

Vijay Khodidas Chauhan

Advocate

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



વિજય ખોડિદાસ ચૌહાણ

એડવોકેટ

બીજો માળ, ડૉ. શિવનાથ બિલ્ડીંગ
અંબાજી માતાના મંદિર સામે, કોર્ટ રોડ
ભાવનગર – ૩૬૪ ૦૦૧
(મો): ૯૮૨૫૫૫૨૮૫૬

SAGAR SKAYZ

A PARTNESHIP FIRM

BHAVNAGAR

REF :

CERTIFICATE OF NON ENCUMBRANCES

for land admeasuring 748.21 Sq.Mts. with proposed construction admeasuring 2522.53 Sq.Mts. Known as **SAGAR SKAYZ**, comprised in commercial type Plot No.31/1-2-3-4, comprising in Non Agricultural survey No. 470/1, 471/2 paiki and 471/3-4, known as **KALIYABID HOUSING SCHEME** of village Vadva, Taluka and District Bhavnagar belonging to **DODIYA BHAVESHBHAI CHIMANBHAI** AND **DODIYA CHIMANBHAI VASHRAMBHAI** under registered Development Agreement with **SAGAR DEVELOEPRS**, a partnership firm.

I have investigated title to land admeasuring 748.21 Sq.Mts. with proposed construction admeasuring 2522.53 Sq.Mts. Known as **SAGAR SKAYZ**, comprised in commercial type Plot No.31/1-2-3-4, comprising in Non Agricultural survey No. 470/1, 471/2 paiki and 471/3-4, known as **KALIYABID HOUSING SCHEME** of village Vadva, Taluka and District Bhavnagar belonging to **DODIYA BHAVESHBHAI CHIMANBHAI** AND **DODIYA CHIMANBHAI VASHRAMBHAI** and searches for 31 years from 1989 to 2019 has been carried out in the office of The Sub Registrar, Bhavnagar-1 on 05.03.2019 and on 08.03.2019 and obtain statement showing charge on property, did not reveal any subsisting charge, mortgage or any other kind of encumbrances registered thereat over the said property, except registered development agreement with **SAGAR SKAYZ**, a partnership firm and I have issued Title Clearance Certificate on 11.03.2019 for the same.

It is, therefore, hereby certified that the title of **DODIYA BHAVESHBHAI CHIMANBHAI** AND **DODIYA CHIMANBHAI VASHRAMBHAI** as owners and **SAGAR SKAYZ**, a partnership firm as developer and said owners and developers has not availed any financial assistance from any financial institution and has create charge on property briefly described in **THE SCHEDULE** hereinafter written is **CLEAR, MARKETABLE AND FREE FROM ANY ENCUMBRANCES OVER THE SAID PROPERTY.**



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(મો): ૯૮૨૫૫૨૮૫૬

written is **CLEAR, MARKETABLE AND FREE FROM ANY ENCUMBRANCES OVER THE SAID PROPERTY.**

THE SCHEDULE
BRIEF DESCRIPTION OF THE PROPERTY

All that piece of parcel of land admeasuring 748.21 Sq.Mts. with proposed construction admeasuring 2522.53 Sq.Mts. Known as **SAGAR SKAYZ**, comprised in commercial type Plot No.31/1-2-3-4, comprising in Non Agricultural survey No.471/2-3-4, known as **KALIYABID HOUSING SCHEME** of village Vadva, Taluka and District Bhavnagar and bounded as under :

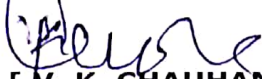
NORTH : 36.00 mtr. wide public road

SOUTH : 7.50 mtr. wide road

EAST : 9.00 mtr. wide road

WEST : Plot No.31/5

Dated 11th March, 2019



[**V. K. CHAUHAN**]

Advocate, Bhavnagar
Bar Council of Gujarat
Enrollment No.G/319/1983

