JAYJIT KUMAR SINGH
Advocate

Civil Court Gaya
Enrolment no. 1943/1999

Ref No. :- Kazmi Skyline 01

DATE :- 20/09/2024

I have examined the original documents and my findings are:

- That 62.5 dismil, 27,225 sqft. Of land was purchased by Late Azizur Rahman Kazmi by two registered sale deed bearing deed, no: 2244 dated 07-01-1966 and 2245 dated 02- 03-1966 executed by Bibi Zubaida w/o G.M Ansari.

- That Azizur Rahman Kazmi had four sons namely Masood Aziz Kazmi, Mahboob Aziz Kazmi, Irfan Kazmi and Masoom Aziz Kazmi.

- That after due request formalities Azizur Rahman Kazmi gifted the property by oral heba on 01-01-1995 and memorized by swearing affidavit on 22-09-2007 and as such first party Masood Aziz Kazmi and Maboob Aziz Kazmi became absolute owner of the entire property.

- That Irfan Kazmi and Masoom Aziz Kazmi gave their consent to oral heba where Masood Aziz Kazmi and Maboob Aziz Kazmi became the absolute owner through affidavit dated 28-08-2013.

- That Masood Aziz Kazmi died on 24-11-2021 leaving behind his wife Naheed Kazmi and three sons namely Md. Zeeshan Kazmi, Ali Saad Kazmi and Afraz Kazmi.

Jayjit Kr Singh Advocate

JAYJIT KR. SINGH

ADVOCATE

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Nutan Nagar, Gaya

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- That all three sons of Late Masood Aziz Kazmi gave power of attorney to their mother Naheed Kazmi through Deed No: 827, Book No: 4, Vol No: 18, Serial No: 15853 dated 04-12-2021 at district registry office Patna.

- That in the new survey Khatiyan the property was in the name of Azizur Rahman Kazmi S/O Syed Md. Kazmi.

- That rent fixation case no: 19/2014-15 the property rent was fixed (Jamanadi no: 116) in the name of Masood Aziz Kazmi and Maboob Aziz Kazmi and getting malguzari rent.

- That the Land Owners absolutely seized and possess the land and are sufficiently entitled to the said premises.

- That the said land is free all from encumbrances, Charges, Liens impendence, attachment, Trust, acquisitions whatsoever or however.

All the examined documents are genuine, legal and valid. As such the Gharana Associate Infra promoters Pvt. Ltd. Company, through its director Sri Sanjay Kumar has clear marketable title over the property in question and The Company is competent to do the construction work.

Jayjit Kr Singh

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