

Vijay Khodidas Chauhan

Advocate

2nd Floor, Dr. Shivnath Building,
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(M): 9825552856



વિજય ખોડિદાસ ચૌહાણ

એડવોકેટ

બીજો માળ, ડૉ. શિવનાથ બિલ્ડિંગ
અંબાજી માતાના મંદિર સામે, કોર્ટ રોડ
ભાવનગર – ૩૬૪ ૦૦૧
(મો): ૯૮૨૫૫૫૨૮૫૬

REF : **CERTIFICATE OF NON ENCUMBRANCES** for land admeasuring 1856.50 Sq.Mts. with proposed commercial & residence flat construction admeasuring 7882.19 Sq.Mts., known as **AANGI MAAN PRIME**, comprised in Plot No.65, comprising in Non Agricultural survey No.142 paiki 1 T.P.Scheme No.8 [Ruva], O.P.No.22, F.P.No.22 of village Fulsar, Taluka and District Bhavnagar belonging to **MAHAVIR VENTURE**, a partnership firm.

I have investigated title for land admeasuring 1856.50 Sq.Mts. with proposed commercial & residence flat construction admeasuring 7882.19 Sq.Mts., known as **AANGI MAAN PRIME**, comprised in Plot No.65, comprising in Non Agricultural survey No.142 paiki 1 T.P.Scheme No.8 [Ruva], O.P.No.22, F.P.No.22 of village Fulsar, Taluka and District Bhavnagar is in ownership and in possession of **MAHAVIR VENTURE**, a partnership firm and searches of the record for the last 31 years from 1993 to 2023 has been carried out in the office of The Sub Registrar of Assurance, Bhavnagar-1, 2 & 3 on 27.03.2023 and obtain statement showing charge on propertis, did not reveal any subsisting charge, mortgage or any other kind of encumbrances registered thereat over the said property and I have issued Title Clearance Certificate on 02.05.2023 for the same.

It is hereby certified that title of **MAHAVIR VENTURE**, 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 owner i.e. **MAHAVIR VENTURE**, 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 pieces and parcel of land admeasuring 1856.50 Sq.Mts. with proposed commercial & residence flat construction admeasuring 7882.19 Sq.Mts., known as **AANGI MAAN PRIME**, comprised in Plot No.65, comprising in Non Agricultural survey No.142 paiki 1 T.P.Scheme No.8 [Ruva], O.P.No.22, F.P.No.22 of



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village Fulsar, Taluka and District Bhavnagar and bounded are as under ::

NORTH : 9.00 mtr. wide road
SOUTH : 30.00 mtr. wide D.P. road
EAST : Plot No.64
WEST : 9.00 mtr. wide road

Dated 2nd May, 2023

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

