

Vijay Khodidas Chauhan

Advocate

2nd Floor, Dr. Shivnath Building,
Opp. Ambaji Mata Mandir,
Court Road,
Bhavnagar - 364 001
(M): 9825552856



વિજય ખોડિદાસ ચૌહાણ

એડવોકેટ

બીજી માળ, ડૉ. શિવનાથ બિલ્ડિંગ
અંબાજી માતાના મંદિર સામે, કોર્ટ રોડ
ભાવનગર - ૩૬૪ ૦૦૧.
(મો.) : ૯૮૨૫૫૫૨૮૫૬

REF : **CERTIFICATE OF NON ENCUMBRANCES**
for land admeasuring 503.33 Sq.Mts. with
construction admeasuring 1383.09 Sq.Mts.,
known as **SHIVSHKATI RESIDENCY**,
comprised in Plot No.158, comprising in Non
Agricultural survey No.259/1, 263, 264, 265,
266, 267/2, 268, 269, 270, 271, 272, 273,
274 and 280, known as **SHANTINAGAR** of
village Chitra, Taluka and District Bhavnagar
belonging to **DIGVIJAYSINH**
VIKRAMSINH CHUDASAMA.

I have carried out search of the record for the last 31 years from
1989 to 2019 in the office of The Sub Registrar of Assurance,
Bhavnagar-1, 2 & 3 on 05.08.2019 through H. H. Patel Advocage,
Bhavnagar and on 24.12.2019 and obtain statement showing
charge of property, did not reveal any subsisting charge, mortgage
or any other kind of encumbrances registered thereat over the said
immovable property, Except following sale transactions :

- [A] Agreement for Sale registered at No.2660 dated 04.08.2017
for Flat No.504 admeasuring 52.06 Sq.Mts. Builtup Area and
75.37 Sq.Mts. Super Builtup Area on Forth Floor of
SHIVSHKATI RESIDENCY in favour of **CHANDRIKABEN**
TULSIDAS MESVANIYA and thereafter sale deed has been
executed between them vide registered at No.3473 dated
11.10.2017.
- [B] Agreement for Sale registered at No.3350 dated 04.10.2017
for Flat No.403 admeasuring 52.06 Sq.Mts. Builtup Area and
75.37 Sq.Mts. Super Builtup Area of **SHIVSHKATI**
RESIDENCY in favour of **SHITALBA RAVIKUMAR DODIYA**
AND RAVIKUMAR NAVALSINH DODIYA and thereafter
cancellation of said agreement for sale has been executed
between them vide registered at No.1628 dated 10.04.2019.
- [C] Agreement for Sale registered at No.3409 dated 06.10.2017
for Flat No.402 admeasuring 45.31 Sq.Mts. Carpet Area of
SHIVSHKATI RESIDENCY in favour of **KHAMABA**
GAJENDRASINH ZALA.
- [D] Agreement for Sale registered at No.3411 dated 06.10.2017
for Flat No.202 admeasuring 45.31 Sq.Mts. Carpet Area of
SHIVSHKATI RESIDENCY in favour of **ARJUNSINH**
RATUBHA CHUDASAMA AND KIRTIBA ARJUNSINH
CHUDASAMA.
- [E] Agreement for Sale registered at No.3556 dated 17.10.2017
for Flat No.302 admeasuring 45.31 Sq.Mts. Carpet Area of
SHIVSHKATI RESIDENCY in favour of **JADEJA**
SHRADHDHABA UTTAMSINH AND JADEJA UTTAMSINH
KISHORSINH.
- [F] Agreement for Sale registered at No.3658 dated 01.11.2017
for Flat No.502 admeasuring 45.31 Sq.Mts. Carpet Area on
Forth Floor of **SHIVSHKATI RESIDENCY** in favour of
KUNALBHARATHI JITENDRABHARATHI SWAMI AND
PRIYANKABEN KUNALBHARATHI SWAMI, daughter of
Bhagvanpuri Gauswami.



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(મો.) : ૯૮૨૫૫૫૨૮૫૬

- [G] Agreement for Sale registered at No.2840 dated 09.07.2018 for Flat No.103 admeasuring 45.31 Sq.Mts. Carpet Area and 52.06 Sq.Mts. Builtup Area on First Floor of **SHIVSHAKATI RESIDENCY** in favour of **ANITA SANDIP AGRAWAL**.
- [H] Agreement for Sale registered at No.635 dated 13.02.2019 for Flat No.104, admeasuring 45.31 Sq.Mts. Carpet Area and 52.06 Sq.Mts. Builtup Area on First Floor of **SHIVSHAKATI RESIDENCY** in favour of **CHHAYA CHANDULAL BHATT**, wife of Jaykumar Janardan Jani AND **JAYKUMAR JANARDAN JANI**.
- [I] Agreement for Sale registered at No.968 dated 06.03.2019 for Flat No.203 admeasuring 45.31 Sq.Mts. Carpet Area and 52.06 Sq.Mts. Builtup Area on Second Floor of **SHIVSHAKATI RESIDENCY** in favour of **USHABA YASHPALSINH ZALA**.
- [J] Agreement for Sale registered at No.1147 dated 14.03.2019 for Flat No.404 admeasuring 45.31 Sq.Mts. Carpet Area and 52.06 Sq.Mts. Builtup Area on Forth Floor of **SHIVSHAKATI RESIDENCY** in favour of **RAMABA RAGHUVIRSINH ZALA**.
- [K] Agreement for Sale registered at No.1147 dated 14.03.2019 for Flat No.501 admeasuring 45.31 Sq.Mts. Carpet Area and 52.06 Sq.Mts. Builtup Area on Fifth Floor of **SHIVSHAKATI RESIDENCY** in favour of **DHARMENDRASINH GIRVANSINH VALA**.

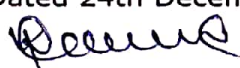
It is hereby certified that the title of **DIGVIJAYSINH VIKRAMSIN CHUDASAMA** briefly described in **THE SCHEDULE** hereunder written are **CLEAR, MARKETABLE AND FREE FROM ANY ENCUMBRANCES OVER THE SAID PROEPTIES** and said **DIGVIJAYSINH VIKRAMSIN CHUDASAMA** has not availed any financial assistance from any financial institution.

THE SCHEDULE
BRIEF DESCRIPTION OF THE PROPERTY

All that piece or parcel to land admeasuring 503.33 Sq.Mts. with construction admeasuring 1383.09 Sq.Mts., known as **SHIVSHKATI RESIDENCY**, comprised in Plot No.158, comprising in Non Agricultural survey No.259/1, 263, 264, 265, 266, 267/2, 268, 269, 270, 271, 272, 273, 274 and 280, known as **SHANTINAGAR** of village Chitra, Taluka and District Bhavnagar and bounded on and towards ::

EAST : Plot No.159
WEST : Plot No.157
NORTH : 40' Ft. wide road
SOUTH : Plot No.143

Dated 24th December, 2019


[V. K. CHAUHAN]
Advocate, Bhavnagar
Bar Council of Gujarat
Enrollment No.G/319/1983

