



M & Y DEVELOPERS

Aman Residency
"Aman Park" : Survey No. 517,
Nr. Vishala Circle, B/s. Sunrise Arcade,
Juhapura, Ahmedabad-380055.

Ref. No. :

Date :

Date: November 25, 2017

To

Town Planning Officer

Gujarat Real Estate Regulatory Authority

1st and 3rd floor, CTP Office Building

Sector 10, Gandhinagar - 382010

Ph. No. 079-23254101

Dear Sir,

Ref. : RERA Registration of the project "AMAN RESIDENCY"

Sub. : ENCUMBRANCE STATUS

We M/s. **M & Y DEVELOPERS** has taken up a project namely "**AMAN RESIDENCY**" as developer on the NA land situated at Survey/ Block no. 517, Shahwadi, Aman Park, Opp. Sameer Residency, Nr. Vishala Circle, Juhapura, Ahmedabad – 380055, admeasuring 919.73 sq. mt (1100 sq. yards).

We hereby undertake that there is no Encumbrance on the above entire project land an Construction on it.

Thanking you,

Yours truly,

For M & Y DEVELOPERS

For, M & Y DEVELOPERS

Promoter / Director


Partner/ Autho. Signatory

Jatin V. Modi

Advocate

G-2, Ground Floor, Bijal Apartment, Panchvati, Ellisbridge, Ahmedabad.
(M) 9924201485

Ref.

Date : 8/2/2016

TITLE CLEARANCE CERTIFICATE & SEARCH REPORT



To,

Mubinabanu Mohammadalikhan Pathan

R/o. 114, Narandasni Chali,

Opp. Calico Mill, Baherampura,

Ahmedabad.



Re:-

Investigation of titles regarding an immovable Non Agricultural Property bearing Survey No. 517 paiki admeasuring 919.73 Mtrs. (1100 Sq. yards) situate lying and being at Mouje Shahwadi, Taluka Vatva, District Ahmedabad Registration District Ahmedabad and Sub District Ahmedabad-5 (Narol) belonging to Mubinabanu Mohammadalikhan Pathan.

To the Respected,

I refer the instructions given to me and necessary papers, documents submitted to me and also I refer your sworn declaration. I have gone through all the documents and papers submitted to me by you believing the same to be genuine, and accordingly I have taken necessary search with only available revenue and available records of the Sub Registrar Ahmedabad-5 (Narol) (from 1994 to 2016) vide Receipt No. 2016005002560, Application No. 1643 and depends on the search and my scrutiny of documents and papers submitted before me, I hereby submit my opinion on title as under :-

That the said land in question i. e. Non-agricultural land bearing Survey No. 517 paiki admeasuring 919.73 Sq. Mtrs. (1100 Sq. yards) situate lying and being at Mouje Shahwadi, Taluka Vatva, District Ahmedabad Registration District



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Ahmedabad and Sub District Ahmedabad-5 (Narol) was belonged to **Sharifkhan Kasamkhan Pathan** and he was having vacant and peaceful possession of entire as an absolute owner & occupier thereof.

Thereafter, the said **Sharifkhan Kasamkhan Pathan** has sold the said land bearing Survey No. 517 paiki admeasuring 919.73 Sq. Mtrs. (1100 Sq. yards) to **Nafisabanu Wd/o. Abdulgaffar Abdulkarim Shaikh** by sale deed duly registered before the Hon. Sub Registrar at Ahmedabad-5 (Narol) on dated 25/1/2010 by serial No. 809, and to that effect mutation entry No. 2969 entered in the revenue records on dated 11/6/2010.

Thereafter, the said **Nafisabanu Wd/o. Abdulgaffar Abdulkarim Shaikh** has gift the said land bearing Survey No. 517 paiki admeasuring 919.73 Sq. Mtrs. (1100 Sq. yards) to **Mubinabanu Mohammadalikhan Pathan** by gift deed duly registered before the Hon. Sub Registrar at Ahmedabad-5 (Narol) on dated 18/2/2012 by serial No. 1136, and to that effect mutation entry No. 3210 entered in the revenue records on dated 15/4/2012. So **Mubinabanu Mohammadalikhan Pathan** is now a owner of Survey No. 517 paiki admeasuring 919.73 Sq. Mtrs. (1100 Sq. yards) since then her name entered and running in the concerned and relevant government and semi government records.

Thereafter, the said **Mubinabanu Mohammadalikhan Pathan** entered in to partnership firm named "**M & Y Developers**" for the land bearing Survey No. 517 paiki admeasuring 919.73 Sq. Mtrs. (1100 Sq. yards) along with other partners, Mr. Mohammedalikhan Pathan S/o. Ismailkhan Z. Pathan, Mr. Yusufkhan Pathan S/o. Mohammedalikhan Pathan & Mr. Mahmudkhan Pathan S/o. Mohammedalikhan Pathan commencing from dated 27/8/2012 and Deed of Partnership Firm thereof has been executed by and between them, Which has been notarised before Shri M. I. Shaikh, Notary Public on dated 27/8/2012 under serial No. 4154/A-2/2012.



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Further, I found that the said land bearing Survey No. 517 paiki admeasuring 919.73 (1100 Sq. yards) has given Non-Agricultural Use Permission for Residential Purpose by the Honorable District Collector, Ahmedabad through their Order No. CB/CTS/N.A./S.R.-1354/2010, dated 20/1/2012.

Further, I found that the said land bearing Survey No. 517 paiki admeasuring 919.73 (1100 Sq. yards) has been given construction permission for residential purpose by the Ahmedabad Municipal Corporation Authority and issued Commencement Letter (Rajachitthi) under Case No. BLNNS/NWZ/260612/P/B4159/R0/M1, and Rajachitthi No. 28376/260612/b4159/R0/M1, dated 10/7/2012.

This is to opine and certify that an immovable Non Agricultural Property situated at Village shahwadi, Ta. Vatva, District Ahmedabad bearing Survey / Block No. 517 paiki admeasuring 919.73 Sq. Mtrs. (1100 Sq. yards) of area which is belonging to herself **Mubinabanu Mohammadalikhan Pathan**. Further it is to certify and opine that **Mubinabanu Mohammadalikhan Pathan** is having clear and marketable rights titles of the said property (more particularly described in the schedule mentioned hereunder) and the said property is free from all encumbrances and reasonable doubts.

Further, during my search procedure, I have not found any kind of encumbrance upon the said land of **Mubinabanu Mohammadalikhan Pathan** and also the said property is free from all such encumbrances and attachments SUBJECT TO subject to N. A. Use Permission to be followed & fulfillment of conditions of constructions permission/Rajachitthi granted by A. M. C. to be followed.

In Conclusion of the above the said **Mubinabanu Mohammadalikhan Pathan** are having clear and marketable rights and titles of the said property (more particularly described in the schedule mentioned hereunder) and the said property is free from all encumbrances and reasonable doubts.



Jatin V. Modi

Advocate

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SCHEDULE REFERRED TO ABOVE

All that piece and parcel of the an immovable Non Agricultural Property situated at Village Shahwadi, Ta. Vatva, District Ahmedabad and Sub-District AHMEDABAD-5 (Narol) bearing Survey / Block No. 517 paiki admeasuring 919.73 Sq. Mtrs. (1100 Sq. yards) of area and details of four boundaries are :

On East : Real Residency Scheme.
On West : Maktampur Sim.
On North : Road.
On South : Survey/Block No. 518.

Place : Ahmedabad.

Date : 08/02/2016

J. V. Modi

(Jatin V. Modi, Advocate)

JATIN V. MODI
ADVOCATE

G-2, Ground Floor, Bijal Apartments,
Panchvati, Ellisbridge, Ahmedabad

