

NALINKANT J. SONI (ADVOCATE)

B.A. (Hons.) ; U.G.C. Scholar ;

LL.M. (Gold - Medalist)

Mobile No. : 9825755060 / 9664956033

OFFICE cum RESIDENCE

"Shivam", Radha-Krishna Society,

Near Vrajdharm Temple, Manjalpur,

VADODARA - 390 011.

Date : 30/04/2021

TO WHOMSOEVER IT MAY CONCERN
(Non – Encumbrance Certificate)

I, Nalinkant J. Soni, Advocate practicing for more than 10 (Ten) Years, having my Advocate Sanad No. G/367/1976 - Enrolled on 14/08/1976 have issued the Non-Encumbrance & Title Clearance Certificate dated 03/10/2019, in respect of the Immovable Property i.e. **NON - AGRICULTURAL OPEN LAND** bearing Revenue Survey No. 742, admeasuring 00 Hector – 29 Aare – 34 Prati Aare = 2934 sq. meters of Moje Village Gorwa, Town Planning Scheme No. 55 - B, Final Plot No. 63, admeasuring 1760 sq. meters Paiki 660 sq. meters for Residential Purpose + 1100 sq. meters for Commercial Purpose, in the Registration District Vadodara & Sub-District Vadodara, situated at Near Bismillah Park, Gorwa, Vadodara, addressing to Sahyog Associates, a Partnership Firm, its Partners. (Name of the Project – **Murtuza Park**, a Commercial cum Residential Scheme).

I hereby certify that on verifying the Documents /Papers, supplied to me and after causing / taking the available, legible, visible and feasible SEARCH, the Titles of the aforesaid Immovable Property are free, clear, legal and marketable, to and in favour of Sahyog Associates, a Partnership Firm, its Partners is/are the Owner as well as Developers / Builders, in respect of the same and the aforesaid Immovable Property / Land is free from any encumbrance whatever, beyond any reasonable doubts.

On 22/12/2020, I have caused the **SEARCH** in respect of the aforesaid Immovable Property, for the period of **1991 to 2020**, from the Office of the Sub-Registrar Vadodara and during the course of my Search, no adverse entry found.

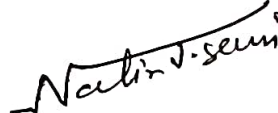
Nalinkant J. Soni

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Moreso, before issuance of the said Non-Encumbrance & Title Clearance Certificate, I have caused and arranged to publish the Public Notice in daily News Paper "Divya Bhaskar" dated 20/12/2020, Sunday, on Page No. 14, inviting any Objections against the issuance of the Title Clearance Certificate in respect of the captioned Immovable Property, from all the Members of Public having any rights or interests in respect of the same. But no Objection/s received by me, from anybody within the time scheduled (Seven Days).

In the premises of circumstances aforesaid, I further certify that the aforesaid Immovable Property / Land is an Un-Encumbered / Non-Encumbered and there is no Title, Rights, Interests, Charge, Lien, Dues of any other Person/s, Financial Institution/s, Bank/s, Governmental or Semi-Governmental Authorities, whatever, except aforesaid Sahyog Associates, a Partnership Firm, its Partners.

Place : Vadodara.
Date : 30/04/2021


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TO WHOMSOEVER IT MAY CONCERN

I, **Nalinkant J. Soni**, Advocate, having my Sanad No. G/367/1976 – Enrolled on 14/08/1976 with Bar Council of Gujarat, hereby solemnly declare that I have experience of more than **Ten Years** in various Civil Matter and more particularly land matters and issuing the Title Clearance Certificate in respect of various Immovable Properties and drafting of related Papers & Documents and the Matters for Registration etc. under the provisions of Real Estate (Regulation & Development) Act, 2016 (RERA) and the Gujarat RERA Rules, as well.

I am the Member of Indian Law Institute, Bar Council of Gujarat, Bar Council of Baroda & Ex-Member of Vadodara Legal Aid Committee and in that capacity I have been engaged / performed the services in numbers of Lok Adalats and Legal Education Camps, in Vadodara District and around. In response of the same, I have been awarded the MERIT CERTIFICATE from the District & Sessions Judge, Vadodara and from the Gujarat State Legal Services Authority (High Court of Gujarat). I am getting published my Legal Articles, in various Law Reports i.e. Gujarat Law Reporter (G.L.R.), Gujarat Law Herald (G.L.H.) and All India Reporter (A.I.R.) etc.

The contents as aforesaid are true and correct to my best knowledge and belief and no related material facts have been concealed by me.

Place: Vadodara.

Date : 30/04/2021.

Nalinkant J. Soni

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ADVOCATE

