



TITLE CLEARANCE CERTIFICATE

Title clearance Certificate in respect of the Non Agriculture Land bearing Survey No. 708, Admeasuring 2974 Sq.Mtrs. Account No.. 1919, situate, lying and being at Mouje VATVA, Taluka AHMEDABAD CITY, EAST, District AHMEDABAD-5 (NAROL) belonging to **AMINKHAN SIKANDARKHAN PATHAN**

As per the instruction and documents/papers given to me I have gone through the same in respect of Non-Agriculture land bearing Survey No. 708, A/C. No. 1919 Admeasuring 2974 Sq.Mters. situate , lying and being at Mouje Village VATVA, Taluka AHMEDABAD CITY EAST District AHMEDABAD-5(NAROL) (hereinafter caled the "Said Property") and I submit Title clearance certificate as follows:-

- (1) That, the said Property is ancestral property of (1) Kuberbhai Lavjibhai Maheriya (2) Becharbhai Lavjibhai Maheriya (3) BhikhabhaiUkabhai Maheriya (4) Rameshbhai Ukabhai Maheriya (6) Shantaben Ukabhai Maheriya (7) Gangaben Widow of Devabhai Lavjibhai (8) Govindbhai Devabhai Maheriya (9) Kashiben Dvabhai Maheriya and Sarojben Ukabhai Maheriya.

(2) That, the aforesaid Owners(1) Kuberbhai Lavjibhai & others sold and conveyed the said property through their Power of Attorney holder Habibkhan Hamidkhan Rangwala vide Registered Deed of Conveyance, which is registered under Serial No. 586 dated in favour of AMINKHAN SIKANDARKHAN PATHAN before the Sub registrar office Ahmedabad-5 (NAROL) and since then the said Aminkhan S. Pathan became the absolute owner of the said property bearing Survey No. 708 of Mouje VATVA, Taluka AHMEDABAD CITY EAST Distict AHMEDABAD.

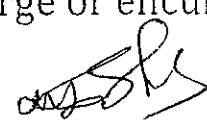
(3) That, in respect of the aforsaid Deed of Conveyance a mutation entry bearing No. 15759 made in the Records. The said Entry has also certified by the Circle officer, Aslali on 26/04/2012 in support of the order passed by Mamlatdar Dascroi bearing No. RTS/Appeal/Case No. 902/11 dated 6/3/2012.

(4) Tate, the Non-Agriculture permission has been granted by Collactor, Ahmedabad under its order bearing No. CB/CTS/N.A./S.R.237/2013 dated 03/04/2013, in respect of the aforesaid order the revenue record has also corrected vide mutation entry no. 17829, dated 5/4/2013.

Looking to the above mentioned facts, I am of the Opinion that Title to the Non-Agriculture Land bearing Survey No. 708, Final Plot No. 53/1, 53/2, Town Planning Scheme No. 85 Admeasuring 2974 Sq.Mtrs. A/c. No. 1919, situate, lying and being at Mouje Village VATVA, Taluka AHMEDABAD CITY EAST, District AHMEDABAD and Registration District: AHMEDABAD-5(NAROL) is clear, marketable and free from any charge or encumbrances.

Place: Ahmedabad

Date: 22-9-21


(UMESH I. SHAH)

Advocate

ઉમેશ આઈ. શાહ

બી. કોમ; એલ. એલ. બી;
એડવોકેટ

Residence :

"Shreyas", 6, Kamnath Society,
Nr. Shikh Gurudwara, Maninagar,
Ahmedabad-8. (M) 9426068861



Umesh I. Shah

B. Com., LL.B. Advocate

Office :

9, Harikrupa Appartment,
Near Grudwara, Maninagar,
Ahmedabad-8. Phone : 25471064

Ref. No :

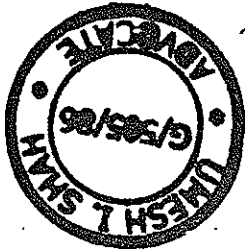
Date : 22/09/2021

NON-ENCUMBRANCE CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

This is to notify that there is no encumbrance of any type including title, rights or financial on the said land of the project and land is clear and marketable Free from all encumbrance.

Project Name	:-	Sunrise Elegance
Promoter Name	:-	Eerum Devlopers (Aminkhan S.Pathan)
Final Plot No.	:-	53/1 (2238 Sq.Mt)
Serve No.	:-	708
Village.	:-	Vatva
Taluka.	:-	Vatva
District.	:-	Ahmedabad.
T.P.Scheme No.	:-	85,Vatva-5



Umesh I. Shah