

Rasesh J Shah

Advocate

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Vadodara
17.04.2023

To
M/s. Sky Landmark
Vadodara

REG: Title Clearance Certificate in respect of project known as "SKY LANDMARK" Bapod, Vadodara lying being and situated on the Non Agricultural Lands bearing Revenue Survey No. 838/1, T P Scheme No. 3, Final Plot No. 556, City Survey No. 339 admeasuring 1178.00 Sq., Mtr., (12680 Sq., Fts.,) Revenue Survey No. 873/1, T P Scheme No. 3, Final Plot No. 546 Paiki Plot No. 1 & 15 and Final Plot No. 557 Paiki Final Plot No. 557 admeasuring 1221.00 Sq., Mtr. & Final Plot No. 546 Paiki northern side Plot No. 1 & 15 admeasuring 823.00 Sq., Mtr., aggregating 3222.00 Sq., Mtr., Paiki 30 % i.e. 966.60 Sq., Mtr., of Village Mouje: Bapod Taluka District Vadodara owned & occupied by Shah Daxesh Navnitbhai given under registered Development Agreement in favor of M/s. Sky Landmark represented through its partner Milesh Subhashchandra Panchal.

Dear Sir,

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices for the period of thirty two years from 01.01.1992 upto 17.04.2023 as required in the matter. I have carefully scrutinized the documents and papers (fully and more particularly described in Section: 3: hereunder) which establishes the ownership and possessory title, which Shah Daxesh Navnitbhai had acquired the subject property more particularly described in Section :2: hereunder.

Sr. No.	Particulars		
1	Name of the owner		
	Shah Daxesh Navnitbhai		
2	Description of Property		
	All that piece and parcel of Non Agricultural Lands bearing Revenue Survey No. 838/1, T P Scheme No. 3, Final Plot No. 556, City Survey No. 339 admeasuring <u>1178.00 Sq., Mtr.</u> , (12680 Sq., Fts.,) Revenue Survey No. 873/1, T P Scheme No. 3, Final Plot No. 546 Paiki Plot No. 1 & 15 and Final Plot No. 557 Paiki Final Plot No. 557 admeasuring <u>1221.00 Sq., Mtr.</u> & Final Plot No. 546 Paiki northern side Plot No. 1 & 15 admeasuring <u>823.00 Sq., Mtr.</u> , aggregating 3222.00 Sq., Mtr., Paiki 30 % i.e. 966.60 Sq., Mtr., of Village Mouje: Bapod Taluka District Vadodara & which are bounded as under;		
	Revenue Survey No. 838/1 On the North : By Final Plot No. 558 On the South : By Final Plot No. 547 On the East : By 7.50 Mtr., Road On the West : By Adjoining Final Plot No. 557 Revenue Survey No. 873/1 On the North : By Final Plot No. 558 On the South : By Final Plot No. 546 On the East : By Final Plot No. 556, 547 On the West : By 40.00 Mtr., Road		
3	Details / Description of the documents scrutinized		
	Sr. No.	Date of Document	Particulars
	I.		Village Form No. 7/12, 6 & 8A
			City Survey Ruled property card
			Whether Original/ Copy
			Copy
			Copy



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III.	30.07.2001	NA order issued by Collector, Vadodara dated 30.07.2001 in respect of F P No. 547, 548, 556 & 611	Copy
IV.	18.06.2007	Sale Deed executed by Hinaben Dhananjaybhai Patel in favour of Vrajesh Vithaldas Parikh & Jayendra Vithaldas Parikh registered under Vol. No. 3933 dated 18.06.2007	Copy
V.	19.01.2009	NA order issued by Collector, Vadodara dated 19.01.2009 in respect of F P No. 557 & 546 Paiki	Copy
VI.	06.12.2010	Sale Deed executed by Vrajesh Vithaldas Parikh & Jayendra Vithaldas Parikh in favour of Ripalbhai Navnitlal Majmudar & Daxeshbhai Navnitlal Shah registered under Vol. No. 11640 dated 06.12.2010	Copy
VII.	16.12.2010	Certificate of Development charge issued by VUDA dated 16.12.2010	Copy
VIII.	03.12.2013	Zone Certificate issued by VUDA dated 03.12.2013 in respect of F P No. 546, 556 & 557	Copy
IX.	04.07.2014	Revised NA order issued by Collector, Vadodara dated 04.07.2014	Copy
X.	17.01.2014	Affidavit (ULC) given by Shah Daxesh Navnitbhai & Majmudar Ripal Navnitlal attested before notary public no. 2293 dated 17.01.2014	Copy
XI.	17.01.2014	Affidavit (ULC) given by Shah Daxesh Navnitbhai & Majmudar Ripal Navnitlal attested before notary public no. 2294 dated 17.01.2014	Copy
XII.	14.02.2022	Partnership Deed of M/s. Sky Landmark attested before notary public no. 149 dated 14.02.2022	Copy
XIII.	03.03.2022	Fire safety opinion issued by VFES dated 03.03.2022	Copy
XIV.	31.03.2022	Sale Deed executed by Ripalbhai Navnitlal Majmudar represented through his POA holder Majmudar Navnit Chitalal in favour of M/s. Sky Landmark represented through its partner Milesh Subhashchandra Panchal confirmed by Daxeshbhai Navnitlal Shah registered under Vol. No. 5836 dated 31.03.2022	Copy
XV.	31.03.2022	Registration Receipt of the above Sale Deed dated 31.03.2022	Copy
XVI.		Index-II of the above Sale Deed	Copy
XVII.	03.10.2022	Rectification Deed executed by Ripalbhai Navnitlal Majmudar represented through his POA holder Majmudar Navnit Chitalal in favour of M/s. Sky Landmark represented through its partner Milesh Subhashchandra Panchal confirmed by Daxeshbhai Navnitlal Shah registered under Vol. No. 16340 dated 03.10.2022	Copy
XVIII.	03.10.2022	Registration Receipt of the above Rectification Deed dated 03.10.2022	Copy
XIX.		Index-II of the above Rectification Deed	Copy
XX.	12.04.2022	Building permission issued by VMC dated 12.04.2022	Copy
XXI.		Lay Out Plan	Copy
XXII.	09.02.2023	Development Agreement executed by Daxeshbhai Navnitlal Shah M/s. Sky Landmark represented through its partner Milesh Subhashchandra Panchal registered under Vol. No. 2039 dated 09.02.2023	Copy
XXIII.		Index-II of the above Development Agreement	Copy
XXIV.	09.02.2023	Registration Receipt of the above Development Agreement dated 09.02.2023	Copy
XXV.	09.02.2023	Deficit Registration Receipt of the above Development Agreement dated 09.02.2023	Copy
XXVI.		Lay Out Plan	Copy



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Brief history of the property/ies and how the owner has derived the title.

Tracing of party's title for the 32 years. Search Period 01.01.1992 upto 17.04.2023 if connected title deeds reveal any circumstances or incidences, which necessitates further tracing of party's title, it shall also be done.

In respect of captioned property, I have caused necessary search by inspection of the public records so maintained by the Sub Registrar – 1, 2 & 5, Bapod and my observation are as under:-

History of the land bearing Revenue Survey No. 838/1

1. That as on the date of commencement of search period I had found out that from the revenue records so maintained by the Talati cum Mantri Village Mouje: Bapod in respect of land bearing Revenue Survey No. 838/1 of Village Mouje: Bapod Taluka District Vadodara was owned & occupied by Ambaben d/o Keshavbhai Garbadbhai. That she had died on 14.01.1980 leaving behind her legal heirs namely Ramanbhai Bhikhabhai Patel, Rasiklal Bhikhabhai Patel, Madhusudan Bhikhabhai Patel, Hasmukhbhai Bhikhabhai Patel & Tulsidas Bhikhabhai Patel who were allowed jointly to succeed the land relative right entry no. 2518 dated 12.02.1980 confirmed after statutory period on 25.03.1980 take note of the same.
2. That the Competent Authority & Add. Collector, Vadodara had granted agricultural exemption u/s. 20 of the Act in respect of the land bearing Revenue Survey No. 838/1 under ULC order no. 2077/119 dated 24.10.1980 relative right entry under no. 2865/102 is taken on records on 28.07.1982 confirmed after statutory period take note of the same.
3. That thereafter the landowners Ramanbhai Bhikhabhai Patel, Rasiklal Bhikhabhai Patel, Madhusudan Bhikhabhai Patel, Hasmukhbhai Bhikhabhai Patel & Tulsidas Bhikhabhai Patel represented through their POA holder Dhananjay Ambalal Patel had sold & conveyed the land bearing Revenue Survey No. 838/1 Paiki F. Plot No. 556, 611, 547, 548 aggregate admeasuring 11936 Sq., Mtr., in favour of Smt. Hinaben Dhananjay Patel by a Sale Deed dated 05.11.1999 relative right entry under no. 5842 is taken on records on 16.11.1999 confirmed after statutory period on 17.12.1999 take note of the same.
4. That thereafter the landowners Ramanbhai Bhikhabhai Patel, Rasiklal Bhikhabhai Patel, Madhusudan Bhikhabhai Patel, Hasmukhbhai Bhikhabhai Patel & Tulsidas Bhikhabhai Patel represented through their POA holder Dhananjay Ambalal Patel had sold & conveyed the land bearing Revenue Survey No. 838/1 Paiki out of T P admeasuring 14033 Sq., Mtr., in favour of Smt. Hinaben Dhananjay Patel by a Sale Deed dated 05.11.1999 relative right entry under no. 5843 is taken on records on 16.11.1999 confirmed after statutory period on 17.12.1999 take note of the same.
5. That the landowner Smt. Hinaben Dhananjay Patel had obtained necessary NA permission in respect of the land bearing Survey No. 838/1, T P Scheme No. 3, Final Plot No. 556 (1178 Sq., Mtr.), 611 (6231 Sq., Mtr.), 547 (2508 Sq., Mtr.), 548 (2019 Sq., Mtr.) & Revenue Survey No. 838/1 Paiki out of T P admeasuring 14033 Sq., Mtr., aggregate admeasuring 25969 Sq., Mtr., of Village Mouje: Bapod, Taluka District Vadodara under order no. B5/S/R/42/2000x2001 no. land-S-66/1058 to 1068/2001 dated 30.07.2001 necessary city survey entry is noted under mutation entry no. 497 dated 18.03.2005 confirmed after statutory period on 27.04.2005 take note of the same.
6. That thereafter Smt. Hinaben Dhananjay Patel had sold & conveyed the land bearing Revenue Survey No. 838/1, T P Scheme No. 3, Final Plot No. 556 admeasuring 1178.00 Sq., Mtr., (12680 Sq., Fts.) in favour of Vrajesh Vithaldas Parikh & Jayendra Vithaldas Parikh by a Sale Deed registered under Vol. No. 3933 dated 18.06.2007 necessary city survey entry is noted under mutation entry no. 695 dated 20.12.2010 confirmed after statutory period on 17.02.2011 take note of the same.
7. That thereafter Vrajesh Vithaldas Parikh & Jayendra Vithaldas Parikh had sold & conveyed the land bearing Revenue Survey No. 838/1, T P Scheme No. 3, Final Plot No. 556 admeasuring 1178.00 Sq., Mtr., (12680 Sq., Fts.) in favour of



Ripalbhai Navnitlal Majmudar & Daxeshbhai Navnitlal Shah by a Sale Deed registered under Vol. No. 11640 dated 06.12.2010 necessary city survey entry is noted under mutation entry no. 7034 dated 20.12.2010 confirmed after statutory period on 17.02.2011 take note of the same.

History of the land bearing Revenue Survey No. 873/1

8. That as on the date of commencement of search period I had found out that from the revenue records so maintained by the Talati cum Mantri Village Mouje: Bapod in respect of land bearing Revenue Survey No. 873 of Village Mouje: Bapod Taluka District Vadodara was owned & occupied by Rabari Kadabhai Ramsingbhai & Kunwarben wife of Kada Ramsing relative right entry to that effect is taken on records under right entry no. 2108 dated 15.03.1976 is taken on records confirmed by revenue authority subject to produced farmers certificate.
9. That Kadabhai Ramsingbhai Rabari & other had executed an Agreement to Sale in favour of Mustafmohammad Abdulgani Shaikh, Intekhabalam Abdulgani Shaikh on 24.02.1982 relative right entry to that effect is taken on records under right entry no. 3690 dated 05.03.1987 is taken on records *however revenue authority had rejected the same due to violation of sec-63 take note of the same.*
10. That Kadabhai Ramsingbhai Rabari had died on 28.11.1986 leaving behind him his legal heirs namely Kunwarben widow of Kada Ramsing, Lachi d/o Kada Ramsing & Vasrambhai Kadabhai who were allowed jointly to succeed the land bearing 873/1 relative right entry no. 3713 dated 25.04.1987 confirmed after statutory period on 22.06.1987 take note of the same.
11. That the possession of the land bearing Survey No.873 was not handed over to intended purchaser and the same was with the landowner hence not violated provision of 84 C of the Act accordingly withdrawn the Notice accordingly the Mamlatdar & Krushipanch, Vadodara had passed order under no. 1563/88 dated 19.10.1992 for closing of the process relative right entry to that effect is taken on records under right entry no. 4848 dated 08.11.1993 is taken on records confirmed on 15.01.1994 take note of the same.
12. That one of the legal heir of Deceased Kadabhai Ramsingbhai Rabari namely Bai Kunwarben Kadabhai had expired on 07.03.1992 leaving behind her legal heir namely Lachiben d/o Kada Ramsing & Vasrambhai Kadabhai who were already on records hence name of deceased Bai Kunwarben Kadabhai was deleted relative right entry no. 6046 is taken on records on 06.12.2000 confirmed after statutory period on 05.01.2001.
13. That the Town Planning Scheme No. 3 was introduced under the Bombay Town Planning Act -1954 Form-B (Rule-17) accordingly the Final Plot No. 557, 546 & 546 were allotted to the land bearing Survey No. 873 / P, Original Plot No. 152 + 357 of Village Mouje: Bapod Taluka District Vadodara.
14. That thereafter the landowner Lachi d/o Kada Ramsing & Vasrambhai Kadabhai represented through their POA holder Mustaq Abdulgani Shaikh had sold & conveyed the land bearing Revenue Survey No. 873/1, T P Scheme No. 3, Final Plot No. 557 admeasuring 1221.00 Sq., Mtr., Final Plot No. 546 Paiki Northern side Plot No. 1 & 15 admeasuring 823.00 Sq., Mtr., aggregating 2044.00 Sq., Mtr., in favour of Vrajesh Vithaldas Parikh & Jayendra Vithaldas Parikh by a Sale Deed registered under Vol. No. 1522 dated 12.03.2007 relative right entry under no. 7248 is taken on records on 24.03.2007 confirmed after statutory period on 10.08.2007 take note of the same. *It is to be pointed out that the Sale Deed was executed through a Power of Attorney granted by the landowner which is not produced before me. That SRO had registered the Sale Deed hence I rely on the act of Registrar done in official way to be free from all doubts.*
15. That thereafter the landowner Vrajesh Vithaldas Parikh & Jayendra Vithaldas Parikh had sold & conveyed the land bearing Revenue Survey No. 873/1/Paiki/1, T P Scheme No. 3, Final Plot No. 557 admeasuring 1221.00 Sq., Mtr., Final Plot No. 546 Paiki Northern side Plot No. 1 & 15 admeasuring 823.00 Sq., Mtr., aggregating 2044.00 Sq., Mtr., in favour of Daxeshbhai Navnitlal Shah & Ripalbhai Navnitlal Majmudar by a Sale Deed registered under Vol. No. 6878 dated 03.11.2007.



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16. That the landowner Daxeshbhai Navnitlal Shah & Ripalbhai Navnitlal Majmudar had obtained necessary NA permission for residential purpose in respect of the land bearing Revenue Survey No. 873/1/Paiki/1, T P Scheme No. 3, Final Plot No. 557 & 546 Paiki aggregating 2044.00 Sq., Mtr., of Village Mouje: Bapod, Taluka District Vadodara under order no. NA/Revi/SR/22/2008-2009 no. land/D/Sec-65/Vashi/149/2009 dated 19.01.2009 necessary city survey entry is noted under mutation entry no. 242 dated 16.04.2009 confirmed after statutory period on 02.06.2009 take note of the same.

Common Entries

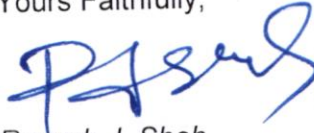
17. That the landowner Daxeshbhai Navnitlal Shah & Ripalbhai Navnitlal Majmudar had obtained necessary revised NA permission for commercial (party plot) purposed in respect of the land bearing Revenue Survey No.873/1, 838/1, T P No. 3, F. Plot No. 546/A, 556, 557, C S No. 321, 339, 340 admeasuring 3222 Sq., Mtr., under order no. NA/sharatbhang/SR/75/2014-2015 no. NA/S-67/Vashi/383/2014 dated 04.07.2014.
18. That Milesh S. Panchal & Smt. Krupa Milesh Panchal had formed a partnership firm name & style M/s. Sky Landmark attested before notary public Alpesh M. Makwana under no. 149 dated 14.02.2022.
19. That the Vadodara Fire & Emergency Services had issued or granted Fire safety & protection opinion for construction of High -rise/ Commercial /Residential Building Height of the propose building is 25.00 Mtr., in respect of the land bearing RS No. 873/1, C S No. 321, F P No. 546/P, 556, 557, T P No. 03 of Village Mouje: Bapod Taluka District Vadodara vide outward no. 4704/21-22 dated 03.03.2022.
20. That thereafter the landowner Ripalbhai Navnitlal Majmudar (70% share) represented through his POA holder Majmudar Navnit Chitalal had sold & conveyed (1) Revenue Survey No. 838/1, T P Scheme No. 3, Final Plot No. 556, City Survey No. 339 admeasuring 1178.00 Sq., Mtr., (12680 Sq., Fts.) Paiki 70 % i.e. 824.6 Sq., Mtr., (2) Revenue Survey No. 873/1, T P Scheme No. 3, Final Plot No. 557 admeasuring 1221.00 Sq., Mtr., Final Plot No. 546 Paiki Northern side Plot No. 1 & 15 admeasuring 823.00 Sq., Mtr., aggregating 2044.00 Sq., Mtr., paiki 70 % i.e. 1430.80 Sq., Mtr., of Village Mouje: Bapod Taluka District Vadodara in favour of M/s. Sky Landmark represented through its partner Milesh Subhashchandra Panchal confirmed by Daxeshbhai Navnitlal Shah (30% share) by a Sale Deed registered under Vol. No. 5836 dated 31.03.2022.
21. That the landowner Daxeshbhai Navnitlal Shah & Ripalbhai Navnitlal Majmudar had also obtained necessary Development Permission for construction pro. Tower-A & B- Basement (Mechanical Parking) & Tower-A Ground Floor (2 Showroom+Pariking+Staircase+ Lift) + FF (2 Showroom) + SF (2 Showroom) +TF to Sixth Floor (4x4) = 16 showroom only, Tower-B Ground Floor (Parking+Staricase+Lift) + FF to Seventh Floor (7x2)= 14 Resi Flats+ stair cabin in each tower + lift machine room only as per approved plan and permission under no. ward/15 (new) HB/3 2022-2023 dated 12.04.2022.
22. That thereafter a Rectification Deed for rectifying the land bearing (1) Revenue Survey No. 838/1, T P Scheme No. 3, Final Plot No. 556, City Survey No. 339 admeasuring 1178.00 Sq., Mtr., (12680 Sq., Fts.) Paiki 70 % i.e. 824.6 Sq., Mtr., (2) Revenue Survey No. 873/1, T P Scheme No. 3, Final Plot No. 557 admeasuring 1227.00 Sq., Mtr., Final Plot No. 546 Paiki Northern side Plot No. 1 & 15 admeasuring 817.00 Sq., Mtr., aggregating 2044.00 Sq., Mtr., paiki 70 % i.e. 1430.80 Sq., Mtr., of Village Mouje: Bapod Taluka District Vadodara executed by Ripalbhai Navnitlal Majmudar (70% share) represented through his POA holder Majmudar Navnit Chitalal in favour of M/s. Sky Landmark represented through its partner Milesh Subhashchandra Panchal confirmed by Daxeshbhai Navnitlal Shah (30% share) registered under Vol. No. 16340 dated 03.10.2022.
23. That thereafter the landowner Daxeshbhai Navnitlal Shah (30% share) had granted development rights by a Development Agreement in respect of the lands bearing Revenue Survey No. 838/1, T P Scheme No. 3, Final Plot No. 556, City Survey No. 339 admeasuring 1178.00 Sq., Mtr., (12680 Sq., Fts.) Revenue Survey No. 873/1,



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	T P Scheme No. 3, Final Plot No. 546 Paiki Plot No. 1 & 15 and Final Plot No. 557 Paiki Final Plot No. 557 admeasuring <u>1221.00 Sq., Mtr.</u>, & Final Plot No. 546 Paiki northern side Plot No. 1 & 15 admeasuring <u>823.00 Sq., Mtr.</u>, aggregating 3222.00 Sq., Mtr., Paiki 30 % i.e. 966.60 Sq., Mtr., of Village Mouje: Bapod Taluka District Vadodara in favour of M/s. Sky Landmark represented through its partner Mileshe Subhashchandra Panchal registered under Vol. No. 2039 dated 09.02.2023. 24. That the landowner Daxeshbhai Navnitlal Shah had also obtained necessary Development Permission as per approved plan and permission under no. comm. SHB -89/22-23 dated 03.03.2023. 25. I state that I had carried out all reasonable search in the land and revenue records, as also with the Sub-Registrar- 1, 2 & 5, Bapod District Vadodara on 15.04.2023 and according to EC report, Index-II, Register of Village Mouje: Bapod for the year 1992 to 2023 Sub Registrar records shows that there are no charge or any other encumbrance of any nature whatsoever noted or to have been created in respect of all that piece and parcel of the Non Agricultural Lands bearing Revenue Survey No. 838/1, T P Scheme No. 3, Final Plot No. 556, City Survey No. 339 admeasuring <u>1178.00 Sq., Mtr.</u>, (12680 Sq., Fts.) Revenue Survey No. 873/1, T P Scheme No. 3, Final Plot No. 546 Paiki Plot No. 1 & 15 and Final Plot No. 557 Paiki Final Plot No. 557 admeasuring <u>1221.00 Sq., Mtr.</u>, & Final Plot No. 546 Paiki northern side Plot No. 1 & 15 admeasuring <u>823.00 Sq., Mtr.</u>, aggregating 3222.00 Sq., Mtr., Paiki 30 % i.e. 966.60 Sq., Mtr., of Village Mouje: Bapod Taluka District Vadodara owned and occupied by Daxeshbhai Navnitlal Shah given under development in favour of M/s. SKY LANDMARK represented through its partner Mileshe Subhashchandra Panchal. That the title Daxeshbhai Navnitlal Shah in respect of subject property is as on the date of the report is found to be clear, marketable and alienable.
5	Encumbrances Normally 15/32 Years That Search for Encumbrances for 15/32 year was carried out, for the period 01.01.1992 upto 09.03.2023 & 17.04.2023 the original receipt are produced under no. 3964 & 3963 for 1992-1993 of SRO - 1 & 2074 & 2075 for 1994-2012 of SRO - 2, 1763 & 1764 for 2012-2023 dated 09.03.2023 and 2898 for 2023 dated 17.04.2023 both of SRO-5 which are enclosed herewith. As on date Property offered is unencumbered.
6	Final Certificate Of Title I hereby certify that I have carefully scrutinized the documents and papers listed in Section: A: herein above which establishes the ownership and possessory rights and title which Daxeshbhai Navnitlal Shah had acquired to title in respect of all that piece and parcel of the Non Agricultural Lands bearing Revenue Survey No. 838/1, T P Scheme No. 3, Final Plot No. 556, City Survey No. 339 admeasuring <u>1178.00 Sq., Mtr.</u>, (12680 Sq., Fts.) Revenue Survey No. 873/1, T P Scheme No. 3, Final Plot No. 546 Paiki Plot No. 1 & 15 and Final Plot No. 557 Paiki Final Plot No. 557 admeasuring <u>1221.00 Sq., Mtr.</u>, & Final Plot No. 546 Paiki northern side Plot No. 1 & 15 admeasuring <u>823.00 Sq., Mtr.</u>, aggregating 3222.00 Sq., Mtr., Paiki 30 % i.e. 966.60 Sq., Mtr., of project known as "SKY LANDMARK" of Village Mouje: Bapod Taluka District Vadodara (which property is fully and more particularly described in Section : 2 : herein above) is as on the date of this report is found to be Clear, Marketable and alienable as there exists no subsisting charge lien or encumbrance of any nature whatsoever noted on the public records maintained by the Sub-Registrar- 1, 2 & 5, Bapod, Vadodara in respect of the subject property. Thanking You, Yours Faithfully,  Rasesh J. Shah Enrollment No. G/1165/1991 (Advocate) 