

અરજી પહોંચ

મેલકતનું વર્ણન સીટી સર્વેનું- ૨૬૫૪ ટીપી- ૩/૩-૪ એફ પી- ૩૦૧ એસ
Search in : પી- ૧૯-૧૯/એ
શેખપુર-ખાનપુર/SHEKHPUR - KHANPUR

પહોંચ નંબર: ૨૦૧૯૦૦૨૦૧૫૨૦૩

અરજી નંબર:

૧૨૪૭૮

અરજી વર્ષ:

૨૦૧૯

તા: ૨૮

માહે: મે

સને: ૨૦૧૯

રજુ કરનારનું નામ **SBS લીગલ (cr)**

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોવીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસફી.....

Year: ૧૯૮૮

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોવીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૪૫

અંકે રૂપીયા પીસ્તાલીસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(MUKURKUMAR K PANDYA)

સબ રજીસ્ટ્રાર
અમદાવાદ-૧ City

IGR-NIC

-3223606806456403722

૨૮/૫/૨૦૧૯

૪:૨૫:૧૮ pm

શોધના વર્ષો :

સર્ચ રિપોર્ટ :

સર્ચની તારીખ :

જીલ્લો :- મુમ્બઈ

મોજે ગામ :- રોપા-ખાન તાલુકો :- જાંજી

: ૨૫૫૪

: ૩૧૩-૪

: ૩૦૯

૧૯

૧૯/૧

રજીસ્ટ્રેશન / બ્લોક નંબર

ટી.પી. સર્ચ નંબર

ફાઇલ નંબર

સબફાઇલ નંબર

ફોટો / ઇમેજ નંબર

ફાઈલ નંબર :

૧૯૬૮	૧૯૬૮	૧૯૬૮	૧૯૬૮
૧૯૬૮	૧૯૬૮	૧૯૬૮	૧૯૬૮
૧૯૬૮	૧૯૬૮	૧૯૬૮	૧૯૬૮
૨૦૦૩	૨૦૦૪	૨૦૦૪	૨૦૦૪
૨૦૦૬	૨૦૦૬	૨૦૦૬	૨૦૦૬
૨૦૧૩	૨૦૧૪	૨૦૧૪	૨૦૧૪
૨૦૧૮	૨૦૧૮	૨૦૧૮	૨૦૧૮

અરજી પહોંચ

મેલકતનું વર્ણન સીસવેન-2854, ટીપીન-3, એફપીન-301, એસપીન-19/એ

Search in : શેખપુર-ખાનપુર/SHEKHPUR-KHANPUR

પહોંચ નંબર: ૨૦૧૯૦૦૧૦૧૫૫૪૭ અરજી નંબર: ૧૦૪૨૯ અરજી વર્ષ: ૨૦૧૯

તા: ૨૨ માટે: મે સને: ૨૦૧૯

રજ કરનારનું નામ એસબીએસ લીગલ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

૦

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા વાદીઓ (કલમ ૬૪ થી ૬૭).....

૦

શોધ અગર તપાસણી Year: ૧૯૯૪ ૨૦૧૯

૨૪૦

દંડ કલમ-૨૫.....

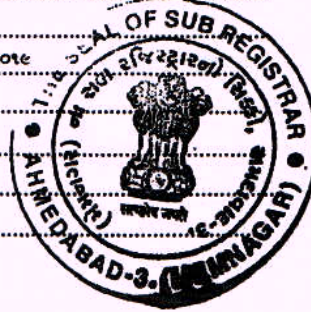
કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

૦

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી



કુલ એકદરે રૂ. ૨૪૦

અંતે રૂપિયાબસો ચાલીસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

(B M Navaniya)

સબ રજીસ્ટ્રાર

અમદાવાદ-૩ મેમનગર

IGR-NIC

-7342419187852533836

૨૨/૫/૨૦૧૯

૧:૪૫:૨૦ pm

સુપરિટેન્ડેન્ટ ઓફ રેવિન્યુ અને હાઉસિંગ અને ઇસ્ટેટ અને રજીસ્ટ્રાર ઓફ રજીસ્ટ્રેશન (મહેસુલ ભાગ - ગુજરાત સભ્ય)

મિલકત પરના બોજા અંગેનું પત્રક

રજીસ્ટ્રાર ઓફ સબ-ડિવિઝન

અરજી નંબર : 10826

ગામ નું નામ : SHEKHUPUR-KHANPUR

મહેસુલ નંબર : 2654, ટીપીનં-3, એફપીનં-301, એસપીનં-19/એ

દસ્તાવેજની આ શોધ એસ.આર.ઓ - 3 Memnagar માં 25 વર્ષના છેલ્લા -2 ની ઉપલબ્ધ માલિકી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પત્રક પૂરતો જ

તૈયાર કરવામાં આવેલ છે. સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કાસ અથવા ખરાપણા વિશે બાંધકામ માલિકીની સંબંધમાં નુકસાની માટેના કોઈપણ ફરિયાદ માટે તે તૈયાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ ક્ષેત્રફળ આકાર અથવા જુડી નંબર અને ધાર નંબર (જો કંઈ પણ હોય તો) તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામાં આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામાં આદેશના સંબંધમાં વાદીનું નામ	સફીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
રગતી	સીટી સર્વે નંબર - 2654 ટી.પી. 3/3/4, ફા. પ્લોટ - 301 પેકી 19 જેના સબ પ્લોટ નંબર - 19 ચો.મી. અને 19/એ ની 481.59 ફુલ 963 ચો.મી. માં આવેલ થી મુસ્લીમ કો.ઓ.ફા.સો.લી. ના સબ પ્લોટ 19 તથા 19/એ પેકી 48.2 ચો.મી. જમીન તથા 8.2 ચો.મી. બાંધકામ વાળી મીલકત ચા.ન. 5 ટકા ફીસા વાળી	જમીલા મોહમંદ ઇસ્ફાક મુન્શી	મોહમંદ રફીક જમાલુદીન મુન્શી શફીએહમદ જમાલુદીન મુન્શી સાજુદ મોહમંદફુસેન તારીક રશીદ મોહમંદફુસેન મુન્શી જાવેદ મોહમંદ ઇબ્રાહમી મુન્શી શાહીદ મોહમંદ ઇબ્રાહમી મુન્શી	20/08/2019 20/08/2019	2528	

તારીખ : 22/08/2019

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - 3 Memnagar

1994

2019

સુપરિટેન્ડેન્ટ ઓફ ડીપાર્ટમેન્ટ ઓફ રજીસ્ટ્રેશન (મહેસુલ) ગામ - ગુજરાત રાજ્ય

Search In એસબીએસ ટીગલ

રિજલ્ટનું વર્ણન સીસવેન-2654, ટીપીન-3, એફપીન-301, એસપીન-197એ

અરજી નંબર : 10424

ગામ નું નામ : SHEKHPUR-KHANPUR

મિલકત પરના બીજા અંગેનું પત્રક

દસ્તાવેજની આ શોધ એસ.આર.ઓ - 3 Memnagar મા -25 વર્ષના હંડેશ -2 ની ઉપલબ્ધ માફિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પત્રક પુરતો પુરતો જ મર્યાદીત રહેશે. આ શોધમા તા સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે. પુરતો જ મર્યાદીત રહેશે. આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કાસ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માફિતી સબંધમા નુક્સાની માટેના કોઇપણ ફકદાવા માં જવાબદાર રહેશે નહિ.

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ ક્ષેત્રફળ આકાર અથવા જુડી નંબર અને ધાર નંબર (જો કંઈ પણ હોય તો) તે	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સફીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેર
Release (Fix duty 100 Rs.) રો. ૦	સીટી સર્વે નંબર - 2654 ટી.પી. 3/34, ફા. પ્લોટ - 301 પેકી સબ પ્લોટ નંબર - 19 જેના સબ પ્લોટ નંબર - 19 ની 481.59 ચો.મી. મળી ચો.મી. અને 19/ એ ની 481.59 ચો.મી. મળી કુલ 983 ચો.મી. માં આવેલ ધી મુસ્લીમ કો.ઓ.ફા.સો.લી. ના સબ પ્લોટ 19 તથા 19/એ પેકી 24.075 ચો.મી. જમીન તથા 4.1 ચો.મી. બાંધકામ વાળી મીલકત યાન 2.5 ટકા ફીક્સા વાળી	ફાતમાલીબી (ફાતમાલેન) મોહમંદફરેન મુન્ની	સાજુદ મોહમંદફરેન મુન્ની તારીક રશીદ મોહમંદફરેન મુન્ની	20/04/2019 20/04/2019	2525	

તારીખ : 22/04/2019

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - 3 Memnagar

Date: 12/11/2019

To,
Sparsh Infraspace LLP
B-801, Sankalp Iconic,
B/H. Shivalik Shilp, Iscon Cross Road,
Ahmedabad-380054.

REPORT ON TITLE

Sub: Investigation of Title of Non-Agricultural land bearing Sub-Plot No. 19 admeasuring 481.59 Sq. Mts. and Sub-Plot No. 19/A admeasuring 481.41 Sq. Mts. total admeasuring 963 Sq. Mts. along with construction thereon in the scheme known as "Muslim Co. Op. Housing Society Ltd." forming part of Final Plot No. 301 admeasuring 6322 Sq. Mts. comprised in Town Planning Scheme No. 3/3-4 (Ellisbridge) (Shekhpur-Khanpur) (1st Varied) also given City Survey No.2654 as per the city survey records situate, lying and being at Mouje: Shekhpur-Khanpur, Taluka: Sabarmati, Registration District: Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar).

Dear Sir,

We refer to your instructions to investigate the Title and give our Report on Title of 1. Mohmed Rafik Jamaluddin Munshi, 2. Shafiahmed Jamaluddin Munshi, 3. Javed Mohmed Ibrahim Munshi, 4. Shahid Mohmed Ibrahim Munshi, 5. Sajid Mohmedhusen Munshi and 6. Tariquerashid Mohmedhusen Munshi with respect to the Non-Agricultural land bearing Sub-Plot No. 19 admeasuring 481.59 Sq. Mts. and Sub-Plot No. 19/A admeasuring 481.41 Sq. Mts. total admeasuring 963 Sq. Mts. along with construction thereon in the scheme known as "Muslim Co. Op. Housing Society Ltd." forming part of Final Plot No. 301 admeasuring 6322 Sq. Mts. comprised in Town Planning Scheme No. 3/3-4 (Ellisbridge) (Shekhpur-Khanpur) (1st Varied) also given City Survey No.2654 as per the city survey records situate, lying and being at Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) (herein referred to as the "Said Property").



SEARCHES:

1. We have caused searches to be taken for available revenue records and the records of Sub-Registrar of Assurances at Ahmedabad relating to the aforesaid land of the period from 1988 till 28/05/2019, and the search receipts pertaining to these lands are enclosed herewith as mentioned below:

Land bearing City Survey No. 2654		
Years	Receipt No.	Date
1988-1994	2019002015203	28/05/2019
1994-2019	2019001015547	22/05/2019

We may state that the records pertaining from the Year 1988 to 1989 have been verified but are destroyed. The records pertaining from the Year 1990 to 1994 have been verified but are torn and not in proper shape. The records pertaining from the year 1994 to 2019 are available with the Office of Sub-Registrar and are verified.

2. We may state that, our Report on Title is based on the available searches, revenue records, copies of documents and the information that has been furnished to us by yourselves.
3. We further find from the revenue records that at present said Non-Agricultural land bearing Sub-Plot No. 19 admeasuring 481.59 Sq. Mts. and Sub-Plot No. 19/A admeasuring 481.41 Sq. Mts. total admeasuring 963 Sq. Mts. along with construction thereon in the scheme known as "Muslim Co. Op. Housing Society Ltd." forming part of Final Plot No. 301 admeasuring 6322 Sq. Mts. comprised in Town Planning Scheme No. 3/3-4 (Ellisbridge) (Shekhpur-Khanpur) (1st Varied) also given City Survey No.2654 as per the city survey records situate, lying and being at Mouje: Shekhpur-Khanpur, Taluka: Sabarmati, Registration District: Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) are in the names of 1. Mohmed Rafik Jamaluddin Munshi, 2. Shafiahmed Jamaluddin Munshi, 3. Javed Mohmed Ibrahim Munshi, 4. Shahid Mohmed Ibrahim Munshi, 5. Sajid Mohmedhusen Munshi and 6. Tariquerashid Mohmedhusen Munshi Ibrahim Munshi and is



developed by you "Sparsh Infraspac LLP" (herein referred as "Developer").

4. We state that, Sparsh Infraspac LLP is a limited liability partnership firm registered under the provisions of Section 12 (1) of the Limited Liability Partnership Act, 2008 having LLP Identification No. AAP-6355 and a Certificate of Incorporation dated 17/06/2019 is issued by Ministry of Corporate Affairs, Central Registration Centre.
5. We may state that for the purpose of the investigation of Title we have considered the Title history of the said land in question from the year 1950.

LIST OF DOCUMENTS EXAMINED:

1. Copy of Old & Latest Property Card.
2. Copy of Old 7/12 extracts.
3. Copy of Form-2.
4. Copy of Society Registration Certificate dated 28/07/1928 bearing registration No.B-131/1928.
5. Copy of Certificate of Tenure and Title dated 22/05/1950.
6. Copy of sanctioned Lay-out Plan of the Society dated 15/02/1960.
7. Copy of Share Certificate No. 35 dated 01/09/1960 issued by Muslim Co. Op. Housing Society Ltd.
8. Copy of Share Certificate No. 36 dated 01/09/1960 issued by Muslim Co. Op. Housing Society Ltd.
9. Copy of Allotment/Possession Letter dated 01/09/1960 issued by Muslim Co. Op. Housing Society Ltd.
10. Copy of Death Certificates of (1) Ahmed Hussen Mohmed Hussen Munshi, (2) Jenabbibi w/o Mohmedshafi Munshi, (3) Haji Mohhamadshafi Munshi, (4) Mohmed Hussen Munshi, (5) Shafikunissa Mohmed Ibrahim, (6) Jamaluddin Mohmedshafi Munshi, (7) Mohmed Ibrahim Munshi, (8) Mohmed Ishhak Munshi, (9) Sadekabibi and (10) Jubedabibi.
11. Copy of Release Deed executed by Zahurabibi registered before Sub-Registrar of Assurances, Ahmedabad at Sr. No. 3681 dated 03/03/1988.
12. Copy of Society Resolution No. 1 dated 13/06/1989.



13. Copy of Release Deed executed by Abdulvahid Mohmed Husen Munshi and others registered before Sub-Registrar of Assurances, Ahmedabad at Sr. No. 6426 dated 21/03/1992.
14. Copy of Society Resolution No. 3 dated 14/06/1998.
15. Copy of Society Resolution No. 4 dated 14/06/1998.
16. Copy of Society Resolution No. 2 dated 19/01/2000.
17. Copy of Society Resolution No. 4 dated 04/08/2002.
18. Copy of Declaration executed by Moina Shafik Shaikh notarized before R.S. Bhatt, Notary at Sr. No. 6833 dated 10/07/2007.
19. Copy of Declaration executed by Shamina Suhel Munshi notarized before Bhagawan B. Jadhav, Notary at Sr. No. 3794 dated 16/07/2007.
20. Copy of Declaration executed by Rakhshid Shafik Ahmed Shaikh notarized before Akhalak N. Bukhari, Notary at Sr. No. 85 dated 20/07/2007.
21. Copy of Society Resolution No. 4 dated 15/08/2007.
22. Copy of Society Resolution No. 3 dated 04/12/2016.
23. Copy of Society Resolution No. 4 dated 04/12/2016.
24. Copy of Release Deed registered before Sub-Registrar of Assurances, Ahmedabad-3 (Memnagar) at Sr. No. 2684 dated 20/04/2017.
25. Copy of Release Deed registered before Sub-Registrar of Assurances, Ahmedabad-3 (Memnagar) at Sr. No. 2686 dated 20/04/2017.
26. Copy of Society Resolution No. 3 dated 29/10/2017.
27. Copy of Society Resolution No. 4 dated 29/10/2017.
28. Copy of Pedigree Affidavit notarized before Farzana N. Tirmizi, Notary at Sr. No. 50/2 dated 14/06/2019.
29. Copy of Property Tax Bill and Payment Receipts.
30. Copy of Certificate dated 15/05/2019 with respect to Plot No. 19 and Plot N. 19/ A issued by Muslim Co. Op. Housing Society Ltd.
31. Copy of Society Resolution No. 4 dated 15/06/2019.
32. Copy of Specific Power of Attorney executed by Shafiahmed Jamaluddin Munshi notarized before H.C. Raval, Notary at Sr. No. 84/ A dated 25/06/2019.



33. Copy of Release Deed executed by Yasmin Jamaluddin Munshi registered before Sub-Registrar of Assurances at Sr. No. 6437 dated 08/07/2019 along with Index-II.
34. Copy of Certificate dated 19/07/2019 with respect to Plot No. 19 & 19/ A issued by Muslim Co. Op. Housing Society Ltd.
35. Copy of No Objection Certificate dated 19/07/2019 issued by Muslim Co. Op. Housing Society Ltd.
36. Copy of Society Resolution No. 3 dated 19/07/2019.
37. Copy of Release Deed dated 15/10/2019 executed by Mohmedyakub Mahmedshafi Munshi registered before Sub-Registrar of Assurances at Sr. No. 9699 along with Index-II.
38. Copy of Society Resolution No. 2 dated 19/10/2019.
39. Copy of Certificate dated 21/10/2019 issued by Muslim Co. Op. Housing Society Ltd.
40. Copy of Development Agreement dated 21/10/2019 executed between Land Owners and Developer registered before Sub-Registrar of Assurances at Sr. No. 9951.
41. Copy of Specific Power of Attorney dated 21/10/2019 registered before Sub-Registrar of Assurances at Sr. No. 9955.
42. Copy of Zoning Certificate.
43. Copy of Old and New Part Plan.
44. Copy of Form-F.
45. Copy of Society Resolution No. 4 dated 09/06/2019.
46. Copy of Part Plan of Final Plot No. 301.

BRIEF HISTORY AND FACTS OF THE SAID LAND:

1. We find from the available old 7/12 extracts and revenue records that, the land bearing Final Plot No. 301 comprised in Town Planning Scheme No. 3/3-4 was belonging to The Muslim Co. Op. Housing Society Ltd since year 1951.
2. We find that, said society was registered under the provisions of Bombay Co-Operative Societies Act (Act VII), 1925 on 25/07/1928 bearing Reg. No. B-131.
3. We find that, non-agricultural use permission was granted on the said land bearing Sub Plot No. 19 of Final Plot No. 301 vide order bearing No. L.N.D.2717 dated 22/11/1950.



4. We find that, said society allotted Sub-Plot No. 19 admeasuring about 1152 Sq. Yards equivalent to 963 Sq. Mts. to Ahmed Hussen Mohmed Hussen Munshi in the year 1927. Further, due to inconvenience in entering the names in city survey revenue records, certified copy of Allotment/Possession Letter dated 01/09/1960 was issued to Ahmed Hussen Mohmed Hussen Munshi.
5. We find that, said society issued duplicate of Share Certificate No. 35 in the name of Ahmed Hussen Haji Mohmed Hussen Munshi dated 01/09/1960 for 5 shares bearing Nos. 171 to 175 of Rs.50/- each amounting to Rs.250/- for Plot No.19.
6. We find that, said society issued duplicate of Share Certificate No. 36 in the name of Ahmed Hussen Haji Mohmed Hussen Munshi dated 01/09/1960 for 5 shares bearing Nos. 171 to 175 of Rs.50/- each amounting to Rs.250/- for Plot No.19/A.
7. We find that, said Ahmed Hussen Haji Mohmed Hussen Munshi died intestate on 20/08/1950 leaving behind him no Legal Heirs and therefore, the names of his wife i.e. Zahurabibi Ahmed Hussen Munshi and brother i.e. Haji Mohmedshafi were entered in the city survey records. Further, Haji Mohmedshafi died intestate on 28/07/1972 and his wife Zainapbibi died intestate on 03/08/1961. Thus, names of their heirs i.e. 1. Jamaluddin Mohmedshafi, 2. Mohmed Ishaque Mohmedshafi, 3. Mohmed Yakub Mohmedshafi, 4. Mohmed Ibrahim Mohmedshafi, 5. Mohmed Hussen Mohmedshafi, 6. Sadikabibi Mohmedshafi were entered in the city survey revenue records on 31/03/2014. Further, said society vide its Resolution No. 1 dated 13/06/1989 entered the said names in the society records.
8. We find that, said Zahurabibi Ahmed Hussen Munshi released her rights, interests and share in the said land in favour of 1. Jamaluddin Haji Mohmedshafi, 2. Haji Mohmed Ishaque Haji Mohmedshafi, 3. Haji Mohmed Yakub Haji Mohmedshafi, 4. Mohmed Ibrahim Haji Mohmedshafi, 5. Haji Mohmed Hussen Haji Mohmedshafi, 6. Haji Abdulvahid Haji Mohmed Hussen, 7. Gulamkadir Abdulvahid Munshi and 8. Gulamnassiruddin Abdulvahid Munshi for the amount of Rs.40,000/- (Rupees Forty



- Thousand Only) vide a Release Deed registered before the Sub-Registrar of Assurances, Ahmedabad at Sr. No. 3681 dated 03/03/1988. The said effect was made on 31/03/2014 in city survey records. Further, said society vide its Resolution No. 1 dated 13/06/1989 entered the said names in the society records.
9. We find that, said society vide its Resolution No. 2 dated 19/01/2000 granted permission for division of the plot as shown in the lay-out plan, pursuant to it, Plot No. 19 was divided in two sub-plots i.e. Sub-Plot No.19 and Sub-Plot No. 19/A.
10. We find that, said Jamaluddin Haji Mohmedshafi died intestate on 10/04/1997, Mohmed Ibrahim Mohmedshafi died on 16/05/2002 and his wife Shafikunissa died on 05/09/1996, Mohmed Hussien Mohmedshafi died on 19/10/1988 and Sadikabibi Mohmedshafi died intestate on 27/02/1983. Thus, the names of their Legal Heirs i.e. 1. Fatimabibi w/o Mohmed Hussien, 2. Shamina d/o Mohmed Hussien, 3. Sajid Mohmed Hussien, 4. Tariquerashid Mohmed Hussien, 5. Moina Mohmed Hussien, 6. Abdulvahid Mohmed Hussien, 7. Gulam Kadir Abdulvahid, 8. Gulam Nassiruddin Abdulvahid, 9. Mohmed Azam Abdulvahid, 10. Aishakhatun Abdulvahid, 11. Jubedabibi wd./o Jamaluddin, 12. Yasmin Jamaluddin, 13. Mohmedrafik Jamaluddin, Shafiahmed Jamaluddin, 14. Javed Mohmed Ibrahim, 15. Shahid Mohmed Ibrahim and 16. Rakhshid Mohmed Ibrahim were entered in the city survey revenue records on 31/03/2014.
11. We find that, said Moina Shafik Shekh d/o Mohmed Hussien released her rights, interests and share in the said land in favour of her brothers 1. Sajid Mohmed Hussien and 2. Tariquerashid Mohmed Hussien vide an Affidavit notarized before Rajnikant S. Bhatt, Notary at Sr. No. 6833 dated 10/07/2007. Further, said society vide its Resolution No. 4 dated 15/08/2007 removed the name of Moina Mohmed Hussien from the society records.
12. We find that, said Shamina Suhel Munshi d/o Mohmed Hussien released her rights, interests and share in the said land in favour of her brothers 1. Sajid Mohmed Hussien and 2. Tariquerashid Mohmed Hussien vide an Affidavit notarized before Bhagawan B. Jadhav, Notary at Sr. No. 3794 dated 16/07/2007. Further, said



- society vide its Resolution No. 4 dated 15/08/2007 removed the name of Shamina Mohmed Hussen from the society records.
13. We find that, said Rakhshid Shafik Ahmed Shekh d/o Mohmed Ibrahim released her rights, interests and share in the said land in favour of her brothers 1. Javed Mohmed Ibrahim and 2. Shahid Mohmed Ibrahim vide an Affidavit notarized before Akhalak N. Bukhari, Notary at Sr. No. 85 dated 20/07/2007. Further, said society vide its Resolution No. 4 dated 15/08/2007 removed the name of Rakhsid Mohmed Ibrahim from the society records.
14. We find that, said 1. Haji Abdulvahid Haji Muhamed Hussen Munshi, 2. Gulam Kadir Abdulvahid Munshi, 3. Gulam Nassiruddin Abdulvahid Munshi, 4. Mohmed Azam Abdulvahid Munshi, 5. Aishakhatun Abdulvahid Munshi released their rights, interests and share in the said land in favour of 1. Jamaluddin Haji Mohmedshafi, 2. Haji Mohmed Ishaque Haji Mohmedshafi, 3. Haji Mohmed Yakub Haji Mohmedshafi, 4. Mohmed Ibrahim Haji Mohmedshafi, 5. Fatimabibi wd./o Mohmed Hussen Mohmedshafi, 6. Shamina Mohmed Hussen, 7. Sajid Mohmed Hussen, 8. Tariquerashid Mohmed Hussen, 9. Moina Mohmed Hussen for the amount of Rs.90,000/- (Rupees Ninety Thousand Only) vide a Release Deed registered before the Sub-Registrar of Assurances, Ahmedabad at Sr. No. 6426 dated 21/03/1992. The said effect was made on 31/03/2014 in city survey records.
15. We find that, said Mohmed Ishaque Mohmedshafi died intestate on 10/05/2014 leaving behind him no Legal Heirs and therefore, only the name of his wife i.e. Jamilabibi Mohmed Ishaque was entered in the city survey revenue records on 31/05/2015.
16. We find that, said Jubedabibi wd./o Jamluddin Munshi died intestate on 19/07/2005. Hence, her name was removed from the society records vide Resolution No. 3 dated 04/12/2016.
17. We find that, said Jamilabibi Mohmed Ishaque Munshi released her rights, interests and share in the said land in favour of 1. Mohmedrafik Jamaluddin Munshi, 2. Shafiahmed Jamaluddin Munshi, 3. Sajid Mohmed Hussen Munshi, 4. Tariquerashid Mohmed Hussen Munshi, 5. Javed Mohmed Ibrahim Munshi, 6. Shahid Mohmed Ibrahim Munshi vide a Release Deed registered



- before the Sub-Registrar of Assurances, Ahmedabad at Sr. No. 2684 dated 20/04/2017. The said effect was made on 31/05/2017 in city survey records. Further, said society vide its Resolution No. 3 dated 29/10/2017 removed the name of Jamilabibi Mohmed Ishaque Munshi from the society records.
18. We find that, said Fatimabibi (Fatmaben) Mohmed Hussen Munshi released her rights, interests and share in the said land in favour of 1. Sajid Mohmed Hussen Munshi and 2. Tariquerashid Mohmed Hussen Munshi vide a Release Deed registered before the Sub-Registrar of Assurances, Ahmedabad at Sr. No. 2686 dated 20/04/2017. The said effect was made on 31/05/2017 in city survey records. Further, said society vide its Resolution No. 4 dated 29/10/2017 removed the name of Fatimabibi (Fatmaben) Mohmed Hussen Munshi from the society records.
19. We find that, said society vide its Resolution No. 4 dated 15/06/2019 granted permission to develop a residential scheme on the said land bearing Sub-Plot No. 19 admeasuring 481.59 Sq. Mts. and Sub-Plot No. 19/A admeasuring 481.41 Sq. Mts. total admeasuring 963 Sq. Mts. subject to certain conditions mentioned therein.
20. We find that, one of the co-owners of said plots Shafiahmed Jamaluddin Munshi has appointed his elder brother Mohmed Rafik Jamaluddin Munshi as his attorney to act on his behalf with respect to the said property by executing a Specific Power of Attorney notarized before H.C. Raval, Notary at Sr. No. 84/A dated 25/06/2019.
21. We find that, said Yasmin Jamaluddin Mohmedshafi Munshi released her rights, interests and share in the said land in favour of 1. Mohmed Rafik Jamaluddin Munshi and 2. Shafiahmed Jamaluddin Munshi for the amount of Rs.20,00,000/- (Rupees Twenty Lakh Only) vide a Release Deed registered before the Sub-Registrar of Assurances, Ahmedabad at Sr. No. 6437 dated 08/07/2019. Further, said society vide its Resolution No. 3 dated 14/07/2019 removed the name of Yasmin Jamaluddin Mohmedshafi Munshi from the society records.



22. We find that, said society issued No Objection Certificate on 19/07/2019 with respect to development of the proposed residential scheme on the said land.
23. We find that, said Mohmed Yakub Mohmedshafi Munshi released his rights, interests and share in the said land in favour of 1. Sajid Mohmed Hussen Munshi, 2. Tariquerashid Mohmed Hussen Munshi, 3. Mohmed Rafik Jamaluddin Munshi, 4. Shafiahmed Jamaluddin Munshi, 5. Javed Mohmed Ibrahim Munshi and 6. Shahid Mohmed Ibrahim Munshi vide a Release Deed dated 15/10/2019 registered before the Sub-Registrar of Assurances, Ahmedabad at Sr. No. 9699 on the same day. Further, said society vide its Resolution No. 2 dated 19/10/2019 removed the name of Mohmed Yakub Mohmedshafi Munshi from the society records.
24. We find that, said Plot No.19 was recorded in the names of 1. Sajid Mohmed Hussen Munshi, 2. Tariquerashid Mohmed Hussen Munshi, 3. Mohmed Rafik Jamaluddin Munshi, 4. Shafiahmed Jamaluddin Munshi, 5. Javed Mohmed Ibrahim Munshi and 6. Shahid Mohmed Ibrahim Munshi vide Certificate dated 21/10/2019 issued by the said society.
25. We find that, a Development Agreement dated 21/10/2019 registered before the Sub-Registrar of Ahmedabad-3 (Memnagar) at serial no. 9951 dated 21/10/2019 whereby said (1) Sajid Mohmed Hussen Munshi, (2) Tariquerashid Mohmed Hussen Munshi, (3) Mohmed Rafik Jamaluddin Munshi, (4) Shafiahmed Jamaluddin Munshi, (5) Javed Mohmed Ibrahim Munshi and (6) Shahid Mohmed Ibrahim Munshi granted development rights of the said property in favour of Sparsh Infrspace LLP.
26. We find that, said (1) Mohmed Rafik Jamaluddin Munshi, (2) Shafiahmed Jamaluddin Munshi, (3) Javed Mohmed Ibrahim Munshi, (4) Shahid Mohmed Ibrahim Munshi, (5) Sajid Mohmedhusen Munshi and (6) Tariquerashid Mohmedhusen Munshi have executed a Specific Power of Attorney dated 21/10/2019 registered before the Sub-Registrar of Ahmedabad-3 (Memnagar) at serial no. 9955 dated 21/10/2019 in favour of Sparsh Infrspace LLP through its Authorized Partner Utpal Muktilal Shah and Javed Mohmed Ibrahim Munshi to be their true



and lawful Attorney jointly (either one from the each side/party) to act for them, in their name and on their behalf to do all acts, deeds, matters and things, for development of the said land.

ZONING:

1. We find that, Town Planning Scheme No. 3 (Ellisbrigde-Final) came to be sanctioned and the said land bearing Survey Nos. 306, 307-P, 313/2-Part, 334, 314/2, 313/1, 312-P, 308-P, 333, 164 chg. and 2/1 chg. of Village Shekhpur and Plot Nos. 195-P, 193-A, 194-A, 188-P, 184-P, 196, 32 chg. and 29 chg. of Village Khanpur were given Final Plot No. 301 vide a certificate of tenure and title dated 22/05/1950
2. We find that, on implementation of Draft Town Planning Scheme No. 3 (Ellisbridge) (Shekhpur-Khanpur) (1st Varied), land bearing City Survey No. 2654 was given Final Plot No. 301 admeasuring 6322 Sq. Mts.
3. We find from the copy of Zoning Certificate dated 25/04/2019 issued by the Ahmedabad Municipal Corporation that, the said land is affected by 20 Mts. railway road which is widened 9.15 Mts. passing through north to south corner of the said land and the said land. The remaining portion of the said land is classified as "Residential Zone-1 (One) R1" and since the said land is abetting MRTS therefore the said land is also additionally classified as transit oriented zone- (TZ) under Section 12 (2) (m).

PUBLIC NOTICE:

We may state that we have issued a Public Notice in daily Newspaper "Gujarat Samachar" on 29/05/2019 for inviting any claim and/or demand against/upon/in respect of the right/title/interest of the owner in the said land against which we have not received any objection.

OBSERVATIONS:-

1. We may state that, this Report on Title is prepared based on the available SRO Searches, revenue records and documents furnished to us.



2. We may state from the available searches and the revenue records that, the said land is owned and possessed by 1. Mohmed Rafik Jamaluddin Munshi, 2. Shafiahmed Jamaluddin Munshi, 3. Javed Mohmed Ibrahim Munshi, 4. Shahid Mohmed Ibrahim Munshi, 5. Sajid Mohmedhusen Munshi and 6. Tariquerashid Mohmedhusen Munshi and is developed by Sparsh Infraspaces LLP.

CHARGES:-

Further, we have been informed by the owners that said land is not a subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said Non-Agricultural Land thereon adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force and there are no other facts or particulars which can adversely affect its title.

CONCLUSION:-

We may state based on the above observation and inspection of the available SRO searches, revenue records and documents furnished to us, that there are no encumbrances found from the searches and the title of said 1. Mohmed Rafik Jamaluddin Munshi, 2. Shafiahmed Jamaluddin Munshi, 3. Javed Mohmed Ibrahim Munshi, 4. Shahid Mohmed Ibrahim Munshi, 5. Sajid Mohmedhusen Munshi and 6. Tariquerashid Mohmedhusen Munshi for the said Non-Agricultural land bearing Sub-Plot No. 19 admeasuring 481.59 Sq. Mts. and Sub-Plot No. 19/A admeasuring 481.41 Sq. Mts. total admeasuring 963 Sq. Mts. along with construction thereon in the scheme known as "Muslim Co. Op. Housing Society Ltd." forming part of Final Plot No. 301 admeasuring 6322 Sq. Mts. comprised in Town Planning Scheme No. 3/3-4 (Ellisbridge) (Shekhpur-Khanpur) (1st Varied) also given City Survey No.2654 as per the city survey records situate, lying and being at Mouje: Shekhpur-Khanpur, Taluka: Sabarmati, Registration District: Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) shall appear to be clear, marketable and free from encumbrances subject to Development Rights in your favour.

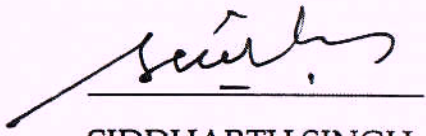


SCHEDULE

All that piece and parcel of Non-Agricultural land bearing Sub-Plot No. 19 admeasuring 481.59 Sq. Mts. and Sub-Plot No. 19/A admeasuring 481.41 Sq. Mts. total admeasuring 963 Sq. Mts. along with construction thereon in the scheme known as "Muslim Co. Op. Housing Society Ltd." forming part of Final Plot No. 301 admeasuring 6322 Sq. Mts. comprised in Town Planning Scheme No. 3/3-4 (Ellisbridge) (Shekhpur-Khanpur) (1st Varied) also given City Survey No.2654 as per the city survey records situate, lying and being at Mouje: Shekhpur-Khanpur, Taluka: Sabarmati, Registration District: Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) which is bounded as under:

On or towards East : Road of Bungalow No. 20-A
On or towards West : 12 Mts. T.P. Road
On or towards North: Bungalow No.21
On or towards South : Society Road

Thanking you,
Yours Faithfully,
For, SBS LEGAL, Advocates



SIDDHARTH SINGH
Advocate
(G/849/2006)



QUALIFICATIONS AND ASSUMPTIONS:

Title searches in the State of Gujarat are carried out at the office maintaining land revenue records; sub-registrar of assurances.

Most of the searches are carried out physically by the experienced search clerks appointed by the law firm on behalf of the client which are relied upon for the purposes of issuance of the title report and hence law firm does not or cannot take any liability arising on account of any error on judgment or lapse on behalf of the search clerk.

This Report is given subject to the following qualifications:

- (i) We rely on the photocopies of the documents given/shown to us by the land owner and their representatives. We have not inspected the original title deeds. We assume that the same are legally executed by authorized parties and are conclusive and have not been further amended or modified in any manner. If the documents submitted to us or being relied upon by client and submitted to us are incorrect or incomplete or fraudulent, we shall not be liable in any manner. This opinion does not extend to any amendment to the said documents, which has not been shared by us in writing.
- (ii) Verification of litigation proceedings or identifying any pending dispute before any judicial forum is excluded from our scope on account of various reasons including (i) litigation can be instituted at different forums depending on the reliefs sought; (ii) litigation records including arbitration proceedings, are not publicly available for inspection except for what is discussed in this Report;
- (iii) Our maximum aggregate liability to our client arising from, or in relation to, this engagement shall not in any circumstances exceed the professional fee payable to us for this specific mandate. We owe no liability or



responsibility to any third party including any government agency who has not engaged us. This report is for the use of the addressee and the addressee can share this with any third party with our written consent, however, our liability is confined to our client only.

- (iv) It may be pertinent to note that searches at the office of the Sub-Registrar of Assurances and our consequent liability are subject to and in relation to the records made available to search clerks for inspection and exclude the records which is stated to be torn and/or mutilated.
- (v) For the purpose of this opinion we have perused the receipt clauses specified in the registered conveyances/agreements and have presumed that consideration amount specified therein were the only amounts payable to the respective vendors of the properties and the signatories to the receipt have received the said amount from the purchaser. Further, we have presumed that no other commercials were involved in the transaction.
- (vi) Please note that our scope of services exclude physical inspection of the subject property. It is highly recommended that the physical possession of subject property is adequately verified by any of the authorized representatives of the client.

