

REPORT ON TITLE

Date : 04/03/2019

Re.: IN THE MATTER OF INVESTIGATION OF TITLE to the Non-Agricultural land bearing Survey No. 609/2 and Final Plot No. 68/1 admeasuring 12262 sq. mtrs. of Town Planning Scheme No.107 (Ramol) of Mouje Ramol of Taluka Vatva in the District of Ahmedabad and Registration Sub-District of Ahmedabad-11 (Aslali) belonging to M/s. Sanskrut Infra, a Partnership Firm having its Office at C/202, Shivam Classic, Nr. Trilok Row House, Nr. Lad Society, Bodakdev, Ahmedabad - 380054.

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That we have caused necessary searches to be taken with the available Revenue records and Sub-Registry Records for a period of last more than Thirty (30) Years and on perusal and verification of documents of title deeds produced to us by the aforesaid party, we give our report on title in respect of said land as under:

1. That, the then Agricultural land bearing Revenue Survey No. 609/2 admeasuring Acre-5, Gutha-2 of Mouje Ramol, District Ahmedabad belonged to Chandmiya Jamalmiya and Meersab Jamalmiya.
2. That thereafter, Meersab Jamalmiya died intestate on 24/11/1975 and according to Muslim Law names of his legal heirs (i) Jafarmiya Meersabmiya (ii) Gulamhusen Meersabmiya and (iii) Motanbibi Wd/o. Meersabmiya Jamalmiya were entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 2992, dated- 26/03/1976, which was duly certified by the revenue authority concerned.
3. That thereafter, Chandmiya Jamalmiya died intestate on 23/10/1983 and according to Muslim Law names of his legal heirs (i) Ummarmiya Chandmiya (ii) Usmangani Chandmiya (iii) Lalbibibi Chandmiya (iv) Fatmabibi Chandmiya (v) Ameenabibi Chandmiya and (vi) Jorabibi Chandmiya were entered in the revenue records. The entry to that effect was also entered in the revenue

records vide Mutation Entry No. 4398, dated- 19/12/1983, which was duly certified by the revenue authority concerned.

4. That thereafter, said (i) Lalbibhi Chandmiya (ii) Fatmabibi Chandmiya (iii) Ameenabibi Chandmiya and (iv) Jorabibi Chandmiya had waived their undivided proportionate share in the said land in favour of (i) Ummarmiya Chandmiya and (ii) Usmangani Chandmiya and hence their names were deleted from the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 4399, dated- 19/12/1983, which was duly certified by the revenue authority concerned.
5. That thereafter, said Motanbibhi Wd/o. Jamalmiya died intestate on 13/10/1990 and hence names of her legal heirs (i) Jafarmiya Meersabmiya (ii) Gulamhusen Meersabmiya (iii) Nurabibi Meersabmiya (iv) Sugrabibi Meersabmiya and (v) Jenabbibi Meersabmiya were entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 4701, dated- 01/06/1991, which was duly certified by the revenue authority concerned.
6. That thereafter, said (i) Nurabibi Meersabmiya (ii) Sugrabibi Meersabmiya and (iii) Jenabbibi Meersabmiya had waived their undivided proportionate share in the said land in favour of their brother (i) Jafarmiya Meersabmiya and (ii) Gulamhusen Meersabmiya and hence their names were deleted from the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 4702, dated- 01/06/1991, which was duly certified by the revenue authority concerned.
7. That thereafter, said land bearing Survey No. 609/2 admeasuring 20436 sq. mtrs. covered under Draft Town Planning Scheme No. 107 (Ramol) and Final Plot No. 68/1 admeasuring 12262 sq. mtrs. was allotted in lieu of said Revenue Survey No. 609/2.
8. That thereafter, said land bearing Survey No. 609/2 and Final Plot No. 68/1 admeasuring 12262 sq. mtrs. of T. P. Scheme No. 107 (Ramol) converted into non-agricultural land as per Order No. CB / LAND-2 / N.A. / S.R.-447 / 2011, dated- 07/04/2012 issued by District Collector, Ahmedabad and N.A. Use Permission for residential purpose was granted therein. The entry to that

effect was also entered in the revenue records vide Mutation Entry No. 7762, dated- 21/03/2013, which was duly certified by the revenue authority concerned.

9. That thereafter, said Gulamhusen Meersabmiya dated-03/01/2013 and Bilkishbanu D/o. Gulamhusen and W/o. Mahammadshafi dated-28/08/2012 died and hence names of their legal heirs (i) Jetunbibi Wd/o. Gulamhusen Meersabmiya (ii) Mahemudmiya Gulamhusen (iii) Sadikhusen Gulamhusen and (iv) Farukmiya Gulamhusen were entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 7794, dated- 08/04/2013, which was duly certified by the revenue authority concerned. However Name of Minor Mahammadmustkim Mahammadshafi son of Late Bilkishbanu Gulamhusen has not entered in the revenue records. Further Mahammadshafi Husband of Late Bilkishbanu Gulamhusen got married with Shekh Naznin Akhtar dated-11/12/2009 at Rakhiyal and according to Muslim law he has no right title interest in the said land..
10. That thereafter, said Jafarmiya Meersabmiya sold and conveyed his undivided proportionate share admeasuring 5109 sq. mtrs in the land to Variya Pravinchandra Mafatlal by Sale Deed which was duly registered with the Sub-Registrar of Ahmedabad dated-09/10/2013 under Serial No. 2266 (Old No. 8933 dated-14/07/2011). The entry to that effect was also entered in the revenue records vide Mutation Entry No. 8001, dated- 21/10/2013, which was duly certified by the revenue authority concerned.
11. That thereafter, said Ummarmiya Chandmiya dated-22/10/2016 and Fatimabibi W/o. Ummarmiya dated-16/04/1984 died intestate and hence names of their legal heirs (i) Habibanbibi Ummarmiya (ii) Mumtajibibi Ummarmiya (iii) Hameedabibi Ummarmiya (iv) Gulamahemad Ummarmiya (v) Ruksanabanu Ummarmiya (vi) Farjanabanu Ummarmiya and (vii) Mahammadyusuf Ummarmiya were entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 8939, dated- 13/01/2017, which was duly certified by the revenue authority concerned.

12. That thereafter, said land bearing Survey No. 609/2 and Final Plot No. 68/1 admeasuring 12262 sq. mtrs. paiki admeasuring 1900 sq. mtrs. of T. P. Scheme No. 107 (Ramol) revised non-agricultural land as per Order No. CB / N.A. / AHMEDABAD / RAMOL / 609/2 / 994606 / 2018, dated- 19/10/2018 issued by District Collector, Ahmedabad and Revised N.A. Use Permission for multi purpose was granted therein. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 9554, dated- 23/01/2019, which was duly certified by the revenue authority concerned.
13. That thereafter, said (i) Usmangani Chandmiya (ii) Jetunbibi Wd/o. Gulamhusen (iii) Mahemudmiya Gulamhusen (iv) Sadikhusen Gulamhusen (v) Farukmiya Gulamhusen (vi) Variya Pravinchandra Mafatlal (vii) Habibanbibi D/o. Ummarmiya and W/o. Tajmulmiya Shaikh (viii) Mumtajibibi D/o. Ummarmiya and W/o. Bachumiya Shaikh (ix) Hamidabibi D/o. Ummarmiya and W/o. Abdulkadar Malek (x) Gulamahemad Ummarmiya (xi) Ruksanabanu D/o. Ummarmiya and W/o. Mohammadrazak Malek (xii) Farjanabanu D/o. Ummarmiya and W/o. Yakubmiya Malek (xiii) Mahmadyusuf Ummarmiya AND Minor Mahmaddmustakim Mahmaddshafi through his guardian his maternal uncle Farukmiya Gulamhusen sold and conveyed the Non-Agricultural land bearing Survey No. 609/2 and Final Plot No. 68/1 admeasuring 12262 sq. mtrs. of Town Planning Scheme No.107 (Ramol) of Mouje Ramol to M/s. Sanskrut Infra, a Partnership Firm of Ahmedabad which was duly registered with Sub-Registrar of Ahmedabad-11 (Aslali) under Serial No. 17135 dated-30/11/2018. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 9512, dated- 11/12/2018, which was duly certified by the revenue authority concerned.
14. That thereafter, we have published a Public Notice in respect of said land for clearance of title in the daily Gujarati Newspaper "GUJARAT SAMACHAR" on 11/02/2019 in the name of M/s. Sanskrut Infra, a Partnership Firm of Ahmedabad inter alia invited claims or objections of any kind in any manner from the public in general and in response thereto, we have not received any objection thereof.

15. That, Sanskrut Infra, a Partnership Firm through its Partner Niravbhai Devchandbhai Patel has executed Declaration before Notary Public Ahmedabad on 11/02/2019 declaring inter alia therein that the said land is free from all encumbrances and the said firm has not created any charge thereof and not transferred the said land in favour of any person, body or authority in any manner and on the basis of said declaration, we are agreed to issue title clearance certificate in respect of the said land.

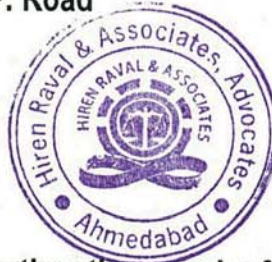
That we have taken search from the Talati and Sub-Registrar's records for more than last 30 years and we have not found any charge or encumbrances and we hereby certified that the said Non-Agricultural land bearing Survey No. 609/2 and Final Plot No. 68/1 admeasuring 12262 sq. mtrs. of Town Planning Scheme No.107 (Ramol) of Mouje Ramol of Taluka Vatva in the District of Ahmedabad and Registration Sub-District of Ahmedabad-11 (Aslali) is belonging to M/s. Sanskrut Infra, a Partnership Firm and the same is clear, marketable & free from all encumbrance.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Non-Agricultural land bearing Survey No. 609/2 and Final Plot No. 68/1 admeasuring 12262 sq. mtrs. of Town Planning Scheme No.107 (Ramol) of Mouje Ramol of Taluka Vatva in the District of Ahmedabad and Registration Sub-District of Ahmedabad-11 (Aslali) and the same is bounded as follows;

East	:	Final Plot No. 69/1
West	:	Final Plot No. 68/2/2+117/2 and 68/2/1
North	:	Final Plot No. 57/1
South	:	18 mtrs T. P. Road

HIREN RAVAL & ASSOCIATES
ADVOCATES



Note : This is to inform that sometime the search of complete registration record is not available due to tearing of book No. 2 of Registration Records.1