

KAUSHAL K. KOTHARI

Advocate (Guj.High Court)

5/A, Gurudutt Society, Nr.Gaytari Temple, Waghodia Road,
Vadodara -19

Mob : 9909976797 Email: Kaushalkkothari@gmail.com

TO WHOM SO EVER IT MAY CONCERN **ENCUMBRANCE CERTIFICATE**

This is to certify that the undersigned has investigated the title of the immovable property which is more particularly described herein 'schedule of the property' which is owned by the owners and **M/s Nilkanth Developers** is developing the said land in the name and style as "**Ashirwad Villa**".

On investigation of the title deeds relating to and taking necessary search I am of the opinion that the title of the owners dated: 13/06/2022 in respect of the said property is clear, Marketable and free from encumbrance charges.

Schedule of property

The immovable property i.e. Non –Agriculture land (For Multipurpose Usage) at **Bhayali, Vadodara** bearing Block/Survey No. **1782**, Old Survey No.**2592** admeasuring about 8094 mtrs Paiki **4856 mtrs. T. P. No. 24/B, F. P. No. 327** of Registration district Vadodara Sub-district vadodara.



Date: 13/06/2022

Place:Vadodara

Advocate Sign :

Advocate Name: Kaushal Kothari

Enrollment No : G/1366/2003

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This is to state that I am working as an Advocate of Bar council of Gujarat since 2003 and holding Sanad No. G/1366/2003. I am practicing and have an experience of more than fifteen years on Revenue side, civil side and criminal side. Due to my experience as an Advocate I have issued Title Clearance Certificate and No Encumbrance Certificate in respect to the immovable property i.e. Non -Agriculture land (For Multipurpose Usage) at **Bhayali, Vadodara** bearing Block/Survey No. **1782**, Old Survey No. **2592** admeasuring about 8094 mtrs Paiki **4856 mtrs. T. P. No. 24/B, F. P. No. 327** of Registration district Vadodara Sub-district vadodara. In which "**Ashirwad Villa**" residential scheme is proposed and will be developed in the name and style of the said name by M/s Nilkanth Developers. Further M/s Nilkanth Developers have the legal right / title / interest in the subject property. I also state that I have more than 15 years experience in land matters in accordance to GUJ.RERA rules.

The contents of above are true and Correct and I have concealed nothing there from.

Date: 13/06/2022

Place: Vadodara.

Advocate sign:

Advocate name: KAUSHAL .K. KOTHARI

Enrollment no. : G/1366/2003

