



Bar No. G/875/2003

Paramtap Y. Raval

Advocate
B.A. LL.M.

:- Office
T/23, Third Floor, Aroma Arcade
Opp. Court, Joravar Palace Road,
At:- Palanpur, Dist:- Banaskantha

પરંતપ વાય. રાવલ

એડવોકેટ
બી.એ.એલ.એલ.એમ.

Resident :-
14, Anand Nagar, Jampura,
Near Jampura School
At:- Palanpur, Dist:- Banaskantha

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Certificate of Title

(1) Name of the Title Holder: - (1) Muman Mahammad Afjal Ismailbhai Mankanojiya, (2) Muman Mahammad Faruk Ismailbhai Mankanojiya, & (3) Muman Mahammad Hanif Ismailbhai Mankanojiya all are resides At Palanpur, Ta:- Palanpur, Dist:- Banaskantha, Gujarat.

(2) Description of Property:-

All the piece and parcel with construction thereon of Non agricultural immovable property for residence purpose belongs to New Revenue Survey No. 1648 (Old Revenue Survey No. 689/1p1) Paiki 4756-00 Sq. Mt. i.e. 51174-56 Sq. Ft. Comprised in "Ashirwad Bunglows" At:- Palanpur, Agola Road, Hanuman Tekri, Abu High Way, Ta:- Palanpur, Dist:-Banaskantha, Gujarat and bounded as under:-

Four Boundaries:-

North :- Adjoining R.S. No. 1646 is situated.
South:- Adjoining R.S. No. 1648 is situated.
East :- Adjoining 12-00 Mt. Wide Internal Road is situated.
West :- R.S. No. 1648 Paiki 1647, 1647 & 1646 is situated.

(3) Documents Scrutinized by me :-

- (1) Original of registered Development Agreement Deed executed between Muman Mahammad Afjal Ismailbhlai Mankanojiya & Others to Om Construction through its proprietor Rupesh Kiritkumar Parmar by deed No. 7208 on dated 20/11/2020.
- (2) Photo Copy of N.A. Order & Lay out Plan.
- (3) Photo Copy of Approved building Plan & Construction Permission.
- (4) Photo Copy of Revenue records as 7/12, 8/A & 6.
- (5) Photo Copy of Village form No. 6/2.

Chain of Title

* History of New Revenue Survey No. 1648 (Old Revenue Survey No. 689/1/p1) Paiki 4756-00 Sq. Mt. as for Plots No. 1 to 29 Situated in the sim of Palanpur Kasba, Agola Road, Ta:- Palanpur :-

(1) As per records, agricultural land belongs to Revenue Survey No. 689/3 was running on the name of Muman Jivubai Gani, Kalu Pyara & Nuribai Taja and to that effect, Mutation Entry was made in the Record as Village form No. 6 by entry No. 683 and the same was certified by competent authority.

(2) As per records, agricultural land belongs to Revenue Survey No. 689/3 was declared as old Conditioned agricultural land and to that effect, Mutation entry was made in the Record as Village form No. 6 by entry No. 2803 and the same was certified by competent authority on dated 24/06/1973.

(3) As per records, agricultural land belongs to Revenue Survey No. 689/3 Paiki Acre 7-2 Guntha has been sold by Kalubhai Pyarabhai Muman & Others to Kalubhai Valibhai Muman & Ismailbhai Valibhai Muman by registered Sale Deed on dated 25/09/1964 and to that effect, Mutation entry was made in the Record as Village form No. 6 by entry No. 3614 and the same was certified by competent authority on dated 08/01/1979.

(4) As per records, Kalubhai Valibhai Muman was expired on 17/05/1979 and to that effect, his legal heirs namely (1) Aminbhai Kalubhai Muman, (2) Adambhai Kalubhai Muman, (3) Aiyubhai Kalubhai Muman, (4) Fatmabai Kalubhai Muman (5) Hanifabai Kalubhai Muman (6) Kherunbai Kalubhai Muman & (7) Nuribai Wd/o. Kalubhai Valibhai Muman has been come on records for agricultural land belongs to Revenue Survey No. 689/1 and to that effect, Mutation entry was made in the Record as Village form No. 6 by entry No. 5850 and the same was certified by competent authority on dated 20/09/1988.

(5) As per records, (1) Fatmabai Kalubhai Muman (2) Hanifabai Kalubhai Muman (3) Kherunbai Kalubhai Muman & (4) Nuribai Wd/o. Kalubhai Valibhai Muman has been waived their rights in favour of (1) Aminbhai Kalubhai Muman, (2) Adambhai Kalubhai Muman & (3) Aiyubhai Kalubhai Muman and to that effect, Mutation entry was made in the Record as Village form No. 6 by entry No. 5851 and the same was certified by competent authority on dated 20/09/1988.

(6) As per records, records correction has been made and to that effect, agricultural land belongs to Revenue Survey No. 689/3 has been considered as Revenue Survey No. 689/1

Sr. No.	Old Revenue Survey No.	New Revenue Survey No.
1	689/3	689/1

and to that effect, Mutation entry was made in the Record as Village form No. 6 by entry No. 7097 and the same was certified by competent authority on dated 12/01/1996.

(7) As per records, agricultural land belongs to Revenue Survey No. 689/1 was distributed between (1) Aminbhai Kalubhai Muman, (2) Adambhai Kalubhai Muman, (3) Aiyubbbhai Kalubhai Muman & (4) Ismailbhai Valibhai Muman and to that effect, agricultural land has been come in the under mentioned persons as under.

Sr. No	Name	Revenue Survey No.
1	Ismailbhai Valibhai Muman	689/1p1 Paiki 1-19-1-21 H.R.A.
2	(1) Aminbhai Kalubhai Muman, (2) Adambhai Kalubhai Muman, (3) Aiyubbbhai Kalubhai Muman	689/1p2 Paiki 1-19-1-21 H.R.A.

and to that effect, Mutation entry was made in the Record as Village form No. 6 by entry No. 8691 and the same was certified by competent authority on dated 03/08/2004.

(8) As per records, Revision Survey as well as Promulgation of agricultural land belongs to Revenue Survey No. 689/1p1 Paiki 1-19-21 H.R.A. has been made by Order on dated 01/01/2017 and **given New Revenue Survey No. 1648 Paiki 1-19-21 H.R.A.** and to that effect, Mutation entry was made in the Record as Village form No. 6 by entry No. 24761 and the same was certified by competent authority on dated 01/07/2017.

(9) As per records, applied to convert into Non agricultural land belongs to New Revenue Survey No. 1648 Paiki (Old Revenue Survey No. 689/1p1 Paiki 11921-00 Sq. Mt. Paiki 4756-00 Sq. Mt. as for Plots No. 1 to 27 for residential purpose and to that effect, converted the same into Non agricultural land by order No. 305/02/08/191/2019 on dated 03/10/2019 and to that effect, Mutation entry was made in the Revenue Record as village form No. 6 by entry No. 26196 and the same was certified by competent authority on dated 03/10/2019.

(10) As per records, Ismailbhai Valibhai Muman has been expired on dated 08/09/2019 and to that effect, his legal heirs namely (1) Late Jainabben Ismailbhai Muman, (2) Sahidaben Ismailbhai Muman, (3) Memunaben Ismailbhai Muman, (4) Rahima Ismailbhai Muman, (5) Vahida Ismailbhai Muman, (6) Mahammad Hanif Ismailbhai Muman, (7) Mahammad Afjal Ismailbhai Muman, (8) Maksudaben Ismailbhai Muman, (9) Rijvanaben Ismailbhai Muman, (10) Nasibaben Ismailbhai Muman, (11) Habibaben Ismailbhai Muman & (12) Farukbbhai Ismailbhai Muman has been come on records and to that effect, Mutation entry was made in the Revenue Record as village form No. 6 by entry No. 26446 and the same was certified by competent authority on dated 04/03/2020.

(11) As per records, (1) Sahidaben Ismailbhai Muman, (2) Memunaben Ismailbhai Muman, (3) Rahima Ismailbhai Muman, (4) Vahida Ismailbhai Muman, (5) Maksudaben Ismailbhai Muman, (6) Rijvanaben Ismailbhai Muman, (7) Nasibaben Ismailbhai Muman, (8) Habibaben Ismailbhai Muman in favour of (1) Mahammad Hanif Ismailbhai Muman, (2) Mahammad Afjal Ismailbhai Muman & (3) Farukbhai Ismailbhai Muman and to that effect, Mutation entry was made in the Revenue Record as village form No. 6 by entry No. 15019 and the same was certified by competent authority on dated 21/07/2020.

(12) As per record, applied to construct building on non agricultural immovable property belongs to New Revenue Survey No. 1648 Paiki (Old Revenue Survey No. 689/1p1 Paiki 4756-00 Sq. Mt. as for Plots No. 1 to 27 for residential purpose and permission has been granted by Resolution No. PADA /11-06-2020/ 1393759/01/000522 on dated 25/06/2020.

(13) As per records, Mahammad Hanif Ismailbhai Muman Mankanojiya has been expired and to that effect, his legal heirs namely (1) Merunishaben Mahammad Hanif Muman, (2) Fahad Mahammad Hanif Muman, (3) Harhinben Mahammad Hanif Muman & (4) Asad Mahammad Hanif Muman has been come on records and to that effect, mutation entry was made in the Revenue Record as village form No. 6 by entry No. 15615 and the same was certified by competent authority on dated 11/09/2020.

(14) As per records, (1) Merunishaben Mahammad Hanif Muman, (2) Harhinben Mahammad Hanif Muman & (3) Asad Mahammad Hanif Muman has been waived their rights in favour of Fahad Mahammad Hanif Muman and to that effect, mutation entry was made in the Revenue Record as village form No. 6 by entry No. 16008 and the same was certified by competent authority on dated 23/10/2020.

(15) As per records, (1) Muman Mahammad Afjal Ismailbhai Mankanojiya, (2) Muman Faruk Ismailbhai Mankanojiya & (3) Muman Fahad Mahammad Hanif Mankanojiya has been made development agreement to develop non agricultural immovable property belongs to New Revenue Survey No. 1648 Paiki (Old Revenue Survey No. 689/1p1 Paiki 4756-00 Sq. Mt. as for Plots No. 1 to 27 for residential purpose **to Om Construction namely Firm through its proprietor Rupesh Kiritkumar Parmar by Development agreement by Deed No. 7208 on dated 20/11/2020** and to that effect, mutation entry was made in the Revenue Record as village form No. 6 by entry No. 16008 and the same was certified by competent authority on dated 23/10/2020. **And as per provisions of development agreement, (1) Muman Mahammad Afjal Ismailbhai Mankanojiya, (2) Muman Faruk Ismailbhai Mankanojiya & (3) Muman Fahad Mahammad Hanif Mankanojiya to be considered as confirming parties.**

(16) As per records & Looking to the facts, I come to the conclusion that said non agricultural immovable property belongs to New Revenue Survey No. 1648 Paiki (Old Revenue Survey No. 689/1p1 Paiki 4756-00 Sq. Mt. as for Plots No. 1 to 27 for residential purpose is running on the name of (1) Muman Mahammad Hanif Ismailbhai Mankanojiya, (2) Muman Mahammad Afjal Ismailbhai Mankanojiya & (3) Muman Mahammad Faruk Ismailbhai Mankanojiya and to that effect, it was made in the Revenue Record as village form No. 2 by account No. 26750/50/13 and the same was certified by competent authority on dated 25/08/2020.

There is no doubt/ suspicion about the genuineness of the original documents. I have verified all entries which are all certified legal and correct. Therefore in the government record name of the above stated person is running. That there are no claims are pending relation to the property in any court of Law in India, which effect the title adversely.

I certify that the title of the said property is CLEAR & MARKETTABLE, there is NO Charges or Encumbrances has been found on the above stated property.

And as such, above stated person has become the legal owner of the above stated Property.

Search has been made at Sub-Registrar Office from 1990 to 2020 for 30 years Vide Receipt as attached by Serial No. 20200 8301 4391 on dated 01/02/2020.

Place : Palanpur
Date : 03/12/2020


(Paramtap Y. Raval)
Signature of the Advocate