

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 બિલ્ડીંગ
અંબાજી માતાના મંદિર સામે, કોર્ટ રોડ
ભાવનગર – ૩૬૪ ૦૦૧
(મો): ૯૮૨૫૫૫૨૮૫૬

REF :

CERTIFICATE OF NON ENCUMBRANCES for land admeasuring 851.00 Sq.Mts. as per city survey record and admeasuring 827.83 Sq.Mts. as per municipal record & net plot area admeasuring 810.42 Sq.Mts. as per plan with proposed admeasuring 3437.52 Sq.Mts. commercial shops & residential flats construction, known as **HUMAIRA HILL**, comprised in leasehold Plot No.551/A, situated at Krishnanagar, Sir Pattani Road, Bhavnagar bearing city survey ward No.5, sheet No.111, survey No.4417, 4418, 4419 & 4420 belonging to **I. S. DEVELOPERS**, a partnership firm.

I have investigated title for land admeasuring 851.00 Sq.Mts. as per city survey record and admeasuring 827.83 Sq.Mts. as per municipal record with proposed admeasuring 3437.52 Sq.Mts. commercial shops & residential flats construction, known as **HUMAIRA HILL**, comprised in leasehold Plot No.551/A, situated at Krishnanagar, Sir Pattani Road, Bhavnagar bearing city survey ward No.5, sheet No.111, survey No.4417, 4418, 4419 & 4420 is in ownership and in possession of **I. S. DEVELOPERS**, a partnership firm and searches for the last 31 years from last 31 years from 1991 to 2021 has been carried out in the office of The Sub Registrar of Assurance, Bhavagar-1 & 2 on 26.07.2021, did not reveal any subsisting charge, mortgage or any other kind of encumbrances registered thereatover the said property and I have issued Title Clearance Certificate for captioned property to **I. S. DEVELOPERS**, a partnership firm on 26.08.2021 and further searches for the year from 2021 to 2022 has been carried out in the office of The Sub Registrar, Bhavnagar-2 on 17.06.2022 and obtainstatement showing charge on property, did not reveal any subsisting charge, mortgage or any other kind of encumbrances registered thereatover the said property.

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



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THE SCHEDULE
BRIEF DESCRIPTION OF THE PROPERTY

All that pieces and parcel of land admeasuring 851.00 Sq.Mts. as per city survey record and admeasuring 827.83 Sq.Mts. as per municipal record & net plot area admeasuring 810.42 Sq.Mts. as per plan with proposed admeasuring 3437.52 Sq.Mts. commercial shops & residential flats construction, known as **HUMAIRA HILL**, comprised in leasehold Plot No.551/A, situated at Krishnanagar, Sir Pattani Road, Bhavnagar bearing city survey ward No.5, sheet No.111, survey No.4417, 4418, 4419 & 4420 and bounded are as under ::

EAST	:	Plot No.551/B
WEST	:	21.33 mtr. wide road
NORTH	:	Plot No.550
SOUTH	:	9.00 mtr. wide road

Dated 17th June, 2022

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

