

6
ADVOCATE

Nirav R. Kayasth

B.Com., L.L.B.

Residence : 22, Gayatrinagar Society,
B/h. Ranchhodji's Temple,
Jivrajpark,
Ahmedabad - 380051. Gujarat.

Office : 205, Sanskar-1,
B/S. Ketav Petrol Pump,
Polytechnic Road, Ambawadi,
Ahmedabad - 380006. Gujarat.

CONTACT : 9825050408, 079 - 66055408

E-mail : niravkayasth@yahoo.co.in

File:TC-407-17

Date: 29/03/2017

Title Certificate



Ref: Title Certificate based on the title report of Agricultural land admeasuring about 1495.82 sq. mtr. (southern side) amongst to 4343 sq.mtr. of Final Plot no.-97, T.P. scheme no.-1 (Vejalpur) (lieu in survey no. 572 paid) of moje: Vejalpur, Taluka: Vejalpur, Registration District, Sub-district - Ahmedabad-10 (Vejalpur) belonging to Shafibeg Amirbeg Mirza, Rafikbeg Amirbeg Mirza.

Pursuant to instruction of above mentioned owners, I have investigated the titles to the above referred property and got the 30 years searches from the available registration record through my search advocate and available revenue records and have gone through photocopies of relevant documents, papers, declaration cum indemnity bond of above named owners and information given to me by said owners.

I have inspected photocopies of documents, legal papers, revenue entries, revenue records, registration search, rely upon declaration cum indemnity bond and I believe that it's all are true and trustworthy, that I have reason to believe that, the title to the aforementioned land is clear, marketable and free from reasonable doubts & encumbrances and is belongs to above named owners.



A handwritten signature in black ink, appearing to be "Nirav R. Kayasth".
Nirav R. Kayasth
(Advocate)

Nirav R. Kayasth

ADVOCATE

B.Com., L.L.B.

Residence : 22, Gayatrinagar Society,
B/h. Ranchhodji's Temple,
Jivrajpark,
Ahmedabad - 380051. Gujarat.

Office : 205, Sanskar-1,
B/S. Ketav Petrol Pump,
Polytechnic Road, Ambawadi,
Ahmedabad - 380006. Gujarat.

CONTACT : 9825050408. 079 - 66055408

E-mail : niravkayasth@yahoo.co.in

File:TC-407-17

Date: 29/03/2017

Title Report



Ref: Title Report based on the investigation of title for Agricultural land admeasuring about 1495.82 sq. mtr. (southern side) amongst to 4345 sq.mtr. of Final Plot no.-97, T.P. scheme no.-1 (Vejalpur) (lieu in survey no. 572 paiki) of moje: Vejalpur, Taluka: Vejalpur, Registration District, Sub-district - Ahmedabad-10 (Vejalpur) belonging to Shafibeg Amirbeg Mirza, Rafikbeg Amirbeg Mirza.

Pursuant to instruction of above mentioned owners, I have investigated the titles to the above referred property and got the 30 years searches from the available registration record through my search advocate and available revenue records and have gone through photocopies of relevant documents, papers, declaration cum indemnity bond of above named owner and information given to me by said owners.

1. Prior to 1960 land of survey no.-572 admeasuring 1 acre 35 guntha was originally belonged to Manaji Shankarji. Entry to that effect was made in the revenue record vide entry no.-329 as on dated: 08/02/1956.
2. Thereafter the said Manaji Shankarji sold the land of survey no.-572 admeasuring 1 acre 35 guntha to Sadruddin Amanulla Kadri, sale deed for the same has been registered in the office of sub registrar Ahmedabad vide registration no.-4515 dated: 28/04/1967. Entry to that effect was made in the revenue record vide entry no.-1665 as on dated: 22/01/1968 and certified as on dated: 19/08/1968.
3. Thereafter said Sadruddin Amanulla Kadri sold the 0 acre 26 guntha land to Aminabibi Amirbeg, sale deed for the same has been registered in the office of sub registrar Ahmedabad vide registration no.-6292 dated: 25/05/1970. Entry to that effect was made in the revenue record vide entry no.-2059 as on dated: 30/01/1971, was certified as on dated: 03/08/1971.
4. Thereafter said Sadruddin Amanulla Kadri sold the 0 acre 8 guntha land to Aminabibi Amirbeg, sale deed for the same has been registered in the office of sub registrar Ahmedabad vide registration no.-6484 dated: 28/05/1970. Entry to that effect was made in the revenue record vide entry no.-2073 as on dated: 30/01/1971, was certified as on dated: 03/08/1971.
5. Thereafter said Sadruddin Amanulla Kadri sold the 0 acre 8 guntha land to Aminabibi Amirbeg, sale deed for the same has been registered in the office of sub registrar Ahmedabad vide registration no.-8938 dated: 23/07/1970. Entry to that effect was made in the revenue record vide entry no.-2090 as on dated: 30/01/1971, was certified as on dated: 03/08/1971.
6. Thereafter office of The District Inspector Land Record resurveyed the land of survey no.-572 admeasuring 1 acre 35 guntha i.e. 0-75-88 sq.mtr. increased to 2 acre 01 guntha i.e. 0-88-02 sq.mtr. as per D.I.L.R. order no.-KGP/S.R./10/71-72 dated: 28/10/1977, entry to that effect was made in the revenue record vide entry no.-4595 as on dated: 10/05/1982, was certified later on.



Nirav R. Kayasth
Advocate

7. T. P. scheme no.-1 of Vejalpur implemented and the said survey no.-572 fell under the said T. P. scheme no.-1, instead of survey no.-572 admeasuring 4843 sq. mtr. of Aminabibi Amirbeg has been allotted Final Plot no.-97 admeasuring 3741 sq.mtr. land as per 'F' form.
8. Thereafter Aminabibi Amirbeg Mirza passed away as on dated: 29/04/2007, leave behind her straight line heirs (1) Shafibeg Amirbeg Mirza, (2) Rafikbeg Amirbeg Mirza, (3) Mumtazbanu Amirbeg Mirza, (4) Shamshadbanu Amirbeg Mirza, (5) Farzanabanu Amirbeg Mirza, (6) Shehnazbanu Amirbeg Mirza. Their names were entered in the revenue record vide entry no.-11412, as on dated: 01/08/2007 was certified as on dated: 03/12/2007.
9. Thereafter Mumtazbanu Amirbeg Mirza, Shamshadbanu Amirbeg Mirza, Farzanabanu Amirbeg Mirza and Shehnazbanu Amirbeg Mirza have all died and their rights have been transferred in favour of their brothers Shafiben Amirbeg Mirza and Rafikbeg Amirbeg Mirza. Entry to that effect was made in the revenue record vide entry no.-11413 as on dated: 01/08/2007 and certified as on dated: 03/10/2007.
10. As a part of investigation of title I have given a public notice for demanding any third party or Heirs claim or Objections, which public notice was published in daily news paper Sandesh on page no. 11 as on dated: 22/01/2017.
11. I have verify village form no.-7/12 and 8 dated: 10/02/2017 and referred photo copies of village form no.- 6 and 'F' form. The names of above owners are shown in the village form no.-7/12 as owners and possessors of the said land.
12. My search advocate has taken registration search since last 30 years as on dated: 07/02/2017.
13. The said owners executed declaration cum indemnity bond as on dated: 28/03/2017 and asking me for title to the land of 1495.82 sq.mtr. southern side of Final plot no.-97 of T.P. scheme no.-1.

I have inspected aforementioned documents and rely upon declaration cum indemnity bond of above named owners and believe that I have no reason to believe that and I give my opinion that the title to the aforementioned property is clear and marketable, free from reasonable doubts & encumbrances and is belongs to Shafiben Amirbeg Mirza and Rafikbeg Amirbeg Mirza.

Note: Registration Record of year 1987 to 1992 are destroyed, Registration record of years 1993 is tearing, Registration record of years 1994 to 2017 are computerized, so my search advocate could not inspected. I issued this report on the bases of available registration search and photocopies of legal Documents, papers, Declaration, Indemnity bond, produce before me.

Remarks: Final plot no.-97 of T. P. scheme no.-3 of moje: Vejalpur is total admeasuring 3741 sq.mtr., this title issued for 1495.82 s.mtr. land of southern side, so do not transfer said land without N. A. permission. It cause to be breach law of fragmentation and consolation act.



Nirav R. Kayasth
(Advocate)