

--:Title clearance certificate :-

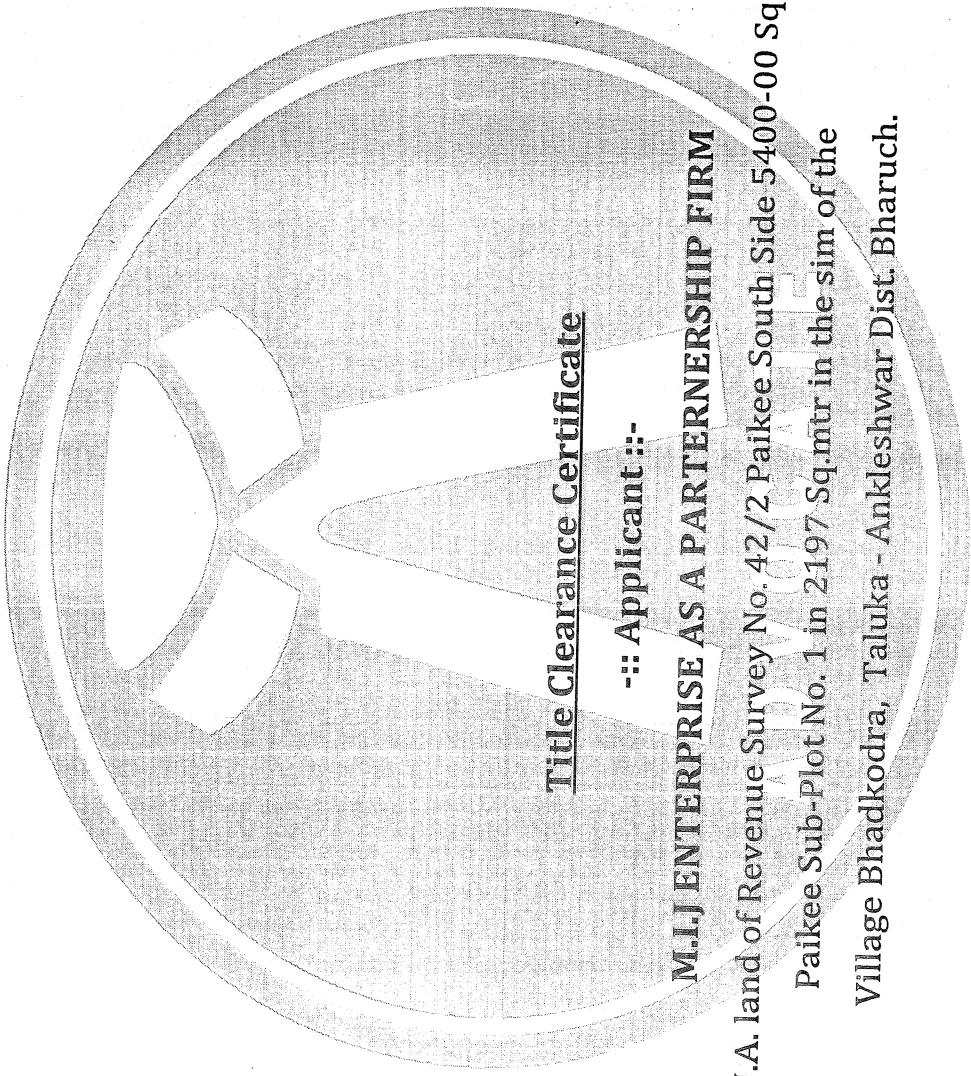
--: Applicant :-

M.I.J ENTERPRISE AS A PARTNERSHIP FIRM

N.A. land of Revenue Survey No. 42/2 Paikie South Side 5400-00 Sq.mtr.
Paikie Sub-Plot No. 1 in 2197 Sq.mtr in the sim of the Village Bhadkodra,

Taluka - Ankleshwar Dist. Bharuch.

Date: 27/11/2018



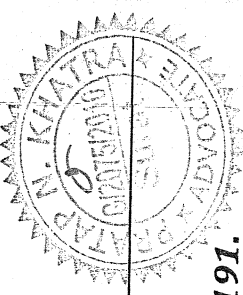
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Village Bhadkodra, Taluka - Ankleshwar Dist. Bharuch.

Subject :- Title investigation and search report and clearance certificate in respect of N.A. land of Revenue Survey No. 42/2 in the sim of the Village Bhadkodra, Taluka - Ankleshwar Dist. Bharuch. Total Land Area of 13300-00 Sq. meter Paikie South Side 5400-00 Sq. mtr Paikie Sub-Plot No. 1 in 2197 Sq. mtr and ownership of M.I.J. Enterprise as a partnership firm is the owner and as the possession of the said N.A land.



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PRATAP N. KHATRA

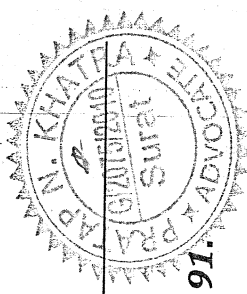
(B.A., LL.B) ADVOCATE

With reference to the above sited subject about I have to state that I have gone through the following relevant records produce before me for the N.A. land bearing revenue survey No. 42/2 situated at in the sim of the Bhadkodra village Tal. Ankleshwar Dist: Bharuch.

1. Copy of Extract form 7/12 and 8-A and 6 from the record of Bhadkodra Gram Panchayat from 1951 to 2018.
2. Copy of N.A permission Order NO. Bhumi/N.A./Vashi./8343 Dated 20-09-2016 of Collector Office - Bharuch.
3. Copy of Construction permission no. BAUDA/Construction Permission/Vashi/2869 Dated 21/11/2016 from BAUDA Office, Bharuch.
4. Sale Deed No. 2698, Dated: 01/04/2017 index-2, and R.R. Executed in favor of Azam Ali Hasim Ali Khan & Others.
5. Copy of Revise Construction permission no. BAUDA/ Construction Permission/ Ank-390/ Vashi/2456 to 2459 Dated 25/07/2018 from BAUDA Office, Bharuch. And SUB-PLOT No. 1 Revise Construction permission NO. BAUDA/ SUB-DIVISION/ Vashi/2455 Dated 25/07/2018 from BAUDA Office, Bharuch.
6. Sale Deed No. 11794, Dated: 20/11/2018 index-2, and R.R. Executed in favor of M.I.J. Enterprise as a partnership firm
7. Village Form 7/12, 8/A & No.6 Relevant to previous ownership for last 67 years.

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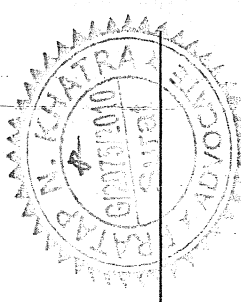
(B.A., LL.B) ADVOCATE

Ongoing throughout the same I found that M.I.J. Enterprise is the owner and as the possession of the said N.A land Admeasuring Area of 13300-00 Sq. meter Paiknee South Side 5400-00 Sq. mtr Paiknee Sub-Plot no. 1 in 2197 Sq.mtr of Revenue Survey No. 42/2 of the Bhadkodra Village, Taluka - Ankleshwar Dist. Bharuch.

LAND IN QUESTION: - Land bearing Revenue Survey No. 42 was originally owned by Ahmed Ismail Lulat of the above property before 1951. Than after Ahmed Ismail Lulat was died on 25/05/2012 and the name of his successor (1) Zubeda Widow of Ahmed Lulat, (2) Isamil Ahmed Lulat, (3) Iqbal Ahmed Lulat, (4) Ilyas Ahmed Lulat, (5) Yasmin Daughter of Ahmed Lulat, (6) Fatma Daughter of Ahmed Lulat & (7) Mahmed Ahmed Lulat was entered as per mutation entry no. 8571 dated 25/07/2012 mutated in the record of Bhadkodra Gram Panchayat.

Than after (1) Mahmed Ahmed Lulat, (2) Zubeda Widow of Ahmed Lulat, (3) Iqbal Ahmed Lulat, (4) Yasmin Daughter of Ahmed Lulat, (5) Fatma Daughter of Ahmed Lulat & (6) Ismail Ahmed Lulat Power of Attorney holder of above no. (2) to (5) relinquished their right from the said land in favour of Ilyas Ahmed Lulat, and the name of Ilyas Ahmed Lulat became owner of the said land as per mutation entry no. 8627 dated 05/08/2013 mutated in the record of Bhadkodra Gram Panchayat.

Than after as per order of District Inspector Land Record order no: 1 KJP/ S.R.No.20/ 2015-2016 (S.r.No. 40) Dated: 28/10/2015 KJP is completed as per entry no. 8721 dated 07/11/2015 of R.s.no. 42.



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Before KJP

S.r.no.	Area	Owner
42	2-43-00	(1) Ilyas Ahmed Lulat area 1-10-00 North Side (2) Ilyas Ahmed Lulat area 1-33-00 South Side

After KJP

S.r.no.	Paikee	Area	Owner
42	1	1-10-00	Ilyas Ahmed Lulat
	2	1-33-00	Ilyas Ahmed Lulat

Than after Ilyas Ahmed Lulat applied to Collector Office, Bharuch for N.A use of the said land and construct a residential house on that land. Same is granted by the Collector Office, Bharuch and issue N.A Permission Order NO. Bhumi/N.A./ Vashi/8343 Dated 20-09-2016 of Collector Office – Bharuch as per mutation entry no. 8777 dated 28/09/2016 mutated in the revenue record.

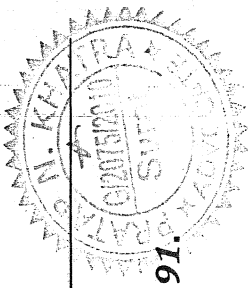
Than after Ilyas Ahmed Lulat applied to BAUDA Office, Bharuch for Construction Permission for said land and construct a residential house on that land. Same is granted by the BAUDA Office, Bharuch and issue Construction permission No. Buada/ Construction Permission/ Vashi/ 2869 Dated 21/11/2016.

Than after (1) Azam Ali Hasim Ali Khan, (2) Jafarali Aazamali Khan, (3) Chaudhary Murtuja Abdulrahim, (4) Israr Mehandi Khan, (5) Kesarali Aazamali Khan, (6) Imran Mehandi Khan, (7) Farman Mehandi Khan, (8) Chaudhary Israhemad Murtuja & (9) Zubedakhatoon Aazamali Khan Purchases said land

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of R.s.no. 42/2 Paikée South side 5400-00 Sq. meter from Ilyas Ahmed Lulat on 01/04/2017 for the executive registered sale deed and as per entry no. 2698 dated 01/04/2017 & (1) Azam Ali Hasim Ali Khan, (2) Jafarali Aazamali Khan, (3) Chaudhary Murtuja Abdulrahim, (4) Israr Mehendi Khan, (5) Kesarali Aazamali Khan, (6) Imran Mehendi Khan, (7) Farman Mehendi Khan, (8) Chaudhary Israhahemad Murtuja & (9) Zubedakhathun Aazamali Khan was entered as an owner as per entry no. 8791 dated 10/05/2017 mutated in the Revenue Record.

Than after Azam Ali Hasim Ali Khan etc applied to BAUDA Office, Bharuch for Revise Construction Permission for said land and construct a residential house on that land. Same is granted by the BAUDA Office, Bharuch and issue Revise Construction permission No. Buada/ Construction Permission/Ank-390/ Vashi/ 2456 to 2459 Dated 25/07/2018. And SUB-PLOT No. 1 Revise Construction permission NO. BAUDA/SUB-DIVISION/Vashi/2455 Dated 25/07/2018 from BAUDA Office, Bharuch.

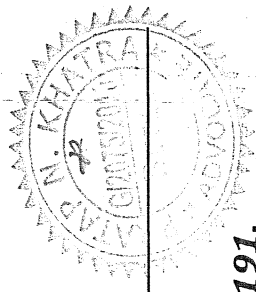
Than after M.I.J. Enterprise as a partnership firm Purchases said land of R.s.no. 42/2 Paikée South side 5400-00 Sq. meter Paikée Sub-Plot no. 1 in 2197 Sq.mtr from Azam Ali Hasim Ali Khan etc on 20/11/2018 for the executive registered sale deed no. 11794 Dated 20/11/2018.

Ongoing through all relevant documents and papers I am of the opinion, conclusion which I have come that M.I.J. Enterprise as a partnership firm is in the possession and owner of the said N.A land admeasuring 13300-00 Sq. meters Paikée South side 5400-00 Sq. meter Paikée Sub-Plot no. 1 in 2197 Sq.mtr Of revenue survey no. 42/2 of Bhadkodra village, Ta. Ankleshwar.

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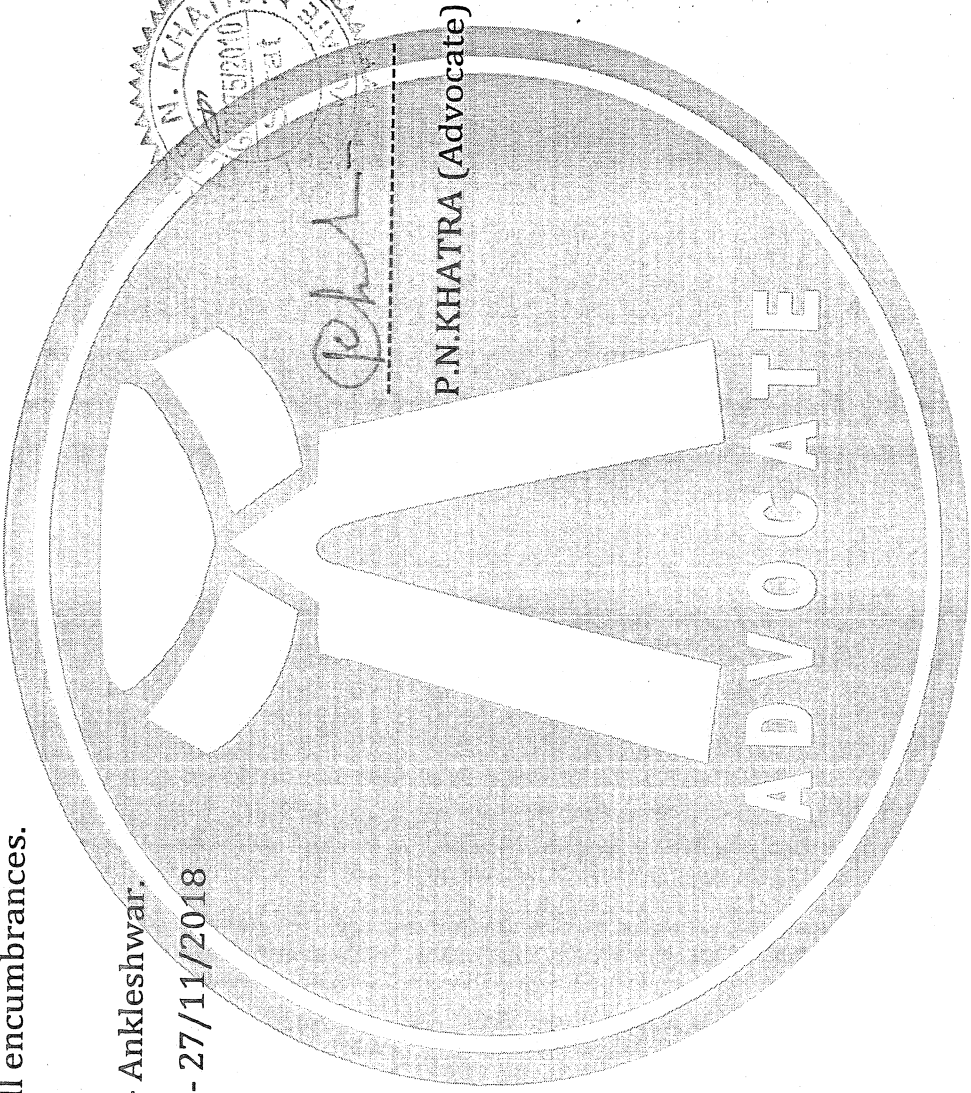
(B.A., LL.B) ADVOCATE

I have taken search of the record of the office of Sub-Registrar Ankleshwar, as well as record of Talati office, Bhadkodra, from 1987 to 2018. Search receipt No. 2018098020233 Dt. 26/11/2018 is attached here with.

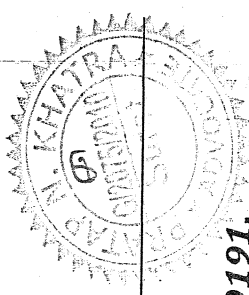
Their title over the said property is clear, marketable and free from any encumbrance and free from reasonable doubt. Proposed to be mortgaged is free from all encumbrances.

Place: - Ankleshwar.

Dated: - 27/11/2018



P.N.KHATRA (Advocate)



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