

DARSHAN H. TRIVEDI

B.Com. LL. B. Advocate,

(Gujarat High Court),

દર્શન એચ. ત્રિવેદી

(એસોસેટ)

Mo. 9825214041.

Office : 214. Sagar complex, Nr. Town hall - Jasonath circle, Bhavnagar.
e-mail : dhtrivedi4041@gmail.com

Dt.: 10/ 01/2022.

To,

Shree Yogeshwer Co-operative Housing Society Ltd.,

Plot no.1489, Ghoghacircle, Bhavnagar.

CERTIFICATE OF NON ENCUMBRANCES

Ref.: Certificate of non encumbrances for the land bearing leasehold plot no. 1489, City Survey no. 2870/B, 2871 and 2872 part Sheet no. 245, CTS ward no. 6, situated at Krishnanagar, Ghoghacircle, Bhavnagar, belonging to Shree Yogeshwer Co-operative Housing Society Ltd..

As per the Instruction of your society I have investigated title of above referred land admeasuring 1239.71 Sq. Mtrs. as per record of Bhavnagar Municipal Corporation bearing leasehold plot no. 1489, City Survey no. 2870/B part, 2871 and 2872 part Sheet no. 245, CTS ward no. 6, situated at Krishnanagar, Ghoghacircle, Bhavnagar, is in lease hold right and possession of Shree Yogeshwer Co-operative Housing Society Ltd., is registered under Gujarat Co-operative Housing societies Act-1962 under serial no. Dh/6006/1975 on dated 17/09/1975, and I have taken the searches of the record from 1991 to 2021 in the office of The Sub Registrar, Bhavnagar as on 04-05/01/2022 and obtain statement showing charge on property, and found that a Development agreement registered under serial no. 1066 dated 23/02/2021, between M/s. Shivanand Infracon Private Limited and your said society and no any subsisting charge, mortgage or any other kind of encumbrances registered thereat over the said property and I have issued Title clearance Certificate on 10.01.2022 for the same.

It is hereby certify that the title of Shree Yogeshwer Co-operative Housing Society Ltd., is registered under Gujarat Co-operative Housing societies Act-1962 under serial no. Dh/6006/1975 on dated 17/09/1975, to the said property briefly described in THE SCHEDULE herein after written is clear, marketable and free from any encumbrances except the protected rights of members of the said Society, and Development rights of M/s. Shivanand Infracon Private Limited for project Yogeswer Heights as per Development Agreement, and the said society has not availed any financial assistance from any financial institute and has not created any kind of charge on the said property.

..2..



THE SCHEDULE

DESCRIPTION OF PROPERTY

All that piece and parcel of lease hold Plot no. 1489 land admeasuring 1239.71 Sq. Mtrs. as per record of Bhavnagar Municipal Corporation, bearing City Survey no. 2870/B part, 2871 and 2872, part Sheet no. 245, CTS ward no. 6, known as YOGESHWER HEIGHTS situated at Krishnanagar, Ghoghacircle, Bhavnagar, is in leasehold rights and possession of Shree Yogeshwer Co-operative Housing Society Ltd., is registered under Gujarat Co-operative Housing societies Act-1962 under serial no. Dh/6006/1975 on dated 17/09/1975, and four boundaries of which are as under.

- On North** : 70'.00" ft. Public road from Ghoghacircle towards Rubber factory circle.
- On South** : Public road from Ghoghacircle towards Gadhediya field.
- On East** : Public road and then Ghogha circle.
- On West** : Plot no. 1488.

Place: Bhavnagar,
Date : 10/01/2022.



(D. H. TRIVEDI)
(Advocate)
Bar Council of Gujarat
Enrollment No. G/1359/2000.