

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

TO,
SIMANDHAR ENTERPRISE
A PARTNESHIP FIRM
BHAVNAGAR

REF :

CERTIFICATE OF NON ENCUMBRANCES
for land admeasuring 735.79 Sq.Mts. as per
record and 693.43 Sq.Mts. as per site with
proposed construction admeasuring 2308.55
Sq.Mts. on Plot No.99/A-1/1-2, situated at
Takhteshvar Taleti Road, Bhavnagar bearing
city survey ward No.7, sheet No.207, survey
No.1278 paiki belonging to **SIMANDHAR**
ENTERPRISE, a partnership firm.

I have investigated title to land admeasuring 735.79 Sq.Mts. as per
record and 693.43 Sq.Mts. as per site with proposed construction
admeasuring 2308.55 Sq.Mts. on Plot No.99/A-1/1-2, situated at
Takhteshvar Taleti Road, Bhavnagar bearing city survey ward No.7,
sheet No.207, survey No.1278 paiki is in possession and ownership
of **SIMANDHAR ENTERPRISE**, a partnership firm and searches for
31 years from 1989 to 2019 has been carried out in the office of
The Sub Registrar, Bhavnagar-1 on 09.04.2019 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 property and issued Title Clearance
Certificate on 11.04.2019 for the said property.

It is, therefore, hereby certified that the title of **SIMANDHAR**
ENTERPRISE, a partnership firm through its partners **PRAKASH**
PRAVINCHANDRA DOSHI AND CHINMAY KIRITKUMAR DOSHI
to the said property briefly described in **THE SCHEDULE**
hereinafter written is **CLEAR, MARKETABLE AND FREE FROM**
ANY ENCUMBRANCES OVER THE SAID PROEPTY and said
firm has not availed any financial assistance from any financial
institution and has create charge on property.

THE SCHEDULE
BRIEF DESCRIPTION OF THE PROPERTY

All that piece of parcel of land admeasuring 735.79 Sq.Mts. as
per record and 693.43 Sq.Mts. as per site with proposed
construction admeasuring 2308.55 Sq.Mts. on Plot No.99/A-1/1-2,

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situated at Takhteshvar Taleti Road, Bhavnagar bearing city survey ward No.7, sheet No.207, survey No.1278 paiki and bounded as under :

NORTH : Adjoining Property of CTS No.1281

SOUTH : 12.10 mtr. Wide Road

EAST : Adjoining Property of CTS No.1278 paiki

WEST : 19.20 mtr. Wide Kalubha Main Road

Dated 11th April, 2019


[V. K. CHAUHAN]

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

