

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 : 05/09/2020

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. 76/3, admeasuring 10548 sq. meters, Town Planning Scheme No. 38, Final Plot No. 53, admeasuring 6330 sq. meters of Moje Village Tarsali, in the Registration District Vadodara & Sub-District Vadodara, situated at Tarsali, Vadodara, addressing to Shivkunj Enterprise, a Partnership Firm, its Partners. (Name of the Project – **Shivkunj Residency**, a Commercial cum Residential Scheme - a Flat System Building/s).

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 Mr. Chaturbhai Shambhubhai Satasiya & Mr. Mansukhbhai Shambhubhai Satasiya are the Joint Owners of the land in question and said Shivkunj Enterprise, a Partnership Firm, its Partners is/are the Developers / Builders, in respect of the same and the aforesaid Immovable Property / Land is free from any encumbrance whatever, beyond any reasonable doubts.

On 25/02/2020, I have caused the **SEARCH** in respect of the aforesaid Immovable Property, for the period of 1990 to 2020, from the Office of the Sub-Registrar Vadodara and during the course of my Search, no adverse entry found.

Nalinkant J. Soni

: 2 :

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 22/02/2020, Saturday, 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 Mr. Chaturbhai Shambhubhai Satasiya & Mr. Mansukhbhai Shambhubhai Satasiya and said Shivkunj Enterprise, a Partnership Firm, its Partners.

Place : Vadodara.
Date : 05/09/2020

Nalinkant J. Soni
NALINKANT J. SONI
ADVOCATE

