

Bhavnes A. Mehta
Advocate

Samip B. Mehta
Advocate

(0) 2436735 © 9824239139

1st Floor, B. K. Chamber, Court Road,
Near Main Post Office, Bhavnagar-364 001 (Guj.)
bhavneshmehtaadvocate@gmail.com

Date : 17/3/2023

NON ENCUMBRANCES CERTIFICATE
TO WHOME SO EVER IT MAY CONCERN
Search Report

Savinay Properties a partnership firm has purchased the property of Municipal Lease Hold **Plot No.2149/B/1** land admeasuring 1195.75 Sq.Mtrs. net as per Municipal record and 1204.74 Sq.Mtrs. as per City Survey record situated on the road of Gulista Ground to Vadodariya Circle, Hill Drive area, Krushnanagar, Bhavnagar within City Survey Ward No.7, Sheet No.304 and City Survey No.2853/A/1 from Krish Developers a partnership firm by Registered Sale Deed bearing No. 377 dated 18/01/2023.

It appears from the affidavit of **Sachin Dilipbhai Pathak a partner of Savinay Properties a partnership firm** that **Savinay Properties a partnership firm** intends to construct building known as "SWARA BEYOND" on the said land. I have issued detailed title opinion report on dt. 17/03/2023 and that may be considered part of this certificate and hence each and every points are not repeated in this certificate.

The relevant searches of the records for last 30 years have been carried out by me in the office of the Sub-Registrar of Assurances, Bhavnagar on under -receipt dated 15/03/2023 for the property mentioned in this certificate and **I have not found any subsisting charge, mortgage or other encumbrances registered in the records of the Sub-Registrar over the property.** Thus there is no encumbrances found on the said Property and property is free from encumbrances.

Place: Bhavnagar

Date: 17-03-2023



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G/703/1989