



## TEJAS G. FULWANI

B.Com. LL.B (Advocate)

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Enrolment- No- G-1225/2014

Ref. No- Ghodasar/Neelkanth/May/2025.

Date – 27-05-2025.

To,

**NILKANTH RESIDENCY A Project By  
NILKANTH BUILDERS.**

Ghodasar, Ahmedabad



**Ref :-** Investigation of Title to the property N.A. Land admeasuring about **669** Sq.mtrs. (Under Rera Registration area - **661** sq. mtrs) Non Agricultural Land area bearing Block/Survey No- **40 to 43, 169+172**, Hissa No- **106**, Final Plot No.1/1/17 of Town Planning Scheme No. 64(Ghodasar-2) situate, lying and being at **Moje- Ghodasar**, Taluka- Maninagar in the Registration District of Ahmedabad and Sub District Ahmedabad-5 (Narol) belonging to **NILKANTH BUILDERS A PARTNERSHIP FIRM**. Further, I submit my report as under: -

### CERTIFICATE OF NON ENCUMBRANCE

I certify that, property bearing N.A. Land admeasuring about **669** Sq. Mtrs. (Under Rera Registration area - **661** sq.mtrs) Non-Agricultural Land area bearing Block/Survey No- **40 to 43, 169+172**, Hissa No- **106**, Final Plot No.1/1/17 of Town Planning Scheme No. 64(Ghodasar-2) situate, lying and being at **Moje- Ghodasar**, (more described in schedule of property) is clear and marketable and free from any charge or encumbrances or claims.

Further, I certify that **NILKANTH BUILDERS A PARTNERSHIP FIRM** has got a valid clear, absolute and marketable title over the Scheduled property shown above free of any encumbrances, charges or claims. There are no legal impediments for creation of the mortgage under any applicable law/rules in force. I certify that the mortgage over the said property/ies can be enforce through process of law including under the provision of SARFAESI Act, for recovery of dues to the Bank/Finance Company.

I have issued this title on the basis of News Paper Advertisement and Search Report taken from Sub Registrar Office, Title Request Form Signed by Currently Owner of above-mentioned property, Original Documents pertaining to the property i.e. N.A. Land admeasuring about **669** Sq.mtrs. (Under Rera Registration area - **661** sq.mtrs ) Non-Agricultural Land area bearing Block/Survey No- **40 to 43, 169+172**, Hissa No- **106**, Final Plot No.1/1/17

of Town Planning Scheme No. 64(Ghodasar-2) situate, lying and being at **Moje- Ghodasar**, Taluka- Maninagar in the Registration District of Ahmedabad and Sub District Ahmedabad-5 (Narol)

### SCHEDULE OF PROPERTY

property bearing N.A. Land admeasuring about **669** Sq. Mtrs. ( Under Rera Registration area - **661** sq.mtrs ) Non Agricultural Land area bearing Block/Survey No- **40 to 43, 169+172**, Hissa No- **106**, Final Plot No.1/1/17 of Town Planning Scheme No. 64(Ghodasar-2) situate, lying and being at **Moje- Ghodasar**, Taluka- Maninagar in the Registration District of Ahmedabad and Sub District Ahmedabad-5 (Narol)

Boundaries as Followed

- by East :- Survey No. 170**
- By West :- Common/Public Road**
- By North :- Individual Plot NO- 105**
- By South :- Individual Plot NO- 107**

Place - Ahmedabad

Date - 27/05/2025



**(ADVOCATE TEJAS G. FULWANI)**

