

Office : "Matrupitruchhaya"
Opp. Dongremaharaj House,
Bhrampuri, Dandia Bazar,
Vadodara - 390 001.

PRAYAS N. SONI
(ADVOCATE GUJ.HIGH COURT)
(M) 98255 67500
E-Mail : prayas_soni@yahoo.in

TO WHOM SO EVER IT MAY CONCERN

I hereby solemnly, declare that, I have experience of more than Ten Years in land related matters in which land title search report, issuance of "no encumbrance" certificate on the land including right, title, interest or name of any party in or over land, and I have experience of Twenty (22) years in land related matters in accordance to GUJ RERA Rules.

The contents of above are true and correct and nothing material has been concealed by me there from.

I have issued Non Encumbrance Certificate for below mentioned land to Promotor M/S Guruprasad Infrastructure Pvt Ltd For **Project : J.P. Prisma.**

All that Piece and Parcel of bearing Non Agricultural Land in Mauje **Kalali**, Vadodara lying being land bearing Old Block/Survey no. 35, New Block/Survey no. 15/A, Land admeasuring 6803 Sq. Mtrs. Thereafter the said block number is covered under T.P. Scheme No. 30 & allotted Final Plot No. 104 admeasuring 4082 sq.meters upon which a scheme known as "**J.P. Prisma**" is proposed to be developed at Registration District & Sub District Vadodara & District Vadodara.

Date : 30-01-2023

Place : VADODARA



P. N. Soni
PRAYAS N. SONI
ADVOCATE

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(ADVOCATE GUJ.HIGH COURT)

(M) 98255 67500 (R) 0265-2664000)

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NON ENCUMBRANCE CERTIFICATE

This is to certify that I Prayas N. Soni Advocate, has investigated the title of the immovable property which is more particularly declared herein under in "schedule of Property" which is owned by M/s Guruprasad Infrastructure Pvt Ltd (herein after referred as owner). By pursuing the title deeds relating thereto and taking necessary search I am of the opinion that the titles of the owner in respect of the said property are clear, marketable and free from encumbrance charges and or claim.

Schedule of the Property

All that Piece and Parcel of bearing Non-Agricultural Land in Mauje **Kalali**, Vadodara lying being land bearing Old Block/Survey no. 35, New Block/Survey no. 15/A, Land admeasuring 6803 Sq. Mtrs. Thereafter the said block number is covered under **T.P. Scheme No. 30** & allotted **Final Plot No. 104** admeasuring **4082 sq.meters** upon which a scheme known as "**J.P. Prisma**" is proposed to be developed at Registration District & Sub District Vadodara & District Vadodara.

Date : 30.01.2023

Place : Vadodara

P. N. Soni

Prayas N. Soni

Advocate

