Jummakhan Idalkhan Pathan and (5) Dalal Mustakali Isabbhai by way of registered Sale Deed. Said Sale Deed which was registered with the Sub-Registrar, Ahmedabad-5(Narol) at Sr.No.4787 on dtd. 28-06-2021. On the basis of the said sale deed, name of M/s. Iqra Developers a partnership firm entered in revenue record by Mutation Entry No.2414 on dtd. 03-07-2021 and same entry was duly certified by revenue authority. Thereby, M/S. IQRA DEVELOPERS a partnership firm through its partners (1) Yunusbhai Bhikhubhai Shaikh (2) Nazirali Sabirali Saiyed (3) Nasirhusen Dilvarhusen Mansuri (4) Jummakhan Idalkhan Pathan and (5) Dalal Mustakali Isabbhai became the owner and occupier of the said N.A. land.



As a part of investigation of the title, I issued public notice in the "Gujarat Samachar" on dtd. 11-07-2021 and I have not received any objection and/or claim in manner to any person response thereto.

I have verified the relevant papers and documents produced to me. I have taken search of available sub-registry record as well as available revenue record for a period of last 30 years and I found no charge, lien and/or encumbrance over the said piece of land.

Looking to the transactions which took place, verification of revenue record available with the Sub-Registrar record and verification of relevant papers and documents produced to me, I am of the opinion that the right and title of the said N.A. land are clear and marketable. Subject to ;

- (1) Fulfillment of Town Planning Act, Stamp Act, registration Act or any other Act, rule/ notification, gazatte etc, which may apply.
- (2) Fulfillment of all the terms and conditions mentioned in the orders issued for the scheduled land and including N.A. permission
- (3) Produnction of all relevant and necessary Original Papers, Documents, Orders, Deeds etc. of the said land.

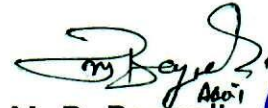


DESCRIPTION OF THE PROPERTY

All that piece and parcel of Residential Non-Agricultural land bearing Survey No.235/B paiki 2385 Sq.Mtrs. and Survey No.247/A paiki 1569 Sq.Mtrs. in total 3954 Sq.Mtrs. Town Planning Scheme No.93-C (Gyaspur-Vejalpur), Final Plot No.20 in Sub Plot No. 235/B+247/A)2 paiki 2165 Sq.Mtrs. of Mouje GYASPUR, Taluka Vatva, District Ahmedabad, and bounded as follows ;

East : Road
West : Road
North : Road
South : ZAM ZAM Flat

Place : Ahmedabad
Date : 13-08-2021


M. B. Bangali

Advocate

(Sanand No.G-874/2002)

