

Ref. No. C. 4949

Date : 31/08/2021

NO ENCUMBRANCE CERTIFICATE

Sarvashri 1. Asharani Shivchand Gupta, 2. Nityarajsinh Narendrasinh Jadeja and 3. Krushanadevsinh Mahendrasinh Vadhela.- partners of **N.R.K Developers Partnership Firm** which is registered under the Partnership Act vide **registration no. GUJ-BVN-No.1168**. Your firm has purchased the plot nos. 51,52, 53 admeasuring 313.50 sq.mtrs each total **admeasuring 940.50 sq.mtrs.** situated at "Laxminagar" at the land bearing N.A Rev. Sur. No. 53/2 paikee 1-1 Adhevada T.P. scheme no.7, O.P no. 14 F.P.no.23 at moje Adhewada, Tal. & Dist. Bhavnagar from different owners vide different registered sale deed no. 1930/2020, 1928/2020 and 1929/2020 respectively. The name of your firm has been recorded for all the three plots in the revenue records i.e in the V/f no. 8-A and V/f no. 2 in the name of your firm and the partners. The plots are also recorded in the records of Bhavnagar Mahanagarpalika vide Resolution no. 1226,1227 and 1228 for plot no. 51,52 and 53 respectively. The Resolutions are in the file.



All the three plots nos. 51,52 and 53 have been consolidated by Town Planning department Bhavnagar Mahanagarpalika vide Development permission no 005LD20210231 dated

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20/2/2021 and also given the new number i.e **Consolidated plot no. 51-52-53**. The approved plan of **Consolidated plot no. 51-52-53**, admeasuring net plot area 940.50 sq.mtrs and the Development permission is in the file.

The Development permission was issued in the name of the partnership firm vide **Raja Chitti no. 2 dt. 9/8/2021** for residential and commercial construction admeasuring 3495.01 sq.mtrs. The Development permission and the approved plan issued by Town Planning Department are in the file.

You have also obtained the approval as **Developers vide Registration no. 177** issued by Town Development, Bhavnagar Mahanagarpalika after the payment of Registration fee vide receipt no. 40320 on 10/2/2021.



The receipt showing payment of Revenue Cess and Education Cess dt. 21/8/2021 is in the file.

Our representative has carried out searches at the Land Registry, Bhavnagar on 24/8/2021 and 31/8/2021 vide

receipt no.2021011010486 (1990-200), 2021013006375 (2001-2012), 2021329006058 (2012-2020) for the period of

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31 years and has not found any mortgage, charge or encumbrances registered thereat over the Non-agricultural Consolidated open Plot no. 51,52,53 net admeasuring 940.50 sq. mtrs. and proposed to develop residential cum commercial building known as 'Z+ Residency' as per the approved plan which is situated at "Laxminagar" at the land bearing Rev. Sur. No. 53/2 paikee 1-1 Adhevada T.P. scheme no.7, O.P no. 14 F.P.no.23 at moje Adhewada, Tal. & Dist. Bhavnagar. **Thus the captioned property which is generally described here below has not found any mortgage, charge or encumbrances hence the property is clear and marketable.**

BRIEF DESCRIPTION

All those pieces and parcels Non-agricultural Consolidated open Plot no. 51-52-53 net admeasuring 940.50 sq. mtrs. and proposed to develop residential cum commercial building known as Z+ Residency as per the approved plan which is situated at "Laxminagar" at the land bearing Rev. Sur. No. 53/2 paikee 1-1 Adhevada T.P. scheme no.7, O.P no. 14 F.P.no.23 at moje Adhewada, Tal. & Dist. Bhavnagar. The plan for residential and commercial construction of 3495.01 sq. mtrs will be performed as per approved plan and the four sided as described in plan for consolidation of the plots is as under.



JAGJIVANDAS S. PARIKH & CO.
ADVOCATES

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North : 30 mtrs. Wide public road.

South : Adjacent plot no.s 63, 64, 65, 66 , 67

East : Adjacent plot no. 50.

West : Adjacent plot no. 54.

Yours faithfully
For J. S. Parikh & Co.

K.R. Trivedi

(K.R. Trivedi)

Advocate

(Bar council of
Gujarat Enrollment
No. G/559/1992)



Encl : Copies of Search Receipts No.
2021011010486, (1990-2001),
2021013006375 (2001-2012),
2021329006058 (2012-2020).