

Vijay Khodidas Chauhan

Advocate

2nd Floor, Dr. Shivnath Building,
Opp. Ambaji Mata Temple,
Court Road, Bhavnagar - 364 001.
M. : 9825552856



વિજય ખોડિદાસ ચૌહાણ

એડવોકેટ

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

REF :

CERTIFICATE OF NON ENCUMBRANCES for Non Agricultrual land admeasuring 2318.88 Sq.Mts., comprised in Plot No.14, 15/A, 15/B, 16/A, 16/B, 17, 18/A, 18/B, 19, 20/A, 20/B, 21, 22/A, 22/B, 23, 24, 25, 26, 27, 28, 29, 30. 31, 32, 33, 34, 35, 36 & 37, [with proportionate land admeasuring 1499.53 Sq.Mts. for common plot and common raod & curve] of F.P.No.21, T.P.Scheme No.8 [Ruva], allotted against original revenue survey No.141 paiki 3/ paiki 1 & 143 paiki 2/ paiki 1, Known as **ARADHANA RESIDENCY-2** of village Ruva, Taluka and District Bhavnagar belonging to **SHRI SHANTI DEVELOPERS**, a partnership firm.

I have investigated title for Non Agricultrual land admeasuring 2318.88 Sq.Mts., comprised in Plot No.14, 15/A, 15/B, 16/A, 16/B, 17, 18/A, 18/B, 19, 20/A, 20/B, 21, 22/A, 22/B, 23, 24, 25, 26, 27, 28, 29, 30. 31, 32, 33, 34, 35, 36 & 37, [with proportionate land admeasuring 1499.53 Sq.Mts. for common plot and common raod & curve] of F.P.No.21, T.P.Scheme No.8 [Ruva], allotted against original revenue survey No.141 paiki 3/ paiki 1 & 143 paiki 2/ paiki 1 of village Ruva, Taluka and District Bhavnagar is in ownership and in possession of **SHRI SHANTI DEVELOPERS**, a partnership firm and searches for the last last 31 years from 1991 to 2021 has been carried out in the office of The Sub Registrar of Assurance, Bhavagar-1, 2 & 3 on 27.09.2021, 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 properties to **SHRI SHANTI DEVELOPERS**, a partnership firm on 30.09.2021.

It is hererby certify that the title of **SHRI SHANTI DEVELOPERS**, a partnership firm to the said properties briefly described in **THE SCHEDULE** hereinafter is **CLEAR, MARKETABLE AND FREE FROM ANY ENCUMBRANCES OVER THE SAID PROPERTIES** and said **SHRI SHANTI DEVELOPERS**, a partnership firm has not availed any financial assistance from any financial institution and has not create any kind of charge on properties.





THE SCHEDULE BRIEF DESCRIPTION OF THE PROPERTY

All that piece or parcel to Non Agricultural land admeasuring 2318.88 Sq.Mts., comprised in Plot No.14, 15/A, 15/B, 16/A, 16/B, 17, 18/A, 18/B, 19, 20/A, 20/B, 21, 22/A, 22/B, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 & 37, [with proportionate land admeasuring 1499.53 Sq.Mts. for common plot and common road & curve] of F.P.No.21, T.P.Scheme No.8 [Ruva], allotted against original revenue survey No.141 paiki 3/ paiki 1 & 143 paiki 2/ paiki 1, Known as **ARADHANA RESIDENCY-2** of village Ruva, Taluka and District Bhavnagar and bounded on and towards of F.P. No.21 ::

NORTH : Land of F.P.No.21 paiki N.A. Land and 30.00 mtr. wide T.P.Scheme Road

SOUTH : 12.00 mtr. wide road

EAST : Land of F.P.No.27

WEST : Land of F.P.No.27 paiki N.A. Land

Dated 30th September, 2021

[V. K. CHAUHAN]

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

