

TUSHAR MANHARLAL VASHI.
B.Sc LL.B. ADVOCATE

BAR COUNCIL ENROLMENT NO.G/919/1993

Office-7,Subh Laxmi-, Res.-Opp.Gayatri Mandir,
Raw House,Below Rotary-, Gandevi-396360,
Hall,Rahej,Tal.Gandevi, Via-Bilimora,
Dist.-Navsari-396360 Dist.-Navsari.
Ph.-02634262412. Ph.-02634262070.
Cell.-9825864264

Title Investigation Report of Land

As required under the provisions of Gujarat Real Estate
(Regulation and Development) (Matters Relating to the Real Estate
Regulatory Authority) Rules-2016.

To Whom So It May Ever Concern

This is to certify that title of Idrish Gulam Tai, over the non agricultural land situated within the municipal limits of Gandevi, Tal. Gandevi, Dist. navsari bearing Gandevi city survey sheet (tika) no. 8/2, city survey no. 18/A (made after consolidation of city survey no. 18/A and 18/B), admeasuring 645.4923 sq.mtr of land on which a multistoried building "NIZAM CONSTRUCTION" is being constructed is investigated by me.

HISTROY OF CITY SURVEY NO. 18/A (Original)

Said land was originally bearing city survey sheet (tika) no. 18/A originally admeasuring 326.0907 sq.mtr of land was originally owned by Femula Rahimbhai and on his death on Bai Halima daughter of Mirbhai Aadam and wife of Mulla Rahimulla became the owner of the said property.

That said owner sold said property to Fakirbhai Pirbhai.

That on the death of said owner Fakirbhai Pirbhai name of Bai Khatija daughter of Fakirbhai Pirbhai was mutated in the property card by entry no. 1 dated 18/02/1980.

That said owner Bai Khatija daughter of Fakirbhai Pirbhai sold said property to Yusufbhai Fakirbhai Khalifa and Nurbibi



Husseinbhai Khalifa by register sale deed bearing registration no.549 dated 20/06/1988 and entry no.2 dated 13/04/1989 to that effect was mutated in the property card.

That on the death of one of the co.owner Yusufbhai Fakirbhai Khalifa on 13/06/2003 names of 1.Sajedaben Yusufbhai Khalifa 2.Sabir Yusufbhai Khalifa 3.Sajid Yusufbhai Khalifa were mutated in the property card by entry no.2141 dated 04/10/2018.

That on the death of Nurbibi Husseinbhai Khalifa on 01/05/2007 names of 1.Iqubal Husseinbhai 2.Rafik Husseinbhai 3.Kasim Husseinbhai 4.Salma Husseinbhai 5.Rabia Husseinbhai 6.Jetun Husseinbhai 7.Sabera Husseinbhai were mutated in the property card by entry no.2142 dated 04/10/2016.

That on the death of Salma Husseinbhai on 29/05/2015 names of 1.Mumtaz Kasam 2.Mehbub Kasam 3.Arif Kasam 4.Faruq Kasam 5.Harun Kasam were mutated in the property card by entry no.2143 dated 04/10/2016.

That on the death of Jetun Husseinbhai on 22/04/2010 names of 1.Raziabanu Abdul Karim 2.Mariyam Abdul Karim 3.Safiya Abdul Karim 4.Mehfuzali Abdul Karim were mutated in the property card by entry no.2144 dated 04/10/2016.

That the owners of the property 1.Sajedaben Yusufbhai Khalifa 2.Sabir Yusufbhai Khalifa 3.Sajid Yusufbhai Khalifa 4.Iqubal Husseinbhai 5.Rafik Husseinbhai 6.Kasim Husseinbhai 7.Mumtaz Kasam 8.Mehbub Kasam 9.Arif Kasam 10.Faruq Kasam 11.Harun Kasam 12.Rabia Husseinbhai 13.Raziabanu Abdul Karim 14.Mariyam Abdul Karim 15.Safiya Abdul Karim 16.Mehfuzali Abdul Karim 17.Sabera Husseinbhai sold said property to Idrish Gulam Tai by register sale deed bearing registration no.1698 dated 08/08/2018 and entry



no.2463 dated 05/10/2018 to that effect was mutated in the property card.

Thus Idrish Gulam Tai becomes the owner of property city survey city survey sheet (tika) no.8/2,city survey no.18/A admeasuring 326.0907sq.mtr.

HISTORY OF CITY SURVEY NO.18/B

That said land was admeasuring 319.4016 sq.mtr of land.That said property was prior to 1955 was owned by Femulla Rahimbhai.

That on her death names of 1.Haniru(Hanifa) daughter of Abdullatif 2.Rabia daughter of Abdullatif.

That said owners sold 417 sq.yard of land to Hidaytulla Abdullatif by sale deed dated 20/05/1953 and entry no.1 dated 27/02/1955 to that effect was mutated in the property card.

That Hidaytulla Abdullatif sold 209 sq.yard of land to Rabiabibi daughter of Abdullatif Femulla by sale deed dated 01/01/1969 and entry no.03 dated 05/02/1969 to that effect was mutated in the property card.

That Hanifabibi daughter of Mulla Abdul Latif Femulla and Hidaytulla Abdullatif sold 208 sq.yard land to Ibad Abdul Latif Mulla by sale deed 24/11/1969 and entry no.04 dated 06/01/1970 to that effect was mutated in the property card.

Thus Rabiabibi daughter of Abdullatif Femulla became the owner of 209 sq.yard of land and Ibad Abdul Latif Mulla became the owner of 208 sq.yard of land.

That on the death of Ibad Abdul Latif Mulla on 26/03/2007 names of 1.Shamimbanu Ibad Abdul Latif 2.Salim Ibad Mulla 3.Sabera Ibad



Abdul Latif 4. Sayara Ibad Abdul Latif 5. Sadruddin Ibad Abdul Latif 6. Soheli Sabir Shaikh and 7. Sabina Sabir Shaikh were mutated in the property card by entry no. 1583 and entry no. 1584 dated 05/04/2013.

That on as per the consent given by affidavit dated 10/04/2013 1. Shamimbanu Ibad Abdul Latif 2. Sabera Ibad Abdul Latif 3. Sayara Ibad Abdul Latif 4. Soheli Sabir Shaikh and 5. Sabina Sabir Shaikh released their rights and entry no. 1585 dated 05/04/2013 to that effect was mutated in the property card.

That thus 1. Salim Ibad Mulla 2. Sadruddin Ibad Abdul Latif and 3. Rabiabibi daughter of Abdul Latif Femulla became the owner of 209 sq. yard.

That Rabiabibi daughter of Abdul Latif Femulla released her share by register deed no. 2151 dated 06/11/2017 and entry no. 2464 dated 06/10/2018 to that effect was mutated in the property card.

That remaining owners 1. Salim Ibad Mulla 2. Sadruddin Ibad Abdul Latif sold said property to Idrish Gulam Tai by register sale deed bearing registration no. 456 dated 07/03/2018 and entry no. 2462 dated 05/10/2018 to that effect was mutated in the property card.

Thus Idrish Gulam Tai becomes the owner of property city survey city survey sheet (tika) no. 8/2, city survey no. 18/B admeasuring 319.4016 sq. mtr. of land.

CONSOLIDATION OF CITY SURVEY NO. 18/A AND 18/B.

That land of city survey no. 18/A admeasuring 326.0907sq. mtr of land and land of city survey no. 18/B admeasuring 319.4016 sq. mtr was consolidated by the order of City Survey Superintended by order dated 29/03/2019 and new city survey no. 18/A admeasuring



645.4923 sq.mtr was formed and entry no.2574 dated 30/03/2019 to that effect was mutated in the property card.

CONSTRUCTION PERMISSION

That owner of the land Idrish Gulam Tai obtain construction permission from Gandevi municipality by permission no.GADA/29-09-2020/1524014/01/000070 dated 12/10/2020.

I have found that land on which a multistoried building "NIZAM CONSTRUCTION" is being constructed is owned by Idrish Gulam Tai and title of said land is clear and marketable and without any encumbrance, which please note.

Date:12/04/2021

(T. M. Vashi Advocate)

