

॥ Jai Sai Naath ॥

॥ Shree Ganeshav Namah ॥

॥ Jai Mata di ॥



// TITLE CERTIFICATE //

Party Name :

Property Details :

Mobile No :



FULWANI & CO.
Trusted Legal Solutions

®

Contact For

Sale Deed, Agreement to Sale, Affidavit, Declaration, Partnership Deed, Will,
Power of Attorney - Sale Agreement, Rent Agreement, Bank Mortgage
Release Deed, Marriage Registration & All types of Agreements & Legal Docu-
mentation Gujarati and English Drafting & Typing..

**Now we also Provide GST Registration, Return, Refund, & Other
Compliances, Income tax Return, Company/LLP Registration, ROC
Compliances, MSME Registration, TDS Return & Compliances..**

Ghanshyamdas Fulwani (M) +91 - 9824555905	Tejas Fulwani (Advocate) (M) +91 - 9924312597	Dinesh Fulwani (Advocate) (M) +91 - 9898929177
CA Pavan Fulwani (B.com, ACA) (M) +91 - 8460970427		
<u>Address :-</u>		
(1) FF-7, Shiv Tower, Opp. Maha Laxmi Dairy , Sorabji Compound , Old Wadaj, Ahmedabad- 380013 (Gujarat).		(2) D-287, 3rd Floor, Sumel Business Park-2, Nr. Vanijya Bhavan, Kankariya Road , Ahmedabad- 380022. (Gujarat)



TEJAS G. FULWANI

B.Com. LL.B (Advocate)

Office: - D-287, 3rd Floor, Sumel Business Park-2, Kankariya Road, Ahmedabad-380022 (Gujarat) (M) +91 9924312597

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



TITLE CLEARANCE CERTIFICATE

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.**

Dear Sir.

Pursuant to authorisation given by you (including your client and marketing person) and on the basis of documents and papers supplied in our hand and the information given to us, we have conducted the investigation of title of the aforesaid properties for the last 31 years. Further, I submit my report as under :-



1. **NAME and Address of the Title holder (Property Owner)**

NILKANTH BUILDERS A PARTNERSHIP FIRM (Owner of the property)
Contact Add. @ 40 to 43+169+172/106, Vitthal Nagar Na Tekra,
Ghodasar, Ahmedabad

2. **TITLE DEEDS IN SEEN BY ME:**

- ❖ Original/Certified/Zerox Copy of Sale Deed, dated 15/04/1974 registered under serial no. 9341 @ Sub Registrar (Ahmedabad), Dist - Ahmedabad.
- ❖ Original/Certified/Zerox Copy of Sale Deed, dated 26/03/2008 registered under serial No. 3205 @ Sub Registrar Ahmedabad-5 (Narol) Dist - Ahmedabad.
- ❖ Original/Certified/Zerox Copy of Sale Deed, dated 28/04/2025 registered under serial No. 5095 @ Sub Registrar Ahmedabad-5 (Narol) Dist - Ahmedabad.
- ❖ Original/Computerized Copy of 7/12 and 6 Hakk Patrak.

Documents mentioned herein above are original/Certified documents seen by me, which are verified by me, and after perusal of the same I have returned all the papers to the concerned party.

3. **SEARCH IN SUB REGISTRAR'S OFFICE:**

i) **LOCATION OF PROPERTY :-**

Property is situated at @ 40 to 43+169+172/106, Vitthal Nagar Na Tekra, Ghodasar, Ahmedabad. Mouje- Ghodadar, Taluka- Maninagar, Dist- Ahmedabad the same is within the jurisdiction of Sub Registrar -Ahmedabad-5 (Narol).

ii) **SEARCH AND INVESTIGATION :-**

That from the search from the available records being maintained at the Sub Registrar Ahmedabad-5 (Narol) by application No. 5202 vide office receipt No. 202500500012283 on dated 26/05/2025 for the last **31** (1994 to 2025) Years and also from certain deeds, documents, permission, plans and paper etc. produced before me and The Search Report is enclosed herewith along with the receipt towards search fee payment made to the Government.

iii) **LIEN CHARGES / BANK LOAN:-**

☞ No.

(As per detected by Search Report from Online Government Website/portal of the Sub Registrar Office, Ahmedabad-5 (Narol) and anyror.gujarat.gov.in)

iv) **Minor's interest.**

There is no right or title or interest is involved of any of the minor, lunatic or UN - discharged insolvent in the property

v) **Document pending for registration :-**

There are No documents pending for the Registration in Revenue Department.

4. **WHETHER THE PROERTY IS FREEHOLD OR LEASE HOLD:-**
Freehold.

5. **INVESTIGATION UNDER INCOME TAX ACT 1961, PENDING LITIGATION RELEATED TO PROPERTY IF ANY:**
Not proceed / Not required

6. **WHETHER THE RECORDS OF SUB - REGISTRAR OFFICE OR REVENUE AUTHORITIES RELEVANT TO THE PROPERTY IN QUESTION ARE AVAILABLE FOR VERIFICATION THROUGH ANY ONLINE PORTAL OR COMPUTER SYSTEM IF SO, WHETHER ANY VERIFICATION OR CROSS CHECKING ARE MADE AND THE COMMENTS IN THIS REGARDS.**

Revenue records are available on the state government portal anyror.gujarat.gov.in there are no government dues pending for the above said property.

7. **INVESTIGATION WITH REGARD TO AGRICULTURAL LAND.**

That N.A. Use permission for Residential purpose for the land 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), is granted by District Developer Officer, Ahmedabad vide it's Order bearing Np. N.A/Unit-2/Ghodasar/Case no-214/2009-10 on dated 21-02-2011.

8. **PUBLIC NOTICE**

For verification of title to the said Land we have issued public notice in local newspaper "**Gujarat Samachar**" (**Ahmedabad Edition**) on **13/05/2025** (**copy attached with this Title**) and pursuant to said public notice we have not received any objection till date.

9. **ANY OTHER SPECIAL ENACTMENT WHICH IS APPLICABLE TO THE PROPERTY PROPOSED TO BE MORTGAGED AND AFFECTES THE TITLE.**

There is no bar in creation of the Mortgaged if borrower submits the documents mentioned here under are submitted then legal and valid mortgage can be created in favour of any Private/Nationalized Bank/Finance Company.

10. **DISCLAIMER**

- ❖ This Title Certificate is restricted only to the ownership rights to said Units/Properties based upon the revenue records and does not address any other issue.

- ❖ The accuracy of this Title Certificate necessarily depends on the documents as furnished to us, gathered from the copies of revenue records and the information provided by us during the course of verification of such records and which we have assumed to be the case. We therefore, disclaims any responsibility for any misinformation or incorrect or incomplete information arising out of documents, response and other information furnished to us / gathered by us.
- ❖ For the purpose of preparation of this Title Certificate we have conducted searches at the office of the concerned Sub Registrar for the Past - 31 years (1994 to 2025). However, searches at the office of above-mentioned Sub Registrar were subject to availability of records and also to record being torn and mutilated. We therefore disclaim any responsibility for the consequences which may arise on account of such non - availability of records or on account of records being torn and mutilated.
- ❖ We have only ascertained the title to the said Property from revenue records and we have not commented on the statutory, user, development and environmental permission required for the development on said Land.
- ❖ We have not undertaken any on site verification of the said Property, not carried out verification of any negative Court proceedings before any Court/ forum/ authority, not verified any acquisition by Government / Semi Government authorities other than that mentioned in the revenue records and therefore, disclaims any responsibility with regards to details relating to such aspects.

11. CHAIN OF TITLE:-

- ✦ WHEREAS the "Mr. Babubhai Ambalal Bhatt " was absolute owners of land 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. and an entry to that affect is mutated in the revenue record vide entry bearing No. 1198.
- ✦ Thereafter Pushpaben W/o Late Shree Narayanrao Devdhar becomes the owner of the said Property (more particular described in Schedule of Property) by virtue of Sale Deed executed by Mr. Babubhai Ambalal Bhatt on dated 15/04/1974 by Serial No-1974 in the Sub Registrar Office Sanand Dist. Ahmedabad and an entry to that affect is mutated in the revenue record vide entry bearing No. 4366.

Thereafter Prakash Narayan Devdhar becomes the owner of the said Property (more particular described in Schedule of Property) by virtue of Sale Deed executed by Snehal Prakash Devdhar POA Holder of Pushpaben W/o Late Shree Narayanrao Devdhar on dated 26/03/2008 by Serial No-3205 in the Sub Registrar Office Sanand Dist. Ahmedabad and an entry to that affect is mutated in the revenue record vide entry bearing No. 7571 dated 14-09-2011.

Thereafter **NILKANTH BUILDERS A PARTNERSHIP FIRM** becomes the owner of the said Property (more particular described in Schedule of Property) by virtue of Sale Deed executed by Prakash Narayan Devdhar on dated 28/04/2025 by Serial No-5095 in the Sub Registrar Office Sanand Dist. Ahmedabad and an entry to that affect is Pending in the Revenue record.

Since then till today **NILKANTH BUILDERS A PARTNERSHIP FIRM** become exclusive/Sole/absolute owner and in possession of the said 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).

Further, I have taken search at the office of concerned Sub - Registrar of Ahmedabad-5 (Narol) and Mamlatdat @ Maninagar however, I have found that, **Index - II** records and entries are also up - to -date maintained.

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.

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)

Important Notes :-

1. If there is any spelling mistake, or any mistake in forming sentence, then it should be considered as our human mistake, and because of that Title will not be considered void. (We have no such Intention either)
2. We have only verified and confirmed all the documents linked to the Property, Building/land from the Xerox papers, which were provided to us from the Title Holder. (Like Rajachitthi, N.A Order, and amendments agreement & Etc...)
3. we have issued public notice in local newspaper "Gujarat Samachar" (Ahmedabad Edition) on 13/05/2025 (copy attached with this Title) and pursuant to said public notice we have not received any objectionable Papers or documents from the public till date.
4. If there are any false Documents or false information provided to me by any other related parties/Government Authorities. Than this certificate will be considered as cancelled. For that I/we am/are not responsible for any other way.
5. If any bank wishes for more satisfaction then the property can be mortgaged in favour of Concern Bank. So that the bank/Financial Company can show interest in the future in the above mentioned said property...



જાહેર જોટિસ

જન પ્રિયીકૃદ ગાંધીનગરના તાલુકા
ગાંધીનગરના મોજે ઉનાવા ગામન

બોર્ડની પૂરક-પુનઃ પરીક્ષાન

જાહેર નોટિસ

ઓધારાટો ઓઝ નુજાતનાં કારાં વાળનાં
કરવામાં આવતું જ નથી
અત્યારે ડિસ્ટ્રિક્ટ સ્પોર્ટ્સ
ડેવલપમેન્ટ ઓફિસરની જમ જમ્યા
બને છે. કોઈ કોચની જ જમ્યા જાણી
પડેલી છે. આ જમ્યા ભરાય તો નીચેના
કમ્પાઈઝીઓ આપો આપ સીટીના ઉપવા
પરબિયા પર આવે તો માટેનો રસ્તો
ખુલ્લો થાય છે. ક્ષેત્ર ક્ષેત્ર વર્ષથી સ્પોર્ટ્સ
ઓથોરિટી ઓઝ નુજાતમાં કામ કરતાં
કમ્પાઈઝીઓને તેમને મજવા પાઝ
પ્રમોશન મળ્યા જ ન હોવાની મોટી
કિચાદાઈ થઈ છે.

જાહેર જોટિસ

જાહેર નોટિસ

જાહેર જોટિસ

જાહેર જાહેરાત
આથી જાહેર જનતાને જણાવવાનું કે,

કચ્છના કાંઠીપત્ર પરાવતા હોય તે

આથી આ જાહેર નોટીસ આપી જાહેર
આવવામાં આવે છે. કે. -

PUBLIC NOTICE

જાહેર નોટિસ

(ओ.) ४००२०४०३
 दिनांक नं. ३६८१/२०२५

જાહેર નીલિય
આખી જાહેર જનતાને જણાવવાનું કે,
સરકારી બેંક, સરકારી બેંક, નાણાંકી
સંસ્થાઓમાંથી મોડીપણ વ્યક્તિ ત

i.e. 14520 Sq. Yards est.
total area admeasuring
32375 Sq. Mts. in Dhole
West Regi

Special Investment
situated at Taluka
SANGASAR, District
DHOLERA, District
AHMEDABAD, which is
owned and possessed by
our client and our client
has demand for Title clear-
ance Report for the above
mentioned property. There-
fore, This public notice is
given to all concerned
persons, individuals, firms,
banks, financial institu-
tions, other public or pri-
vate institutions or authori-
ties, or anyone else who
has any right, or claiming
any share, right, title, es-
tate, claim or interest by
way of sale, transfer, ex-
change, assignment,
lease, sub-lease, tenancy,
lease, sub-lease, leave and
license, care taker,
mortgage, inheritance,
share, gift, devise, lien,

to the un-
address by **RPAD within 7**
days from the date of the
publication of this notice,
failing which it would be
discarded and be deemed
that no such claim, right,
title, estate or interest ex-
ists and the same shall be
treated as waived and
abandoned and not bind-
ing upon our client.

Date: 12/05/2025

N. J. Makwana
Firoz B. Mansuri
Sakib H. Sindhi
(Advocates)
For NJ ASSOCIATES
(LEGAL ADVISER &
ADVOCATES)
401, 6th Floor, Panchdhara
Complex, Near TGB, S. G.
Highway, Bodakdev,
Ahmedabad-380054
Phone: 9173485042

Inspector General of Registration
Revenue Department, Government of Gujarat
e-Application Receipt

પ્રેલકત નું વર્ણન : મોજે- ઘોડાસર, બ્લોક/સર્વે નંબર- 40 થી 43, 169+172,ટી.પી સ્કીમ નં-
64(ઘોડાસર-2), ફા.પ્લોટ નં-1/1/7

ગામ : ઘોડાસર /GHODASAR

પરિચય નંબર ૨૦૨૫૦૦૫૦૦૦૧૨૨૮૩

અરજી નંબર ૫૨૦૨

અરજી વર્ષ ૨૦૨૫

તારીખ ૩૬

માહે

મે

સને

૨૦૨૫

રજુ કરનારનું નામ : Dinesh G Fulwani

ચલણ નંબર : 2505260700000458942

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીઓ.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી..... વર્ષ : 1994 થી 2025

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીઓ.....

ઈન્ડેક્સ-૨ ફી

અન્ય ફી

અંકે રૂપિયા ચાર સો ત્રીસ પુરા

અનુબંધ વચનમ્

કુલ એકંદરે રૂ. 430.00



- નોંધ: ૧) આ નકલ સીસ્ટમ જનરેટેડ હોવાથી સબરજીસ્ટ્રાર ની સહી ની જરૂરિયાત નથી.
૨) સીસ્ટમ જનરેટેડ e-Application Receipt નકલ માં કોઈ ફેરફાર/ચેડા કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુન્હો બને છે.
૩) આ e-Application Receipt કચેરી કામકાજના ૩ દિવસમાં જે તે સબરજીસ્ટ્રાર કચેરીમાં રજૂ કર્યેથી આપ ભૌતિક રેકર્ડની જાતે ચકાસણી કરી શકશો.

IGR-NIC(G) 202500500012283 (W)

Digitally signed by:
DS INSPECTOR GENERAL OF REGISTRATION
S.R.O - Ahmedabad-5 Narol
Date: 26-05-2025 17:47:21 IST
AHMEDABAD ,GUJARAT
26/05/2025 17:47:18

(iii)

મિલ્કત પરના બોજ અંગેનું પ્રક / Encumbrance Certificate (E.C)

Search in : Dinesh G Fulwani અરજી નંબર : 5202 ગામ નું નામ : GHODASAR મિલ્કતનો પ્રકાર: Agriculture

Search Year : 1994 - 2025 મિલ્કતનું વર્ણન: મોજે- ધોડાસર, બ્લોક/સર્વે નંબર- 40 થી 43, 169+172, ટી.પી સ્કીમ નં- 64(ધોડાસર-2), ફા.પ્લોટ નં-1/1/7

દસ્તાવેજની આ શોધ S.R.O - Ahmedabad-5 Narol મા 32 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલ્કત પરના બોજ પુરતોજ મર્યાદીત છે. આ શોધ મા તા 26-05-2025 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના હિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)

માલિકી ફેરખત/વિચારણા

રૂ.11000000.00

દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ

દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ

આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.

સેવે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)

સેક્ટર

અમદાવાદ, સબ ડિસ્ટ્રિક્ટ અમદાવાદ-5 (નારોલ) ના તાલુકા મણીનગરના મોજે ગામ ધોડાસરની સીમના બ્લોક/સર્વે નંબર : 40 થી 43, 169+172, હિસ્સા નંબર-106, જેનો સમાવેશ ટાઉન પ્લાનિંગ સ્કીમ નંબર : 64 (ધોડાસર-2) માં થતાં ફાળવવામાં આવેલ કાયદા પ્લોટ નં.1/1/17 વાળી 669 ચોરસમીટર બીન-ખેતીના ઉપયોગની જમીન.

પ્રકાશ નારાયણ દેવધર

NILKANTH BUILDERS એ નામની ભાગીદારી પેઢી વતી તેના વહીવટકર્તા ભાગીદાર કાનજીભાઈ ભગવાનભાઈ પટેલ

NILKANTH BUILDERS એ નામની ભાગીદારી પેઢી વતી તેના વહીવટકર્તા ભાગીદાર રાજેન્દ્રકુમાર મોહનલાલ પટેલ

NILKANTH BUILDERS એ નામની ભાગીદારી પેઢી વતી તેના વહીવટકર્તા ભાગીદાર વિજયકુમાર રમણીકભાઈ પટેલ

28-04-2025

28-04-2025

5095

શેરો

Search By : Dinesh G Fulwani

ઇ-પેમેન્ટ ટ્રાન્ઝેક્શન નંબર 25052607000000458942 તા 26-05-2025 થી મળેલ છે.

પ્રિન્ટ તારીખ : 26-05-2025

પ્રિન્ટ તારીખ : 26-05-2025

Self attested/સ્વ-પ્રમાણિત :

1 of 2