

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 land admeasuring 452.93 Sq.Mts. with proposed commercial construction admeasuring 752.92 Sq.Mts. Carpet Area and 1266.13 Sq.Mts. Builtup Area, known as **SOPAN**, comprised in leasehold Plot No.1185/A-1, situated at Krishnanagar, Sir Pattani Road, Bhavnagar bearing city survey ward No.6, sheet No.228, survey No.2778 and 2779 belonging to **M/S.SHAJ DEVELOPERS**, a partnership firm.

I have investigated title to land admeasuring 452.93 Sq.Mts. with proposed commercial construction admeasuring 752.92 Sq.Mts. Carpet Area and 1266.13 Sq.Mts. Builtup Area, known as **SOPAN**, comprised in leasehold Plot No.1185/A-1, situated at Krishnanagar, Sir Pattani Road, Bhavnagar bearing city survey ward No.6, sheet No.228, survey No.2778 and 2779 is on ownership and in possession of **M/S.SHAJ DEVELOPERS**, a partnership firm and searches for the last 31 years from 1991 to 2021 has been carried out in the office of The Sub Registrar of Assurance, Bhavagar-1 and 2 on 22.09.2021, 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 property to **M/S.SHAJ DEVELOPERS**, a partnership firm on 16.10.2021.

It is hererby certify that the title of **M/S.SHAJ 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 **ANJNEY PROCON**, a partnership firm has not availed any financial assistance from any financial institution and has not create any kind of charge on property.

THE SCHEDULE
BRIEF DESCRIPTION OF THE PROPERTY

All that piece or parcel to land admeasuring 452.93 Sq.Mts. with proposed commercial construction admeasuring 752.92



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Sq.Mts. Carpet Area and 1266.13 Sq.Mts. Builtup Area, known as **SOPAN**, comprised in leasehold Plot No.1185/A-1, situated at Krishnanagar, Sir Pattani Road, Bhavnagar bearing city survey ward No.6, sheet No.228, survey No.2778 and 2779 and bounded on and towards ::

EAST : Plot No.1185/B
WEST : 21.33 mtr. wide public road
NORTH : Plot No.1184/A & B
SOUTH : Plot No.1185/A-2

Dated 16th October, 2021

[V. K. CHAUHAN]

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

