

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY,
BODAKDEV, AHMEDABAD - 380059. PHONE : (O) 079 - 29710100, 29710200 E-mail : janiandco@gmail.com

REF. NO. 13633/2023

To,
KAILASH REALTY PVT. LTD.
Ahmedabad.



NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT KAILASH REALTY PVT. LTD.
[PAN No. AAGCK0975K], a Private Limited Company
registered under Companies Act, 2013 having its registered
office at Shop No. 102 Kailash Rejoice - 2, Nana Chiloda,
Ahmedabad - 382330 (hereinafter called the "PROMOTER")
is the owner and possessor of the Non-Agricultural land
bearing City Survey No. NA146 Paiki admeasuring about
4,115 Sq. Mtrs. in the City Survey Ward Chiloda (NA) (Non
- Agricultural) given in lieu of land bearing Final Plot No.
108 Sub Plot No. 02 admeasuring 4,115 Sq. Mtrs. (given in
lieu of Survey No. 146 admeasuring 14,569 Sq. mtrs.)
forming part of Draft Town Planning Scheme No. 241 (Nana
Chiloda) situate, lying and being at Moje Chiloda (Naroda)
Taluka Gandhinagar and in the Registration District and Sub
District of Gandhinagar and belonging to Kailash Realty
Pvt. Ltd. more particularly described in the schedule
hereunder written and hereinafter called the "PROJECT
LAND".

That said PROMOTER has got the plans for residential and
commercial construction on the said Land sanctioned from
the Ahmedabad Municipal Corporation and development
permission to that effect is are sanctioned by Ahmedabad
Municipal Corporation as mentioned herein under:-

BLOCK NO.	RAJACHITTHI NO.	DATE
A	05913/ 300524/ A8366/ R0/ M1	16-08-2024
B & C	05913/ 300524/ A8367/ R0/ M1	16-08-2024

Further said Promoter has started constructing Commercial cum Residential project namely "KAILASH RUDRAKASH" on the said Project Land.

As per instructions, we have examined the titles of the above referred land and have caused to be taken searches of available revenue and registration record for last 30 years through our search clerk and believing the same to be true, correct and trustworthy; we have issued a Title Certificate Cum Report dated 29-04-2025.

In furtherance of said Title Certificate Cum Report dated 29-04-2025 and subject to what is stated therein, we hereby issue this Non Encumbrance Certificate and opine that the said Project Land is free from any encumbrance/litigation.

SCHEDULE
(Description of the Project Land)

ALL THAT piece or parcel Non-Agricultural land bearing City Survey No. NA146 Paiki admeasuring about 4,115 Sq. Mtrs. in the City Survey Ward Chiloda (NA) (Non - Agricultural) given in lieu of land bearing Final Plot No. 108 Sub Plot No. 02 admeasuring 4,115 Sq. Mtrs. (given in lieu of Survey No. 146 admeasuring 14,569 Sq. mtrs.) forming part of Draft Town Planning Scheme No. 241 (Nana Chiloda) situate, lying and being at Moje Chiloda (Naroda) Taluka Gandhinagar and in the Registration District and Sub



