

Vijay Khodidas Chauhan

Advocate

2nd Floor, Dr. Shivanth Building,
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M. : 9825552856



વિજય ખોડિદાસ ચૌહાણ

એડવોકેટ

બીજી માળે, ડૉ. શિવનાથ બિલ્ડીંગ, કોર્ટ રોડ,
અંબાજી માતાના મંદીર સામે, ભાવનગર- ૩૬૪ ૦૦૧
મોબાઇલ : ૯૮૨૫૫૫૨૮૫૬

REF :

CERTIFICATE OF NON ENCUMBRANCES for land admeasuring 478.06 with land admeasuring 34.26 Sq.Mts. for D.P.Road Kapan and land admeasuring 1.73 Sq.Mts. for curvature, total admeasuring 442.47 Sq.Mts. with proposed construction admeasuring 1576.52 Sq.Mts., known as **SURABHI SQUARE**, comprised in D-Type Plot No.160-161, comprising in Non Aricultural survey No.470/1 known as **KALVIBID HOUSING SCHEME** of village Vadva, Taluka and District Bhavnagar belonging to **YAGNESH TULSHIBHAI PATEL**.

I have investigated title for land admeasuring 478.06 with land admeasuring 34.26 Sq.Mts. for D.P.Road Kapan and land admeasuring 1.73 Sq.Mts. for curvature, total admeasuring 442.47 Sq.Mts. with proposed construction admeasuring 1576.52 Sq.Mts., known as **SURABHI SQUARE**, comprised in D-Type Plot No.160-161, comprising in Non Aricultural survey No.470/1 known as **KALVIBID HOUSING SCHEME** of village Vadva, Taluka and District Bhavnagar is in ownership and in possession of **YAGNESH TULSHIBHAI PATEL** and searches for the last 31 years from 1991 to 2021 has been carried out in the office of The Sub Registrar of Assurance, Bhavagar-1 on 26.08.2021, did not reveal any subsisting charge, mortgage or any other kind of encumbrances registered thereatover the said property and issued Title Clearance Certificate for captioned property to **YAGNESH TULSHIBHAI PATEL** on 31.08.2021.

It is hererby certify that the title of **YAGNESH TULSHIBHAI PATEL** to the said property briefly described in **THE SCHEDULE** hereinafter is **CLEAR, MARKETABLE AND FREE FROM ANY ENCUMBRANCES OVER THE SAID PROPERTY** and said **YAGNESH TULSHIBHAI PATEL** has not availed any financial assistance from any financial institution and has not create any kind of charge on property.

THE SCHEDULE
BRIEF DESCRIPTION OF THE PROPERTY

All that pieces and parcel of land admeasuring 478.06 with land admeasuring 34.26 Sq.Mts. for D.P.Road Kapan and land



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admeasuring 1.73 Sq.Mts. for curvature, total admeasuring 442.47 Sq.Mts. with proposed construction admeasuring 1576.52 Sq.Mts., known as **SURABHI SQUARE**, comprised in D-Type Plot No.160-161, comprising in Non Aricultural survey No.470/1 known as **KALVIBID HOUSING SCHEME** of village Vadva, Taluka and District Bhavnagar and bounded are as under ::

EAST : Plot No.D-142 and Plot No.D-143
WEST : 9.00 mtr. wide road
NORTH : Plot No.D-151
SOUTH : 24.00 mtr. wide D.P. road

Dated 31st August, 2021

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

