

NIRAV K. SHAH

ADVOCATE

UMANG C. DAVE

ADVOCATE

**Address:-130, Kaveri Complex, Navapara
Bhavnagar**

Contact No.7016201179

Ref: CERTIFICATE OF NON ENCUMBRANCES for non-agricultural land converted for residential cum commercial purpose bearing (1) Plot No.1 admeasuring about 250.00 sq.mtrs. (2) Plot No.2 admeasuring about 250.00 sq.mtrs. (3) Plot No.3 admeasuring about 250.00 sq.mtrs. (4) Plot No.4 admeasuring about 250.00 sq.mtrs. and (5) Plot No.5 admeasuring about 342.46 sq.mtrs. and the proposed construction for residential cum commercial purpose known as **"SILVERY VALLEY"** forming part of Final Plot No.22-26 of Town Planning Scheme No.12 (Tarsamiya) allotted in lieu of Survey No.68 paiki 1 situated at Village: Tarsamiya, Taluka and District: Bhavnagar, Registration Sub-district Bhavnagar-4.

I have investigated title to non-agricultural land converted for residential cum commercial purpose bearing (1) Plot No.1 admeasuring about 250.00 sq.mtrs. (2) Plot No.2 admeasuring about 250.00 sq.mtrs. (3) Plot No.3 admeasuring about 250.00 sq.mtrs. (4) Plot No.4 admeasuring about 250.00 sq.mtrs. and (5) Plot No.5 admeasuring about 342.46 sq.mtrs. and the proposed construction for residential cum commercial purpose known as **"SILVERY VALLEY"** forming part of Final Plot No.22-26 of Town Planning Scheme No.12(Tarsamiya) allotted in lieu of Survey No.68 paiki 1 situated at Village: Tarsamiya, Taluka and District: Bhavnagar, Registration Sub-district Bhavnagar-4 belonging to **HARIOM DEVELOPERS**, a partnership firm and searches of the record for the last 30 years from 1992 to 2023 has been carried out in the office of the Sub Registrar of Assurance, Bhavnagar-4 on 04.02.2023, did not reveal any subsisting charge, mortgage or other encumbrances registered thereat over the said property and I have

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issued Title Clearance Certificate on 04.02.2023 for the said property to **HARIOM DEVELOPERS**, a partnership firm.

It is hereby certify that the title of **HARIOM DEVELOPERS**, a partnership firm to the said property briefly described in THE SCHEDULE hereinafter is clear, marketable and free from any encumbrances over the said property and **HARIOM DEVELOPERS**, a partnership firm has not avail any financial assistance from any financial institute.

THE SCHEDULE

BRIEF DESCRIPTION OF THE PROPERTY

All the piece and parcel of non-agricultural land converted for residential cum commercial purpose bearing (1) Plot No.1 admeasuring about 250.00 sq.mtrs. (2) Plot No.2 admeasuring about 250.00 sq.mtrs. (3) Plot No.3 admeasuring about 250.00 sq.mtrs. (4) Plot No.4 admeasuring about 250.00 sq.mtrs. and (5) Plot No.5 admeasuring about 342.46 sq.mtrs. and the proposed construction for residential cum commercial purpose known as "SILVERY VALLEY" forming part of Final Plot No.22-26 of Town Planning Scheme No.12(Tarsamiya) allotted in lieu of Survey No.68 paiki 1 situated at Village: Tarsamiya, Taluka and District: Bhavnagar, Registration Sub-district Bhavnagar-4, Which is bounded on towards,

(1) Plot No. 1 admeas. about 250.00 sq.mtrs.

NORTH: Plot No.2 is situated.

SOUTH: Marginal space of F.P No.34 is situated.

EAST : 45.00 mts. Wide road is situated.

WEST : Plot No.22 and 21 are situated.

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(2) Plot No. 2 admeas. about 250.00 sq.mtrs.

NORTH: Adjoining Plot No.3 is situated.

SOUTH: Adjoining Plot No.1 is situated.

EAST : 45.00 mts. Wide road is situated.

WEST : Plot No.21 and 20 is situated.

(3) Plot No. 3 admeas. about 250.00 sq.mtrs.

NORTH: Plot No.4 is situated.

SOUTH: Plot No.2 is situated.

EAST : 45.00 mts. Wide road is situated.

WEST : Plot No.19 and 18 is situated.

(4) Plot No. 4 admeas. about 250.00 sq.mtrs.

NORTH: Plot No.5 is situated.

SOUTH: Plot No.3 is situated.

EAST : 45.00 mts. Wide road is situated.

WEST : Plot No.18,17 and 16 are situated.

(5) Plot No. 5 admeas. about 342.46 sq.mtrs.

NORTH: 6.00 mts. Wide road is situated.

SOUTH: Plot No.4 is situated.

EAST : 45.00 mts. Wide road is situated.

WEST : Plot No.16 and 15 is situated.

U. Dave

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Date :04.02.2023

SIGNED & VERIFIED BY:

Nirav K. Shah



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ADVOCATE NIRAV K. SHAH
ENROLLMENT NO.G/1288/2004.

U. C. Dave

.....
ADVOCATE UMANG C. DAVE
ENROLLMENT NO.G/386/2014.

UMANG CHETAN DAVE
B. A. LL. B (HONS) Advocate
122, First Floor,
Kaveri Complex, Navapara,
Bhavnagar.

G/1386/2014

[Signature]