

TITLE CLEARANCE CERTIFICATE

To,

LAND OWNERS: (1) KANTIBHAI SHAMJIBHAI PATEL

(2) SUNILKUMAR SHAMJIBHAI PATEL

PROMOTER/DEVELOPER: M/s VINUS DEVELOPERS

Project Name: Silicon Valley

Scheduled Property :

All that piece and parcel of Freehold Non-Agriculture (For Multipurpose Use) land admeasuring about 15851 Sq. Meters. Bearing Block/Survey No. 1848 (Old Block/Survey No. 507/2) situated lying and being at mauje Palanpur, Taluka - Palanpur, Dist. Banaskantha within the Registration Jurisdiction of Sub Registrar Dist. Palanpur, Gujarat [HEREINAFTER REFERRED TO AS SAID LAND]

THIS IS TO CERTIFY THAT, I have investigated the Titles of the scheduled Property as referred above on which Project "Silicon Valley" is proposed/situated/floated, by **Obtaining Title Search Report at various Sub Registrar Offices for the period 2011 to 2022 (Upto 30-03-2022)** with the other relevant documents from the concern Revenue Authorities.

I have examined the title deeds intended to be deposited relating to the schedule property and that the documents of title referred to in the opinion are perfect evidence of right, title and I further certify that:



1. I do not find anything adverse which would infringe the Title of the Property.
2. There is no Encumbrance on the said property and the Title of the said property is Free, Clear and Completely Marketable;

Subject to:-

1. Entries of the Revenue records to be updated and certified.
2. Clearance of Dues Revenue, Nagarpalika & Panchayat Cess, taxes and Mehsul.
3. Rights and powers granted under Development Agreement Dt. 25-02-2022 vide reg. no. 2209.

Issued on Dt: 22-04-2022, at Palanpur.

I. G. Patel

Ishan G. Patel

Advocate

Mem. No. G/1536/2008

