

Vijay Khodidas Chauhan

Advocate



વિજય ખોડિદાસ ચૌહાણ

એડવોકેટ

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

બીજો માળ, ડૉ. શિવનાથ બિલ્ડિંગ
અંબાજી માતાના મંદિર સામે, કોર્ટ રોડ
ભાવનગર - ૩૬૪ ૦૦૧
(મો): ૯૮૨૫૫૨૮૫૬

REF :

CERTIFICATE OF NON ENCUMBRANCES
for industrial land admeasuring 969.66
Sq.Mts., 229.79 Sq.Mts., 248.53 Sq.Mts.,
272.45 Sq.Mts., 296.38 Sq.Mts., 320.31
Sq.Mts., 211.70 Sq.Mts., 237.90 Sq.Mts.,
264.00 Sq.Mts., 290.10 Sq.Mts., 281.50
Sq.Mts. & 171.11 Sq.Mts., total admeasuring
3793.43 Sq.Mts. comprised in Plot No.1 to
12, known as **SHRI AMBIKA INDUSTRIAL**
ESTATE-II with land admeasuring 1077.83
Sq.Mts. for road and curve, comprising in
Non Agricultural survey No.184 paiki 3/ paiki
1 of village Vartej, Taluka and District
Bhavnagar belonging to **AMARSHIBHAI**
GANESHBHAI DONDA.

I have investigated title to industrial land admeasuring 969.66
Sq.Mts., 229.79 Sq.Mts., 248.53 Sq.Mts., 272.45 Sq.Mts., 296.38
Sq.Mts., 320.31 Sq.Mts., 211.70 Sq.Mts., 237.90 Sq.Mts., 264.00
Sq.Mts., 290.10 Sq.Mts., 281.50 Sq.Mts. & 171.11 Sq.Mts., total
admeasuring 3793.43 Sq.Mts. comprised in Plot No.1 to 12, known
as **SHRI AMBIKA INDUSTRIAL ESTATE-II** with land
admeasuring 1077.83 Sq.Mts. for road and curve, comprising in
Non Agricultural survey No.184 paiki 3/ paiki 1 of village Vartej,
Taluka and District Bhavnagar belonging to to **AMARSHIBHAI**
GANESHBHAI DONDA and searches of the record for the last 31
years from 1991 to 2021 has been carried out in the office of The
Sub Registrar of Assurance, Bhavnagar-1 and 3 on 21.06.2021 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 properties and I have issued Title
Clearance Certificate on 28.06.2021 for the same and further
searches for the year from 2021 to 2022 has been carried out on
05.04.2022 in the office of The Sub Registrar, Bhavnagar-3 online
vide Transaction ID No.20220405168843448 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 properties.

It is, therefore, hereby certified that the title of **AMARSHIBHAI**
GANESHBHAI DONDA to the said property briefly described in
THE SCHEDULE hereinafter is **CLEAR, MARKETABLE AND FREE**
FROM ANY ENCUMBRANCES OVER THE SAID PROPERTY and



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(મો): ૯૮૨૫૫૫૨૮૫૬

said firm has not avail any financial assistance from any financial institute and has create any kind of charge on property.

THE SCHEDULE
BRIEF DESCRIPTION OF THE PROPERTY

All that piece or parcel to industrial for industrial land admeasuring 969.66 Sq.Mts., 229.79 Sq.Mts., 248.53 Sq.Mts., 272.45 Sq.Mts., 296.38 Sq.Mts., 320.31 Sq.Mts., 211.70 Sq.Mts., 237.90 Sq.Mts., 264.00 Sq.Mts., 290.10 Sq.Mts., 281.50 Sq.Mts. & 171.11 Sq.Mts., total admeasuring 3793.43 Sq.Mts. comprised in Plot No.1 to 12, known as **SHRI AMBIKA INDUSTRIAL ESTATE-II** with land admeasuring 1077.83 Sq.Mts. for road and curve, comprising in Non Agricultural survey No.184 paiki 3/ paiki 1 of village Vartej, Taluka and District Bhavnagar and bounded on and towards :

NORTH : land of survey No.184 paiki & 18.00 mtr.wide road
SOUTH : 12.00 mtr. wide road as per poket plan
EAST : land of survey No.185 paiki
WEST : Contribution land - Open plot area and then Land of survey No.183 paiki

Dated 5th April, 2022

[V. K. CHAUHAN]
Advocate, Bhavnagar
Bar Council of Gujarat
Enrollment No.G/319/1983

