



Bhavesh V. Kanani

B. Com., L.L.B., Advocate



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TITLE CLEARANCE CERTIFICATE Dt. :

I the Undersigned Mr. Bhavesh V. Kanani, B. Com., L.L.B., Advocate, Porbandar hereby certifies that I have Examined Verified Revenue Records and other Relevant Records Pertaining to the Property and I have come to Conclusion that the said Property Leave a Clear and Marketable title and there is a no prior Mortgage/ Charges / encumbrances as could be seen from the encumbrance Certificate and is free from any other Encumbrances and is Beyond Reasonable Doubt. On the Strength of the following documents. This is to certify that the Property is in the limit of Porbandar City within the limits of Porbandar Nagar Palika, situated on S.V.P. Road in City Porbandar under Porbandar Taluka (Dist. Porbandar) City survey Ward No. 2 survey No.3371 land Sq. Mts. 843-00-43 Belongs to Mr. Prashant Amrutlal Paida (Proprietor of Balaji Developer) of Porbandar and the title of the said Property of the said owner is clear and Marketable and free from Encumbrances and is Beyond Reasonable Doubt.

With reference to the above subject, our legal opinion regarding title as under:

1. Name & address of the title holder

Mr. Prashant Amrutlal Paida, (Proprietor of Balaji Developer)
Residing at Flat No. 502, Subham Residency,
5th Floor, Nera Labh Honda, Narsang Tekri,
Chhaya, Tal. Porbandar

2. Description of the property :

The Captioned Property situated at S.V.P. Road in City Porbandar under Porbandar Taluka (Dist. Porbandar) City survey Ward No. 2 survey No.3371 land Sq. Mts. 843-00-43 and bounded as under.

Boundaries :-

On the North	Adjoining Chitri thereafter other owners property.
On the South	S.V.P. Road.
On the East	Road of Ramdhun Temple.
On the West	Public Road of 2-36 Mtrs.

"ANNEXURE:A"

The following Documents were provided to me pertaining to the Property :-

Sr. No.	Date of Document	Description	Original/ True copy
1	30-01-1923	Regd. sale deed executed by Amarchand Kalidas in favour of Vasanji Devsi Khambhodar.	Original

ભાવેશ વી. કાનાણી

લોયર્સ ચેમ્બર્સ, ઓફિસ નં.-૧૨, ગોપનાથ પ્લોટ, રોડી નં.૨, ગ્રોટ કમ્પાઉન્ડ પાછળ,
જગદીશ ગેસવાળી રોડી, પોરબંદર-૩૬૦ મો. ૯૪૨૭૨૪૧૨૫૩

