

Bharat K. Pandya
Advocate

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TO WHOME SO EVER IT MAY CONCERN

I here by solemnly, declare that, I have experience of more than ten years in land related matters, in which land title search report, issuing of "no encumbrance" certificate on the land including right, title, interest or name of any party in or over land, and my experience of twenty six years in land related matters accordance to GUJ RERA Rules.

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

Date: 07-09-2022

Place: Vadodara.

Advocate's Signature:

Advocate Name: Bharat K. Pandya
Advocate

Sanad No. G/1379/1995



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To,

dt. 07-09-2022

Sopan Infra, A Partnership firm.

Project: Sopan 55

Vadodara.

Sub: Non Encumbrance Certificate.

Sir,

With reference to above referred subject and reference, I have issued title clearance certificate dt. 05-09-2022 for the for **Project: Sopan 55** developed by **Sopan Infra, A Partnership firm** being the developers in non agriculture land bearing Block No. 1749, Old Survey No. 2540 having total area admeasuring 0-55-66 Hec. Are. Sq. Mtrs i.e. 5566 Sq. Mtrs. which is included in T.P. Scheme No. 24-B (Byali-Gokalpura-Raipura) having Final Plot No. 276 admeasuring 3400 Sq. Mtrs having City Survey No. NA1749/P2 in the sim of village Bhayli, Taluka: Vadodara, District: Vadodara and as per that I have stated that, **Sopan Infra, A Partnership firm** are owner of the project land in captioned land and title of the said property was clear, marketable and free from all encumbrances. Thus, in view of the same and above referred report/certificate, title of the project land/units in captioned land with reference to my earlier title clearance certificate dt. 05-09-2022 is clear, marketable and free from all encumbrances..



BHARAT K. PANDYA.
Advocate
(Sanad No. G/1379/1995)