

MUKESH B. SHAH

B.Com., LL.B., D.L.P.

Advocate

(Gujarat High Court)

'SAGAR'

C/105, Shripadnagar, VIP Road,
Karelibag, Vadodara-390 018

Phone : 248 85 69

M.: 098242 61705

Date: 12/04/2017

To,
M/s Space Developers,
Sama Savli Road,
Baroda. *

Subject: Title Clearance Certificate

Reference: Property being Non-Agricultural Land situated at Mouje Vemali bearing Revenue Survey No. 392, Block No. 231, T P Scheme 1 (Vemali), Final Plot No. 118, admeasuring 3683 Sq. Mts. Paiki Sub Plot No. 1 admeasuring 1842.34 Sq. Mts. (including Common Plot Area) in Registration District Baroda Sub District Baroda.

2nd Ref: My Title Clearance Certificate dated 16/11/2015

I have issued a detailed Title Clearance Certificate for the above land on 16/11/2015 and I have certified the title as clear, marketable and free from encumbrances.

Subsequently, the owners of the land Umaben Hasmukhbhai Patel and Keyur Hasmukhbhai Patel have executed a registered Agreement for Sale on 7/04/2017 registered at Serial No. 1816 with the Sub Registrar at Vadodara and a Development Agreement registered at Serial No. 1820 with the Sub Registrar at Vadodara which is in respect of land admeasuring 1842.34 Sq. Mts. being Sub Plot No. 1 towards the Northern side.



MUKESH B. SHAH

B.Com., LL.B., D.L.P.

Advocate

(Gujarat High Court)

'SAGAR'

C/105, Shripadnagar, VIP Road,
Karelibag, Vadodara-390 018

Phone : 248 85 69

M.: 098242 61705

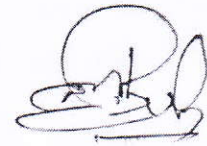
VUDA has issued Building Permission No. UDA/Plan-2/Permission/238/2016 dated 20/12/2016 which is for construction of Flats and Shops.

I have caused a further search to be made with the Sub Registrar Vadodara for the period 2015 till 11/04/2017 and I could not find any charge or encumbrance having been registered in respect of Sub Plot No. 1 admeasuring 1842.34 Sq. Mts.

From the documents referred to above, further search with the Sub Registrar at Baroda and my earlier Title Clearance Certificate dated 16/11/2015, I am of the opinion that the Title of above mentioned Property being Non-Agricultural Land situated at Mouje Vemali bearing Revenue Survey No. 392, Block No. 231, T P Scheme 1 (Vemali), Final Plot No. 118, admeasuring 3683 Sq. Mts. Paiki Sub Plot No. 1 admeasuring 1842.34 Sq. Mts. (including Common Plot Area) in Registration District Baroda Sub District Baroda, is clear, marketable and free from encumbrances.

Place: Vadodara

Date: 12/04/2016



(MUKESH B. SHAH)

ADVOCATE

