



Nilesh K. Patel

B. Sc. LL. B.

ADVOCATE & NOTARY

(Govt. of India)

OFFICE : 212-213, 'EMERALD' Seven Jewels Complex, Nr. Hotel Mansi, Station Road, VAPI (E) - 396 191.



Date :

:: TITLE CLEARANCE CERTIFICATE ::

THIS IS TO CERTIFY that an immoveable property bearing N. A. Survey No. 524/P1/P1, admeasuring about H - 0 - 60 Are - 00 Sq. Mtr. Containing a construction permission of "A", "B + C", and "D" type Residential cum Commercial building and the said project is known as " SKY ON HEIGHTS ". And out of the said buildings only "A" type residential cum commercial building to be known as " SKY ON HEIGHTS - A " to be constructed upon 1220.00 Sq. Mtr. land of above S. No. 524/P1/P1 situated at : Dungra within the Municipality limit of Vapi, Tal: Vapi, Dist: Valsad presently stands on the name of (1) Mr. Idrish Khan Musa Khan (2) Noorjahabanu Idrish Khan (3) Firdoskhan Idrish Khan as being a sole owner and possession holder as being a land owner and M/s. F. M. Enterprise as a Developer is developing the said property in due course of law. (which is hereinafter referred to as " THE SAID PROPERTY " and more particularly described hereunder by Schedule - "A").

(1) Whereas the land bearing S. No. 524 and others were on the name of Yusufkhan Abdul Karim Khan and after his death the said property were came in the share of Mr. Musakhan Yusufkhan and Usmankhan Yusufkhan as per the family partition between the other legal heirs. The necessary Mutation Entry No. 825 was carried out in the revenue records on 29/10/48 and the same was certified by the competent authority.

(2) Thereafter, Musakhan Yusufkhan has distributed all his lands to his son namely Md. Idrishkhan Musakhan minor's legal guardian Musakhan Yusufkhan by partition dtd. 13/07/52 and as per the said partition the said land was came in the share of Md. Idrishkhan Musakhan. The necessary Mutation Entry No. 917 was carried out in the revenue record on 10/10/52 and the same was certified by the competent authority.

(3) Thereafter, Md. Idrishkhan Musakhan and his wife Noorjahan Idrish Khan has distributed all their lands amongst their son and daughter and as per the said distribution the said land bearing S. No. 524/P admeasuring about A- 2 - 31 Guntaha came in the joint share of (1) Idrishkhan Musakhan (2) Noorjahan Idrish Khan and (3) Firdos Idrish Khan. The necessary Mutation Entry No. 3539 was carried out in the revenue record on 07/10/1995 and the same was certified by the competent authority.

For F. M. ENTERPRISE
[Signature]
PARTNER

**Niles K. Patel**

B. Sc. LL. B.

ADVOCATE & NOTARY

(Govt. of India)

OFFICE : 212-213, 'EMERALD' Seven Jewels Complex, Nr. Hotel Mansi, Station Road, VAPI (E) - 396 191.

Date :

..2..

(4) Thereafter, (1) Idrishkhan Musakhan (2) Noorjahan Idrish Khan and (3) Firdos Idrish Khan have prepared a lay out plan and applied to Honorable Collector Valsad to convert the 6000.00 Sq. Mtr. land of S. No. 524/P1 in to Non - Agriculture residential cum commercial purpose. The said application was granted by Honorable Collector Valsad and the necessary N.A order No. CB/N.A./REG.44/2011-12/Vashi-1319-1327/2013 dated 04/07/2013. The Necessary Mutation Entry No. 8019 was carried out in the revenue record and the same was certified by the Competent authority.

Hence the computerized S. No. 524/P1/P1 was given to above non agriculture land and the area is H - 0 - 60 Are - 00 Sq. Mtr.

(5) Thereafter (1) Idrishkhan Musakhan (2) Noorjahan Idrish Khan and (3) Firdos Idrish Khan has decided to develop the said land and therefore he has prepared a residential cum commercial building plans of A, B +C and D type in the said land and applied to Municipality Vapi for the construction permission and Vapi Municipality has granted the said application and given construction Permission No. 47 vide Outward No. onstruction/Reg.2/Vashi-8/2018-19 dtd. 04/04/2018 and the building plan was also approved by Chief Officer, Vapi Municipality. And the whole project is known as "SKY ON HEIGHTS".

(6) Thereafter, (1) Idrishkhan Musakhan (2) Noorjahan Idrish Khan and (3) Firdos Idrish Khan have executed one Development Agreement with M/s. F.M Enterprise to construct only "A" type multistoried residential cum commercial building upon the 1220.00 Sq. Mtr. land out of the total land as per the approved building plan. The said Development Agreement is registered in the office of the Sub-Registrar, Vapi, vide Serial No. 3368/2018 on 09/04/2018 and the said building is to be known as "SKY ON HEIGHTS - A".

I have also undertaken the search of records preceding the last 30 years in the office of Sub-Registrar Pardi and Vapi and found no defect either anywhere in the title of the said property. I have also inquired in the local Civil Courts and found that there is no pending litigation in respect of the said property. The Search Receipt is attached herewith.

In these circumstances hereinbefore and in the light of the records whatsoever available and supplied to me, I am of the opinion that the said property mentioned hereunder by Schedule "A" is exclusively owned and possessed by (1) Idrishkhan Musakhan (2) Noorjahan Idrish Khan and (3) Firdos Idrish Khan.

FOR F. M. ENTERPRISE

 PARTNER



Nilesh K. Patel

B. Sc. LL. B.

ADVOCATE & NOTARY

(Govt. of India)

OFFICE : 212-213, 'EMERALD' Seven Jewels Complex, Nr. Hotel Mansi, Station Road, VAPI (E) - 396 191.

Date :

..3..

Idrish Khan as being a land owner and M/s. F. M. Enterprise as a Developer is developing the said property and they holds the clear and marketable of the said property without any encumbrances.

SCHEDULE - "A"
DESCRIPTION OF THE PROPERTY
(as above referred to)

ALL THE PIECE AND PARCEL of an immoveable property bearing N. A. Survey No. 524/P1/P1, admeasuring about H - 0 - 60 Arc - 00 Sq. Mtr. Containing a construction permission of "A", "B + C", and "D" type Residential cum Commercial building and the said project is known as "SKY ON HEIGHTS ". And out of the said buildings only "A" type residential cum commercial building to be known as " SKY ON HEIGHTS - A " to be constructed upon 1220.00 Sq. Mtr. land of above S. No. 524/P1/P1 situated at : Dunga within the Municipality limit of Vapi, Tal: Vapi, Dist: Valsad.

THIS TITLE CLEARANCE CERTIFICATE IS ISSUED UNDER MY SEAL AND SIGNATURE ON THIS 10th DAY OF APRIL '2018.

DATE : 10/04/2018

PLACE: VAPI



(NILESH K. PATEL)
ADVOCATE

For F. M. ENTERPRISE

[Signature]
PARTNER

**Nilesh K. Patel**

B. Sc. LL. B.

ADVOCATE & NOTARY

(Govt. of India)

OFFICE : 212-213, 'EMERALD' Seven Jewels Complex, Nr. Hotel Mansi, Station Road, VAPI (E) - 396 191.

Date :

TO WHOM SO EVER CONCERN

This is to certify that the property mentioned hereunder by schedule - A is exclusively owned and possessed by (1) Mr. Idrish Khan Musa Khan (2) Mrs. Noorjahan Idrish Khan and (3) Firdos Idrish Khan as an owner of the land and M/s. F. M. Enterprise as a developer. And they hold the clear and marketable title of the said property without any encumbrances.

SCHEDULE - A
(Description of the property)

ALL THAT PIECE AND PARCEL of an immoveable property bearing commercial cum residential "A" type building of "SKYON HEIGHTS - A" project, to be constructed on 1220.00 Sq. Mtr. land of N. A. Survey No. 524/P1/P1, situated at :- Dungra, within the Municipality limit of Vapi, Tal: Vapi, Dist: Valsad.

Date :- 10/04/2018

Yours faithfully

(NILSH K. PATEL)
ADVOCATE

For F. M. ENTERPRISE

PARTNER