

**Adv. Vaibhav Ankush Patil**

B.A., LL.B.

**Advocate, High Court (Mumbai)**



**Phone : 9881656262 / 8424022423**

**Office : 47, Gala No. 1, Siddhivinayak Apt.,**

**Nr. Aniket Xerox, Opp. B.N.C.M.C.,**

**Kap Ali, Bhiwandi - 421 302. Dist. Thane.**

**Resi. : At. Post. Kharbav,**

**Tal. Bhiwandi - 421 302. Dist. Thane.**

**E-mail : adv.vaibhav.a.patil@gmail.com**

O/W. No. \_\_\_\_\_

Date : \_\_\_\_\_

02/11/2017

**SEARCH REPORT**

**REF.:** In respect of Land Bearing Survey No. 52, Hissa No. 1(Part) area admeasuring about (H-R-P) 0-07-6, Assessment (Rs-Ps) 1-55; lying, being and situated at village Nijampur, Bhiwandi, Dist. Thane. It is within the local limits of Revenue Village – Nijampur, Talathi Saja – Nijampur, Bhiwandi Nizampur City Municipal Corporation and under the jurisdiction of Registrar of Assurances - District Thane & Sub-Registrar of Assurances – Taluka Bhiwandi. The said land is owned by Nizamuddin Sirajuddin Ansari (As per 7/12 extract).

On careful inspections of index volumes kept at the registration office, Bhiwandi, Dist. Thane. From the Year 1988 to 02/11/2017, the following transactions are traced out.

YEAR	ENCUMBRANCES	YEAR	ENCUMBRANCES
1988	Nil	2003	Nil
1989	Nil	2004	Nil
1990	Nil	2005	Nil
1991	Nil	2006	Nil
1992	Nil	2007	Nil
1993	Nil	2008	Nil
1994	Nil	2009	Nil
1995	Nil	2010	Nil
1996	Nil	2011	Nil
1997	Nil	2012	Nil
1998	Nil	2013	Nil
1999	Nil	2014	Nil
2000	Nil	2015	Nil
2001	Nil	2016	Nil
2002	Nil	2017	Nil


**Encl:** Copy of Govt. fees paid receipt dated 02/11/2017 for ₹ 750/- bearing Receipt No. 9231 Application No. 2305/2017 for Survey No. 52.

**Note:** 1) For the year 2008, Index volume kept at Sub Registrar of Assurances Bhiwandi-I is incomplete for inspection.

2) For the year 2016 & 2017, Index volume kept at Sub Registrar of Assurances Bhiwandi- I, II & III is incomplete for inspection.

(All Search taken by me as per the record available at Registration office Bhiwandi & Thane.)

I have not found any entry in the registers of encumbrances in respect of the above mentioned property.

  
(Vaibhav A. Patil)  
Advocate.

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**Advocate, High Court (Mumbai)**



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**Tal. Bhiwandi - 421 302. Dist. Thane.**

**E-mail : adv.vaibhav.a.patil@gmail.com**

O/W. No. \_\_\_\_\_

Date : \_\_\_\_\_

03/11/2017

**TITLE CLEARANCE CERTIFICATE**  
**TO WHOMSOEVER IT MAY CONCERN**  
**DESCRIPTION OF THE PROPERTY**

**REF.:** In respect of Land Bearing Survey No. 52, Hissa No. 1(Part) area admeasuring about (H-R-P) 0-07-6, Assessment (Rs-Ps) 1-55; lying, being and situated at village Nijampur, Bhiwandi, Dist. Thane. It is within the local limits of Revenue Village – Nijampur, Talathi Saja – Nijampur, Bhiwandi Nizampur City Municipal Corporation and under the jurisdiction of Registrar of Assurances - District Thane & Sub-Registrar of Assurances – Taluka Bhiwandi. The said land is owned by Nizamuddin Sirajuddin Ansari (As per 7/12 extract).

I hereby certified that on the basis of documents and information (such as 7/12 extract, Mutation Entry, etc.) supplied by the owner herein above.

Also Search Report dated 02/11/2017 taken by me for 30 Years (1988-2017) in respect of above mention property in Sub-Registrar Assurance at Bhiwandi with search vide Application No. 2305/2017 Receipt No. 9231 on 02/11/2017.

**OBSERVATIONS:**


- 1) The 7/12 extract shows name of Above Owner.
- 2) I have not found any entry of Encumbrance in my Search Report dated 02/11/2017.

3) **MUTATION ENTRIES:**

- i) **Mutation Entry No.: 1903 Dated 13/04/2003**: Indicates that Partition of the said land as per Civil Court Decree by Civil Court, Thane in respect of Special Civil Suit No. 115/1986 dated 05/11/96. Therefore the said land is transferred in favour Nizamuddin Sirajuddin.

**OPINION & CONCLUSION:**

In these circumstances and subject to what is stated hereinabove, I am of the opinion that the title of land bearing Survey No. 52/1(Part) area admeasuring about (H-R-P) 0-07-6 of Shri Nizamuddin Sirajuddin Ansari is clear and marketable and title is free from all encumbrances.

  
(Vaibhav A. Patil)

Advocate.

**Adv. Vaibhav Ankush Patil**

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**E-mail : adv.vaibhav.a.patil@gmail.com**

O/W. No. \_\_\_\_\_

Date : \_\_\_\_\_

01/11/2017

**SEARCH REPORT**

**REF.:** In respect of Land Bearing Survey No. 54, Hissa No. 1(Part) area (H-R-P) 0-54-02 + Pot Kharaba 0-10-02 totally admeasuring about (H-R-P) 0-64-04, Assessment (Rs-Ps) 7-49; lying, being and situated at village Nijampur, Bhiwandi, Dist. Thane. Out of which land is owned by (i) Bhiwandi Nizampur City Municipal Corporation, Bhiwandi – area 1441.19 Sq. Mtrs.; (ii) Tausif Alam Mohd. Islam Ansari and Mahemud Alam Bakkan Sardar – area (H-R-P) 0-02-85, and remaining land is owned by Nizamuddin Sirajuddin Ansari, Mukrumuddin Nizamuddin, Sujauddin Nizamuddin and Nuruddin Nizamuddin (As per 7/12 extract). It is within the local limits of Revenue Village – Nijampur, Talathi Saja – Nijampur, Bhiwandi Nizampur City Municipal Corporation and under the jurisdiction of Registrar of Assurances - District Thane & Sub-Registrar of Assurances – Taluka Bhiwandi.

On careful inspections of index volumes kept at the registration office, Bhiwandi, Dist. Thane. From the Year 1988 to 01/11/2017, the following transactions are traced out.

YEAR	ENCUMBRANCES	YEAR	ENCUMBRANCES
1988	Nil	2003	Nil
1989	Nil	2004	Nil
1990	Nil	2005	Nil
1991	Nil	2006	Nil
1992	Nil	2007	Nil
1993	Nil	2008	Nil
1994	Nil	2009	Nil
1995	Nil	2010	Nil
1996	Nil	2011	Nil
1997	Nil	2012	Entry
1998	Nil	2013	Entry
1999	Nil	2014	Entry
2000	Nil	2015	Entry
2001	Nil	2016	Nil
2002	Nil	2017	Nil

2012. Bandh Patra in respect of **Survey No. 54/1(Part), City Survey No. 4850/(Part) area admeasuring about 1441.19 Sq. Mtrs out of area 6404 Sq. Mtrs**; given by Nizamuddin Sirajuddin Ansari, Mukrumuddin Nizamuddin Ansari, Sujauddin Nizamuddin Ansari and Nuruddin Nizamuddin Ansari; Executed on 29/11/2012 & registered on 30/11/2012 at serial No. BVD-2/8859/2012.
2013. Sale Deed in respect of **Survey No. 54/1(Part), City Survey No. 4850/(Part) area admeasuring about 1162.38 Sq. Mtrs T.D.R. (F.S.I.)**; given by Nizamuddin Sirajuddin Ansari for self and POA holder of Mukrumuddin Nizamuddin Ansari, Sujauddin Nizamuddin Ansari and Nuruddin Nizamuddin Ansari in favour of Mahavir World through its Partner Mahavir Pikhraj Jain; Executed & registered on 21/02/2013 at serial No. BVD-1/1495/2013.
2013. Sale Deed in respect of **Survey No. 54/1(Part), City Survey No. 4850/(Part) area admeasuring about 278.81 Sq. Mtrs T.D.R. (F.S.I.)**; given by Nizamuddin Sirajuddin Ansari for self and POA holder of Mukrumuddin Nizamuddin Ansari, Sujauddin Nizamuddin Ansari and Nuruddin Nizamuddin Ansari in favour of Niyaz Ahmad Ramzan Momin; Executed & registered on 21/02/2013 at serial No. BVD-1/1496/2013.
2013. Sale Deed in respect of **Survey No. 54/1(Part), City Survey No. 4850/(Part) area admeasuring about 1162.38 Sq. Mtrs T.D.R. (F.S.I.)**; given by Mahavir World through its Partner Mahavir Pikhraj Jain in favour of Munshain Realtors Pvt. Ltd. through its Director Kamlesh Motwani; Executed & registered on 20/09/2013 at serial No. BVD-1/8217/2013.
2014. Exchange Deed between First Part Tausif Alam Mohd. Islam Ansari, Mahemud Alam Bakkan Sardar and Second Part Nizamuddin Sirajuddin Ansari and others on 26/12/2013, vide Exchange Deed registered under Sr. No. BVD-2/5520/2013. Therefore Survey No. 136/Part (City Survey No. 4855/Part) area (H-R-P) 0-02-85 i.e. 285 Sq. Mtrs.; of First Part Tausif Alam Mohd. Islam Ansari, Mahemud Alam

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**E-mail : adv.vaibhav.a.patil@gmail.com**

OW. No. \_\_\_\_\_

Date : \_\_\_\_\_

(All Search taken by me as per the record available at Registration office  
Bhiwandi & Thane.)

I have not found any entry in the registers of encumbrances in respect of the above  
mentioned property.

(Vaibhav A. Patil)

Advocate.

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O/W. No. \_\_\_\_\_

Date : \_\_\_\_\_

02/11/2017

**TITLE CLEARANCE CERTIFICATE**  
**TO WHOMSOEVER IT MAY CONCERN**  
**DESCRIPTION OF THE PROPERTY**

**REF.:** In respect of Land Bearing Survey No. 54, Hissa No. 1(Part) area (H-R-P) 0-54-02 + Pot Kharaba 0-10-02 totally admeasuring about (H-R-P) 0-64-04, Assessment (Rs-Ps) 7-49; lying, being and situated at village Nijampur, Bhiwandi, Dist. Thane. Out of which land is owned by (i) Bhiwandi Nizampur City Municipal Corporation, Bhiwandi – area 1441.19 Sq. Mtrs.; (ii) Tausif Alam Mohd. Islam Ansari and Mahemud Alam Bakkan Sardar – area (H-R-P) 0-02-85, and remaining land is owned by Nizamuddin Sirajuddin Ansari, Mukrumuddin Nizamuddin, Sujauddin Nizamuddin and Nuruddin Nizamuddin (As per 7/12 extract). It is within the local limits of Revenue Village – Nijampur, Talathi Saja – Nijampur, Bhiwandi Nizampur City Municipal Corporation and under the jurisdiction of Registrar of Assurances - District Thane & Sub-Registrar of Assurances – Taluka Bhiwandi.

-----  
I hereby certified that on the basis of documents and information (such as 7/12 extract, Mutation Entry, etc.) supplied by the owner herein above.

Also Search Report dated 01/11/2017 taken by me for 30 Years (1988-2017) in respect of above mention property in Sub-Registrar Assurance at Bhiwandi with search vide Application No. 2303/2017 Receipt No. 9199 on 01/11/2017.

**OBSERVATIONS:**

- 1) The 7/12 extract shows name of Above Owner.
- 2) My Search Report showing entry of :-



- i) Bandh Patra in respect of **Survey No. 54/1(Part), City Survey No. 4850/(Part) area admeasuring about 1441.19 Sq. Mtrs out of area 6404 Sq. Mtrs**; given by Nizamuddin Sirajuddin Ansari, Mukrumuddin Nizamuddin Ansari, Sujauddin Nizamuddin Ansari and Nuruddin Nizamuddin Ansari; Executed on 29/11/2012 & registered on 30/11/2012 at serial No. BVD-2/8859/2012.
- ii) Sale Deed in respect of **Survey No. 54/1(Part), City Survey No. 4850/(Part) area admeasuring about 1162.38 Sq. Mtrs T.D.R. (F.S.I.)**; given by Nizamuddin Sirajuddin Ansari for self and POA holder of Mukrumuddin Nizamuddin Ansari, Sujauddin Nizamuddin Ansari and Nuruddin Nizamuddin Ansari in favour of Mahavir World through its Partner Mahavir Pikharaj Jain; Executed & registered on 21/02/2013 at serial No. BVD-1/1495/2013.
- iii) Sale Deed in respect of **Survey No. 54/1(Part), City Survey No. 4850/(Part) area admeasuring about 278.81 Sq. Mtrs T.D.R. (F.S.I.)**; given by Nizamuddin Sirajuddin Ansari for self and POA holder of Mukrumuddin Nizamuddin Ansari, Sujauddin Nizamuddin Ansari and Nuruddin Nizamuddin Ansari in favour of Niyaz Ahmad Ramzan Momin; Executed & registered on 21/02/2013 at serial No. BVD-1/1496/2013.
- iv) Sale Deed in respect of **Survey No. 54/1(Part), City Survey No. 4850/(Part) area admeasuring about 1162.38 Sq. Mtrs T.D.R. (F.S.I.)**; given by Mahavir World through its Partner Mahavir Pikharaj Jain in favour of Munshain Realtors Pvt. Ltd. through its Director Kamlesh Motwani; Executed & registered on 20/09/2013 at serial No. BVD-1/8217/2013.
- v) Exchange Deed between First Part Tausif Alam Mohd. Islam Ansari, Mahemud Alam Bakkan Sardar and Second Part Nizamuddin Sirajuddin Ansari and others on 26/12/2013, vide Exchange Deed registered under Sr. No. BVD-2/5520/2013. Therefore Survey No. 136/Part (City Survey No. 4855/Part) area (H-R-P) 0-02-85 i.e. 285 Sq. Mtrs.; of First

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O/W. No.

Date : \_\_\_\_\_

Part Tausif Alam Mohd. Islam Ansari, Mahemud Alam Bakkan Sardar had exchanged and transferred in favour of Second Part Nizamuddin Sirajuddin Ansari and others and land bearing Survey No. 54/1(Part), (City Survey No. 4850/Part) area 0-02-85 i.e. 285 Sq. Mtrs; of Second Part Nizamuddin Sirajuddin Ansari and others had exchanged and transferred in favour of First Part Tausif Alam Mohd. Islam Ansari and Mahemud Alam Bakkan Sardar.

vi) Sale Deed in respect of Survey No. 54/1(Part), City Survey No. 4850/(Part) area admeasuring about 278.81 Sq. Mtrs (F.S.I.); given by Niyaz Ahmad Ramzan Momin in favour of Narayan Babu Choudhary; Executed & registered on 23/02/2015 at serial No. BVD-1/1398/2015.


3) **MUTATION ENTRIES:**

- i) **Mutation Entry No.: 1903 Dated 13/04/2003:** Indicates that Partition of the said land as per Civil Court Decree by Civil Court, Thane in respect of Special Civil Suit No. 115/1986 dated 05/11/96. Therefore the said land is transferred in favour Nizamuddin Sirajuddin, Mukrumuddin Nizamuddin, Misbauddin Nizamuddin, Sujauddin Nizamuddin and Nuruddin Nizamuddin.
- ii) **Mutation Entry No.: 2476 Dated 01/10/2012:** Indicates succession entry of Mukrumuddin Nizamuddin Ansari, Sujauddin Nizamuddin Ansari and Nuruddin Nizamuddin Ansari as the legal heirs of deceased Misbauddin Nizamuddin Ansari (expired on 14/03/2010).
- iii) **Mutation Entry No.: 2487 Dated 01/12/2012:** Indicates Bandh Patra for acquisition for 18 Meter D.P. Road in respect of Survey No. 54/1(Part), area admeasuring about 1441.19 Sq. Mtrs out of area 6604 Sq. Mtrs; given by Nizamuddin Sirajuddin Ansari, Mukrumuddin Nizamuddin Ansari, Sujauddin Nizamuddin Ansari and Nuruddin Nizamuddin Ansari; in favour of Bhiwandi Nizampur City Municipal

Corporation, Bhiwandi, Executed on 29/11/2012 & registered on 30/11/2012 at serial No. BVD-2/8859/2012.

**OPINION & CONCLUSION:**

In these circumstances and subject to what is stated hereinabove, I am of the opinion that the title of land bearing Survey No. 54/1(Part) (i) area admeasuring about (H-R-P) 0-02-85 i.e. 285 Sq. Mtrs of Shri Tausif Alam Mohd. Islam Ansari and Mahemud Alam Bakkan Sardar; (ii) area admeasuring about 1441.19 Sq. Mtrs of Bhiwandi Nizampur City Municipal Corporation and (iii) remaining land area admeasuring about 4677.81 Sq. Mtrs of Shri Nizamuddin Sirajuddin Ansari and others is clear and marketable and title is free from all encumbrances.

  
(Vaibhav A. Patil)

Advocate.

# Adv. Vaibhav Ankush Patil

B.A., LL.B.

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O/W. No.

Date : \_\_\_\_\_

01/11/2017

## SEARCH REPORT

**REF.:** In respect of Land Bearing Survey No. 54, Hissa No. 1(Part) area (H-R-P) 0-34-20 + Pot Kharaba 0-03-50 totally admeasuring about (H-R-P) 0-37-70 i.e. 3770 Sq. Mtrs., Assessment (Rs-Ps) 4-00; lying, being and situated at village Nijampur, Bhiwandi, Dist. Thane. Out of which land is owned by (i) Merajuddin Jiyauddin Ansari – area 327.75 Sq. Mtrs.; (ii) Abdul Wahid Mohd. Latif Choudhary – area 375.80 Sq. Mtrs., and remaining land is owned by Gayasuddin Jiyauddin Ansari, Merajuddin Jiyauddin Ansari, Faiyyauddin Jiyauddin Ansari (As per 7/12 extract). It is within the local limits of Revenue Village – Nijampur, Talathi Saja – Nijampur, Bhiwandi Nizampur City Municipal Corporation and under the jurisdiction of Registrar of Assurances - District Thane & Sub-Registrar of Assurances – Taluka Bhiwandi.

On careful inspections of index volumes kept at the registration office, Bhiwandi, Dist. Thane. From the Year 1988 to 01/11/2017, the following transactions are traced out.

YEAR	ENCUMBRANCES	YEAR	ENCUMBRANCES
1988	Nil	2003	Nil
1989	Nil	2004	Nil
1990	Nil	2005	Entry
1991	Nil	2006	Nil
1992	Nil	2007	Entry
1993	Nil	2008	Nil
1994	Nil	2009	Nil
1995	Nil	2010	Nil
1996	Nil	2011	Nil
1997	Nil	2012	Nil
1998	Nil	2013	Nil
1999	Nil	2014	Entry
2000	Nil	2015	Nil
2001	Nil	2016	Nil
2002	Nil	2017	Nil

2005. Gift Deed in respect of **Survey No. 54/1, City Survey No. 4850 area admeasuring about 375.80 Sq. Mtrs**; given by Jiyauddin Sirajuddin Ansari in favour of Salauddin Jiyauddin Ansari; Executed & registered on 08/02/2005 at serial No. BVD-1/487/2005.
2005. Gift Deed in respect of **Survey No. 54/1, City Survey No. 4850 area admeasuring about 327.75 Sq. Mtrs**; given by Jiyauddin Sirajuddin Ansari in favour of Merajuddin Jiyauddin Ansari; Executed & registered on 08/02/2005 at serial No. BVD-1/488/2005.
2007. Assignment of Trust Deed in respect of **Survey No. 54/1(Part), City Survey No. 4850 area admeasuring about 452 Sq. Mtrs**; given by Hazi Jiyauddin Hazi Sirajuddin Ansari in favour of Al-Jamiatul Islammiya Sirajul Ulum Trust through its Chief trusty Hafiz Amanulla Abdul Rauf Ansari; Executed & registered on 03/05/2007 at serial No. BVD-1/3076/2007.
2014. Sale Deed in respect of **Survey No. 54/1(Part), City Survey No. 4850 area admeasuring about 375.80 Sq. Mtrs**; given by Abdul Wahid Mohd. Latif Choudhary in favour of Mahamud Alam Bakkan Sardar Sidhique and Shadab Ahmad Supariwala; Executed & registered on 24/09/2014 at serial No. BVD-1/7225/2014.

**Encl:** Copy of Govt. fees paid receipt dated 01/11/2017 for ₹ 750/- bearing Receipt No. 9199 Application No. 2303/2017 for Survey No. 54.

- Note:** 1) For the year 2008, Index volume kept at Sub Registrar of Assurances Bhiwandi-I is incomplete for inspection.
- 2) For the year 2016 & 2017, Index volume kept at Sub Registrar of Assurances Bhiwandi- I, II & III is incomplete for inspection.

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Bakkan Sardar had exchanged and transferred in favour of Second Part Nizamuddin Sirajuddin Ansari and others and land bearing Survey No. 54/1(Part), (City Survey No. 4850/Part) area 0-02-85 i.e. 285 Sq. Mtrs; of Second Part Nizamuddin Sirajuddin Ansari and others had exchanged and transferred in favour of First Part Tausif Alam Mohd. Islam Ansari and Mahemud Alam Bakkan Sardar.

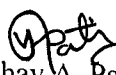
2015. Sale Deed in respect of Survey No. 54/1(Part), City Survey No. 4850/(Part) area admeasuring about 278.81 Sq. Mtrs (F.S.I.); given by Niyaz Ahmad Ramzan Momin in favour of Narayan Babu Choudhary; Executed & registered on 23/02/2015 at serial No. BVD-1/1398/2015.

**Encl:** Copy of Govt. fees paid receipt dated 01/11/2017 for ₹ 750/- bearing Receipt No. 9199 Application No. 2303/2017 for Survey No. 54.

**Note:** 1) For the year 2008, Index volume kept at Sub Registrar of Assurances Bhiwandi-I is incomplete for inspection.  
2) For the year 2016 & 2017, Index volume kept at Sub Registrar of Assurances Bhiwandi- I, II & III is incomplete for inspection.

(All Search taken by me as per the record available at Registration office Bhiwandi & Thane.)

I have not found any other entry in the registers of encumbrances in respect of the above mentioned property.

  
(Vaibhav A. Patil)

Advocate.

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**Advocate, High Court (Mumbai)**



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O/W. No. \_\_\_\_\_

Date : \_\_\_\_\_

02/11/2017

**TITLE CLEARANCE CERTIFICATE**  
**TO WHOMSOEVER IT MAY CONCERN**  
**DESCRIPTION OF THE PROPERTY**

**REF.:** In respect of Land Bearing Survey No. 54, Hissa No. 1(Part) area (H-R-P) 0-34-20 + Pot Kharaba 0-03-50 totally admeasuring about (H-R-P) 0-37-70 i.e. 3770 Sq. Mtrs., Assessment (Rs-Ps) 4-00; lying, being and situated at village Nijampur, Bhiwandi, Dist. Thane. Out of which land is owned by (i) Merajuddin Jiyauddin Ansari – area 327.75 Sq. Mtrs.; (ii) Abdul Mohd. Latif – area 375.80 Sq. Mtrs., and remaining land is owned by Gayasuddin Jiyauddin Ansari, Merajuddin Jiyauddin Ansari, Faiyyauddin Jiyauddin Ansari (As per 7/12 extract). It is within the local limits of Revenue Village – Nijampur, Talathi Saja – Nijampur, Bhiwandi Nizampur City Municipal Corporation and under the jurisdiction of Registrar of Assurances - District Thane & Sub-Registrar of Assurances – Taluka Bhiwandi.

I hereby certified that on the basis of documents and information (such as 7/12 extract, Mutation Entry, etc.) supplied by the owner herein above.

Also Search Report dated 01/11/2017 taken by me for 30 Years (1988-2017) in respect of above mention property in Sub-Registrar Assurance at Bhiwandi with search vide Application No. 2303/2017 Receipt No. 9199 on 01/11/2017.

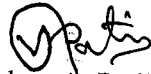
**OBSERVATIONS:**

- 1) The 7/12 extract shows name of Above Owner.
- 2) My Search Report showing entry of :-
  - i) Gift Deed in respect of **Survey No. 54/1, City Survey No. 4850 area admeasuring about 375.80 Sq. Mtrs;** given by Jiyauddin Sirajuddin Ansari in favour of Salauddin Jiyauddin Ansari; Executed & registered on 08/02/2005 at serial No. BVD-1/487/2005.

- ii) Gift Deed in respect of **Survey No. 54/1, City Survey No. 4850 area admeasuring about 327.75 Sq. Mtrs**; given by Jiyauddin Sirajuddin Ansari in favour of Merajuddin Jiyauddin Ansari; Executed & registered on 08/02/2005 at serial No. BVD-1/488/2005.
- iii) Assignment of Trust Deed in respect of **Survey No. 54/1(Part), City Survey No. 4850 area admeasuring about 452 Sq. Mtrs**; given by Hazi Jiyauddin Hazi Sirajuddin Ansari in favour of Al-Jamiatul Islammiya Sirajul Ulum Trust through its Chief trusty Hafiz Amanulla Abdul Rauf Ansari; Executed & registered on 03/05/2007 at serial No. BVD-1/3076/2007.
- iv) Sale Deed in respect of **Survey No. 54/1(Part), City Survey No. 4850 area admeasuring about 375.80 Sq. Mtrs**; given by Abdul Wahid Mohd. Latif Choudhary in favour of Mahamud Alam Bakkan Sardar Sidhique and Shadab Ahmad Supariwala; Executed & registered on 24/09/2014 at serial No. BVD-1/7225/2014.
- 3) **MUTATION ENTRIES:**
- i) **Mutation Entry No.: 1903 Dated 13/04/2003**: Indicates that Partition of the said land as per Civil Court Decree by Civil Court, Thane in respect of Special Civil Suit No. 115/1986 dated 05/11/96. Therefore the said land is transferred in favour Jiyauddin Sirajuddin and Gayauddin Jiyauddin.

**OPINION & CONCLUSION:**

In these circumstances and subject to what is stated hereinabove, I am of the opinion that the title of land bearing **Survey No. 54/1(Part) (i) area admeasuring about (H-R-P) 327.75 Sq. Mtrs of Shri Merajuddin Jiyauddin Ansari; (ii) area admeasuring about 375.80 Sq. Mtrs of Mahamud Alam Bakkan Sardar Sidhique and Shadab Ahmad Supariwala; and (iii) area admeasuring about 3066.45 Sq. Mtrs of Shri Gaysuddin Jiyauddin Ansari and others** is clear and marketable and title is free from all encumbrances.

  
(Vaibhav A. Patil)

Advocate.