

Yogesh I. Rana

ADVOCATE
(Gujarat High Court)

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Cell : 98795 57892

Date :

To whom so ever it may concern

I, hereby solemnly declare that, I have experience of more than 20 years in land related matters, in which land tile search report, issuing of "Non Encumbrance Certificate" on the Registration District Sub District Vadodara Moje Kapurai Ta. Dist. Vadodara, bearing Block No. 90 (Old Survey no. 126) admeasuring 2529 sq. mtrs Non-Agricultural land having Kapurai T. P. Scheme No. 41 and Final Plot No. 184 admeasuring 1517 Sq. mtrs. Land, including right, title, interest or name of any party in or over land, and I have experience of 20 years in land related matters accordance to GUJ RERA Rules.

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

Date: 27/07/2025

Vadodara.



[Handwritten Signature]
YOGESH I. RANA
ADVOCATE

Enrollment No. G/2277/2005

Non Encumbrance Certificate

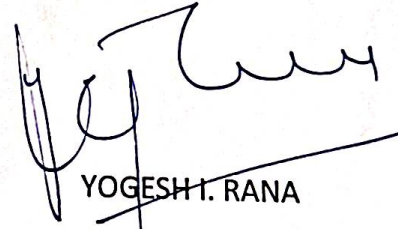
This is to certify that after getting detailed searches in the office of Sub Registry, Vadodara and also after verifying the Revenue Records, I am of the opinion that the title of the property situated lying and being in Registration District Sub District Vadodara Moje Kapurai Ta. Dist. Vadodara, bearing Block No. 90 (Old Survey no. 126) admeasuring 2529 sq. mtrs Non-Agricultural land having Kapurai T. P. Scheme No. 41 and Final Plot No. 184 admeasuring 1517 Sq. mtrs. Land, is Clear, Marketable and Free from the all Reasonable Doubts and Encumbrances.

And the property is in the name of Varniraj Infra a Partnership Firm through partner 1. Jaysukhbhai Dulabhai Antala 2. Dineshbhai Dulabhai Antala 3. Rajeshkumar Nanjibhai Patel. And Project Name is Shree Sundaram Bungalows.

Date: 27/07/2025

Vadodara.




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