

S.D.Pathan,
B.Com.,LL.B., Advocate
Gujarat High Court



Office:
204, Maharana Pratap Complex
Near V.S. Hospital, Ashram
Road, Ellisbridge,
Ahmedabad-380006
Mo.98258-79805,
(079) 26813705

TITLE CERTIFICATE

Re: In the matter of Investigation of Title to the property of non agricultural land admeasuring about 2328 sq.mts. bearing on western side of Final Plot no.15/1 admeasuring 3698 sq.mts. part of 4978 Sq.Mts., F.P. No.15, T.P. Scheme No.85, Survey/Block No.569 of village Sarkhej, Taluka Vejalpur, Registration District Ahmedabad, Sub-district Ahmedabad-4 (Paldi) standing in the name of Kurbanhussain Kamarali Patel executive and authorized partner of a partnership firm namely M/s. Unity Developer

This is to certify that I have caused necessary searches to be taken with the Sub-Registry records for a period of last about



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~ 2 ~

eighteen (18) years and I have investigated the title to the said Kurbanhussain Kamarali Patel, executive and managing partner of M/s.Unity Developer and have found that the property referred under this certificate is free from any pending litigation and free from all encumbrance and I have found the same is clear, marketable and free from all reasonable doubts.



That my clients Kurbanhussain Kamarali Patel executive and authorized partner of a partnership firm namely Unity Developer purchased the land admeasuring 2328 sq.mts. out of 3698 sq.mts. situated on western direction part of 4978 sq.mts., F.P.No.15/1 of survey No.569, T.P. Scheme No.85 of Mouje Sarkhej, Taluka Vejalpur, District Ahmedabad by a registered sale deed No.6924 dated 10/10/2017 registered in office of the Sub-Registrar, Ahmedabad-4 (Paldi) from said (1) Anishabanu Sadullakhan Qureshi and (2)

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~ 3 ~

Abrezabanu Ajabdinkhan Qureshi and wife of Sarfrazkhan Rehmatkhan who purchased the said land from said Shri Hirabhai Desaibhai vide a registered sale deed which is registered at serial No.6924 with the office of the Sub-Registrar, Ahmedabad-4 (Paldi) on 31/5/2018. That, entry to this effect has been mutated in revenue record village form No.6 – Record of Rights vide entry No.5824.



That, the said land has been converted into non agricultural vide order No.ACB/TNC-2/T.N.A./K-65/S.R.31/2016 dated 22/9/2016 passed by the District Collector, Ahmedabad. That the entry to this effect has been mutated in revenue record village form No.6 – Record of Rights vide entry No.6538 and same has been certified on 21/11/2016.

That said Kurbanhussain Kamarali Patel executive and authorized partner of a partnership firm namely Unity Developer have

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~ 4 ~

produced before me the documents pertaining to the property referred above and have requested for Title Clearance Certificate. Hence this Title Clearance Report has been given upon the request of said Kurbanhussain Kamarali Patel executive and authorized partner of a partnership firm namely Unity Developer . The entry to this effect has yet to be mutated in revenue record village form No.6 - Record of Rights.



PA
11/11

As a part of the investigation of title, I have issued a Public Notice appeared in the daily news paper "Divya Bhaskar" dated 10/07/2018 inviting objections/claims, if any, in upon or the said property, I have not received any claim in response thereto from the public.

I have searched the records of the Sub-Registrar Office available till 17/7/2018 for my search and have found nothing contrary to the

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~ 5 ~

titles of the said property and hence this certificate has been issued subject to the record available to me.

That from the papers and documents produced before me and subject to my advertisement published in news paper I have found that the titles of said (1) Anishabanu Sadullakhan Qureshi and (2) Abrezabanu Ajabdinkhan Qureshi pertaining to the said property and clear and marketable and free from reasonable doubts.



Pathan

THE SCHEDULE ABOVE REFERRED TO

All the piece and parcel of the property of non agricultural land admeasuring about 2328 sq.mts. bearing on western side of Final Plot no.15/1 admeasuring 3698 sq.mts. part of 4978 Sq.Mts., F.P. No.15, T.P. Scheme No.85, Survey/Block No.569 of village Sarkhej, Taluka Vejalpur, Registration District Ahmedabad, Sub-district Ahmedabad-4 (Paldi) standing in

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~ 6 ~

the name of aforesaid Kurbanhussain Kamarali Patel, executive and authorized partner of a partnership firm namely M/s. Unity Developer which they have purchased from Anisabanu Saduullakhan Qureshi daughter of Ajabdinkhan Qureshi and wife of Sarafrajkhan Rehmatkhan by Regd. Sale Deed No.6924/2018.

Place: Ahmedabad

Date: 17/07/2018

(S.D. Pathan)
Advocate

