

NIRAV K. SHAH

ADVOCATE

UMANG C. DAVE

ADVOCATE

**Address:-130, Kaveri Complex, Navapara
Bhavnagar**

Contact No.7016201179

Ref: CERTIFICATE OF NON ENCUMBRANCES for all that piece and parcel of Municipal lease hold plots, bearing plot no.2673/A constituting the part and parcel of revenue survey no.469/1, ward no:6, Sheet no.263, C.T.S no:2649 admeasuring the area of 423.82 Sq.Mts. and building standing thereon known as "THE SUN RESIDENCY-3" a residential flats scheme situated at Ghogha Circle Taluka and District: Bhavnagar, Registration Sub-district Bhavnagar-2.

I have investigated title to Municipal lease hold plots, bearing plot no.2673/A constituting the part and parcel of revenue survey no.469/1, ward no:6, Sheet no.263, C.T.S no:2649 admeasuring the area of 423.82 Sq.Mts. and building standing thereon known as "THE SUN RESIDENCY-3" a residential flats scheme situated at Ghogha Circle Taluka and District: Bhavnagar, Registration Sub-district Bhavnagar-2 belonging to **TULSI ESTATE DEVELOPERS**, a partnership firm and searches of the record for the last 30 years from 1992 to 2022 has been carried out in the office of the Sub Registrar of Assurance, Bhavnagar-2 on 04.11.2022, did not reveal any subsisting charge, mortgage or other encumbrances registered thereat over the said property and I have issued Title Clearance Certificate on 04.11.2022 for the said property to **TULSI ESTATE DEVELOPERS**, a partnership firm.

It is hereby certify that the title of **TULSI ESTATE 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 **TULSI ESTATE DEVELOPERS**, a partnership firm has not avail any financial assistance from any financial institute.

NIRAV K. SHAH

ADVOCATE

UMANG C. DAVE

ADVOCATE

**Address:-130, Kaveri Complex, Navapara
Bhavnagar**

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THE SCHEDULE

BRIEF DESCRIPTION OF THE PROPERTY

All that piece and parcel of Municipal lease hold plots, bearing plot no.2673/A constituting the part and parcel of revenue survey no.469/1, ward no:6, Sheet no.263, C.T.S no:2649 admeasuring the area of 423.82 Sq.Mts. and building standing thereon known as "THE SUN RESIDENCY-3" a residential flats scheme situated at Ghogha Circle Taluka and District: Bhavnagar, Registration Sub-district Bhavnagar-1, Which is bounded on towards,

NORTH: Public Road is located.

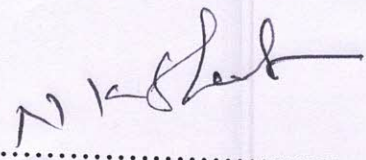
SOUTH: Plot no: 2674 is located.

EAST : Plot no: 2673/B is located.

WEST : Public road is located.

Date :04.11.2022

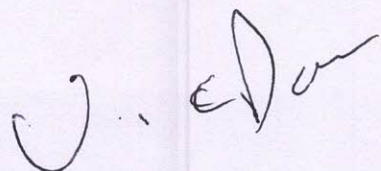
SIGNED & VERIFIED BY:


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ADVOCATE NIRAV K. SHAH

ENROLLMENT NO.G/1288/2004.


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ADVOCATE UMANG C. DAVE

ENROLLMENT NO.G/386/2014.

UMANG CHETAN DAVE
B. A. LL. B (HONS) Advocate
122, First Floor,
Kaveri Complex, Navapara.
Bhavnagar.