



NEHA H. KORADIA

B.Com...LL.B.
(ADVOCATE & NOTARY)



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Dt.: 18/09/2021

Annexure – B

To,
State Bank of India,
Diamond Branch,
Mumbai.

Report of Investigation of Title in respect of immovable Property

1.	a) Name of the Branch/Business Unit/ Office seeking opinion.	State Bank of India Diamond Branch, Mumbai
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	-
	c) Name of the Borrower	Kiran Gems Pvt. Ltd.
2.	a) Name of the unit/concern/ company/ person offering the property/(ies) as security.	Kiran Gems Pvt. Ltd.
	b) Constitution of the unit/ concern/ person/ body/authority offering the property for creation of charge.	Company
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc....)	Borrower
3.	Complete or full description of the immovable property/(ies) offered as security. <u>Description of Property</u> All that piece or parcel of property bearing R.S. No. 58/P, Block No. 94/B/2 admeasuring 4097.10 sq. mtrs., T.P. Scheme No. 38, Final Plot No. 59/1 admeasuring 3571 sq. mtrs. of Village : Nana Varachha, Sub District : Surat City (Puna), District : Surat. The said property is bounded by (as per sale deed) East : 45 mtrs. T.P. Road West : 12 mtrs. T.P. Road North : Final Plot No. 58 South : Final Plot No. 55	
4.	Particulars of the documents scrutinized-serially and chronologically 1 Certified copy of registered sale deed No. 7800 on dated 22/08/2014 executed by Aakar Sports Club Pvt. Ltd. in favor of Kiran Gems Pvt. Ltd. 2 Copy of registered rectification deed No. 8625 on dated 09/09/2014 executed by Aakar Sports Club Pvt. Ltd. in favor of Kiran Gems Pvt. Ltd. 3 Copy of registered sale deed No. 11680 on dated 11/10/1995 executed by Shantiram Ambaram etc. in favor of Aakar Sports Club Pvt. Ltd. 4 Copy of registered sale deed No. 8425 on dated 18/08/1994 (New Registration No. 269 on dated 09/01/1995) executed by Shantiram Ambaram etc. in favor of Aakar Sports Club Pvt. Ltd. 5 Copy of registered sale deed No. 4642 on dated 18/04/1995 executed by Shantiram Ambaram etc. in favor of Aakar Sports Club Pvt. Ltd.	



6 Copy of N.A. permission dated 22/07/1993. 7 Copy of Development permission dated 31/07/1992. 8 Public paper notice of Adv. Sandip Naik dated 04/08/2017. 9 Copy of TCR of Adv. Sandip Naik (For reference of Paper Notice). 10 Copy of Tax Bill. 11 Copy of Electricity Bill 12 Village form No. 7/12 & 6.		
5.	Whether certified copy of all title documents are obtained from the relevant Sub-Registrar office and compared with the documents made available by the proposed mortgagor? (please also enclose all such certified copies and relevant fee receipts along with the TIR)	Yes E.C certificate is attached
	a) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted?	N.A.
	b) Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced. (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).	N.A.
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Yes
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Yes
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No
7.	a) Property offered as security falls within the jurisdiction of which Sub-Registrar office?	Sub Registrar, Surat
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of Sub-Registrar/District Registrar/Registrar-General if so, please name all such offices?	No.
	c) Whether search has been made at all the offices named at (b) above?	Sub Registrar, Surat
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.	



The land bearing R.S. No. 58 paiki of Village : Nana Varachha, Sub District : Choryasi, District : Surat was originally owned by Govanbhai Nathubhai.

Thereafter Govanbhai Nathubhai died. After his death names of his legal heirs Ambalal Govanbhai and Ishwarbhai Ranchhodhbhai mutated in revenue record. An entry of that effect was made in village form no. 6 vide entry No. 327 on date 07/08/1953. Thus Ambalal Govanbhai and Ishwarbhai Ranchhodhbhai became owners of this land.

As per the Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947, consolidation scheme for the village was came in to force by the competent Authority. By this consolidation scheme the R.S. No. 58 paiki was renumbered as Block No. 94.

Thereafter Ambaram Govanbhai died. After his death names of his legal heirs Shantilal Ambaram and Dahyabhai Ambaram mutated in revenue record. An entry of that effect was made in village form no. 6 vide entry No. 725. Thus (1) Ishwarbhai Ranchhodhbhai (2) Shantilal Ambaram and (3) Dahyabhai Ambaram became owners of this land.

Thereafter as per the urban Land Ceiling and Regulation Act 1976 the above said owners have filed Form No. 6(1) before competent authority. Then as per the order of Deputy Collector, Surat vide order No. U.L.C.-3491/2092/3583/V.3 on date 30/09/1991, as per that competent authority declared that this land is owner holding land and owner had not holding excess land.

Thereafter land owners made partition between them. As per that partition Shantilal Ambaram and Dahyabhai Ambaram became owners of land admeasuring 1 acre and 6 guntha land and Ishwarbhai Ranchhodhbhai became owner of land admeasuring 2 acre and 29 guntha land of this land. It is further found that Assistant Collector, Choryasi Prant gave permission for block separation vide order No. AKT/Vashi/2468/92/S.R. No. 49/92 on date 28/07/1993. An entry of that effect made in village form No. 6 vide entry No. 1057 on dated 24/07/1993.

Thereafter this land divided in revenue record vide Block No. 94/A and 94/B. An entry of that effect made in village form No. 6 vide entry No. 1084 on dated 11/08/1995. Thus Shantilal Ambaram and Dahyabhai Ambaram became owners of land bearing block No. 94/A admeasuring 4654 sq. mtrs. land.

Thereafter Collector, Surat gave N.A. Permission for land bearing admeasuring 4654 sq. mtrs. Commercial purpose vide Order No. (J)BKH/TPS/Vashi/1596/93/Reg. July/464/1992-93 on dated 22/07/1993. An entry of that effect made in village form No. 6 vide entry No. 1058 on date 30/07/1993.

Thereafter Surat Municipal Corporation gave construction permission for this land vide permission No. T.D.O. No. 290 on dated 31/07/1992.

Thereafter Shantilal Ambaram and Dahyabhai Ambaram sold this land paiki admeasuring 4096.10 sq. mtrs. land to Aakar Sports Club Pvt. Ltd. by three different registered sale deeds. Which sale deeds registered in the office of Sub Registrar Surat vide Registration No. 4642 on dated 18/04/1995, Registration No. 8425 on dated 18/08/1994 (New Registration No. 269 on dated 09/01/1995) and Registration No. 11680 on dated 11/10/1995. An entry of that effect made in village form No. 6 vide entry No. 1253 on date 26/08/2002. Thus Aakar Sports Club Pvt. Ltd. became owner of this land paiki admeasuring 4096.10 sq. mtrs.

Thereafter town planning scheme framed at village Nana Varachha and the said land bearing Block No. 94/B was included in Town Planning Scheme No. 38 (Nana Varachha). As per town planning scheme Final Plot No. 59/1 allotted to this land and admeasuring 3571 finalized.

Thereafter As Per order of district Superintendent land records vide order No. K.J.P.S.R./72/13-14 on date 17/10/2013 this land divided in revenue record. As per that Block No. 94 gave Two New Block Nos. Block No. 94/B/1 given to land admeasuring 556.90 sq. mtrs. And Block No.



94/B/2 given to land admeasuring 4097.10 sq. mtrs, total admeasuring 4654 sq. mtrs. land. An entry of this effect made in village from No. 6 vide entry No. 2511 on date 12/12/2013. That entry was certified on date 28/03/2014.

Thereafter Aakar Sports Club Pvt. Ltd. sold this property bearing **Block No. 94/B/2** to **Kiran Gems Pvt. Ltd.** by registered sale deed. Which sale deed registered in the office of Sub Registrar Surat vide Registration No. No. 7800 on dated 22/08/2014. There was some typographic mistake done in that sale deed. Therefore owners executed a rectification deed between them. Which rectification deed registered in the office of sub registrar, Surat vide registration no. 8625 on dated 09/09/2014. An entry of this effect made in village from No. 6 vide entry No. 2554 on date 17/09/2014. That entry was certified on date 17/11/2014. Thus **Kiran Gems Pvt. Ltd.** became owner of this property.

It is further found that Original registration receipt of the registered sale deed vide Registration No. 4642 on dated 26/04/1995, Registration No. 8425 on dated 18/08/1994 (New Registration No. 269 on dated 09/01/1995) and Registration No. 11680 on dated 11/10/1995 were lost / misplaced by party. Therefore Adv. Sandip Naik issued a public notice regarding title clear of the property and in daily news paper Divya Bhaskar on dated 04/08/2017. After completion of time period Adv. Sandip Naik have not found any claim against it and gave Title Clearance report on dated 25/12/2018.

It is further found that **Kiran Gems Pvt. Ltd.** created charge of **State Bank of India, Diamond branch, Mumbai** over this property. Which mortgage deed registered in the office of sub registrar, Surat vide registration No. 2027 on dated 26/02/2019. I have not seen original documents because all the originals of documents were lying with **State Bank of India, Diamond branch, Mumbai.**

Thus **Kiran Gems Pvt. Ltd.** became absolute owner of the said property subject to charge of **State Bank of India, Diamond branch, Mumbai.**

9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possession/Rights or Inam Holder or Govt. Grantee/Allottee etc...)	Ownership Right
10.	If leasehold, whether,	No.
	a) lease Deed is duly stamped and registered	Not Applicable
	b) lessee is permitted to mortgage the Leasehold right,	Not Applicable
	c) duration of the Lease/unexpired period of lease,	Not Applicable
	d) if, a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not Applicable
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not Applicable
	f) Right to get renewal of the leasehold rights and nature thereof.	Not Applicable
11.	If Govt. grant/allotment/Lease-cum/Sale Agreement, whether; grant/agreement etc... provides for alienable rights to the mortgagor with or without conditions,	No.
	The mortgagor is competent to create charge on such property.	Not Applicable
	Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not Applicable
12.	If occupancy right, whether;	No.
	a) Such right is heritable and transferable,	Not Applicable
	b) Mortgage can be created	Not Applicable



13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	No
14.	If the property has been transferred by way of Gift/Settlement Deed, whether;	No.
	a) The Gift/Settlement Deed is duly stamped and registered	Not Applicable
	b) The gift/Settlement Deed has been attested by two witnesses;	Not Applicable
	c) The Gift/Settlement Deed transfers the property to Donee;	Not Applicable
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	Not Applicable
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	Not Applicable
	f) Whether the Donee is in possession of the gifted property;	Not Applicable
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage.	Not Applicable
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
15.	a) In case of partition/family settlement deeds, whether the deed is available for deposit. If not the original modality/procedure to be followed to create a valid and enforceable mortgage.	No.
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Not Applicable
	d) In respect of partition by a decree of court, whether such completed/complied with decree has become final and all other condition/formalities are	Not Applicable
	e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not Applicable
16.	Whether the title documents include any testamentary documents/wills?	No.
	a) In case of wills, whether the will is registered will or unregistered will?	Not Applicable
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not Applicable
	c) Whether the property is mutated on the basis of will?	Not Applicable
	d) Whether the original will is available ?	Not Applicable
	e) Whether the original death certificate of testator is available?	Not Applicable
	f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability	Not Applicable



	of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained).	
17.	a) Whether the property is subject to any wakf rights?	No.
	b) Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties?	Not Applicable
	c) Precautions/permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
18.	a) Where the property in a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc...	No.
	b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
19.	a) Whether the property belongs to any trust or is subject to the rights of any trust?	No.
	b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not Applicable
	c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable
20.	a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	No
	b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not Applicable
	c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	Yes
21.	Whether the property is affected by any local laws or other regulations having a bearing on creation security (viz. Agricultural Laws, weaker Sections, minorities, Land laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)	No
22.	a) Whether the property is subject to any pending or proposed land acquisition proceeding?	No, Not found from the revenue record. Declaration should be obtained for the safeguard of the bank.
	b) Whether any search/inquiry is made with the Land Acquisition office and the outcome of such search/inquiry.	No
23.	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No, Not found from the revenue record. Declaration should be obtained for the safeguard of the bank.
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	
	c) Whether the title documents have any court seal/ marking which points out any litigation/attachment/ security to court in respect of the property in question? In	



	such case please comment on such seal/markings.	
24.	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	No.
	b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per Applicable laws?	Not Applicable
	c) Whether the person(s) creating mortgage has/have authority to create mortgage for on behalf of the firm.	Not Applicable
25.	a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association/provision for common seal etc.	Yes
	b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	Yes
	ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (ROC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ?	ROC to be obtain
	iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ?	As above
	iv) If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No	As above
26.	In case Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not Applicable
27.	a) Whether any POA is involved in the chain of title?	No
	b) Whether the POA is involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Not Applicable
	c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/Firms/Individual or Proprietary concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/unit (Builder's POA) or (ii) other type of POA (Common POA)	Not Applicable
	d) In case of Builder's POA whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not Applicable
	e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. I. Whether the original POA is verified and the title investigation is done on the basis of original POA? II. Whether the POA is a registered one? III. Whether the POA is a special or general one? IV. Whether the POA contains a specific authority for	Not Applicable



	execution of title document in question?	
	f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not Applicable
	g) Please comment on the genuineness POA?	Not Applicable
	h) The unequivocal opinion on the enforceability and validity of the POA?	Not Applicable
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is property executed/stamped/authenticated in terms of the Law of the place, where it is executed.	No.
29.	If the property is a flat/apartment or residential/Commercial complex, check and comment on the following:	Commercial
	a) Promoter's/Land owner's title to the land/building;	Clear
	b) Development Agreement/Power of Attorney	N.A.
	c) Extent of authority of the Developer/builder;	N.A.
	d) independent title verification of the Land and/or building in question;	Clear
	e) Agreement for Sale (duly registered);	N.A.
	f) payment of proper stamp duty;	N.A.
	g) Requirement of registration of sale agreement, development agreement, POA, etc;	No.
	h) Approval of building plan, permission of appropriate/local authority, etc. ;	Yes
	i) Conveyance in favour of Society/Condominium concerned ;	No.
	j) Occupancy Certificate/allotment letter/letter of possession ;	No.
	k) Membership details in the Society etc. ;	No.
	l) Share Certificates ;	No.
	m) No objection Letter from the Society ;	No.
	n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc. ;	Yes
	o) Requirements, for noting the Bank charges on the records of the Housing Society, if any ;	No.
	p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	No.
	q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Yes
30.	Encumbrances, Attachments, and /or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Charge of State Bank of India.
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	I have taken 30 years search, Encumbrance certificate available from 2007
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Yes, As per document
33.	a) Urban land ceiling clearance, whether required and if	Act repealed

Handwritten signature/initials.



	so, details thereon.	
	b) Whether No Objection Certificate under the Income Tax Act is required/obtained.	Declaration should be obtained for the safeguard of the bank.
34.	Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question.	As mention in Para No. 08
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village record?	Yes
36.	a) Whether the property offered as security is clearly demarcated?	Yes, As per document
	b) Whether the demarcation/partition of the property is legally valid?	Yes, As per document
	c) Whether property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes, as per documents
37.	Whether the property can be indentified from the following documents, and discrepancy/ doubtful circumstances, if any revealed on such scrutiny?	Yes
	a) Document in relation to electricity connection ;	Yes
	b) Document in relation to water connection ;	No
	c) Document in relation to Sales tax Registration, if any applicable ;	No
	d) Other utility bills, if any.	Tax Bill
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills etc....) of the actual current boundary? If so please elaborate/comment on the same.	As per Annexure B(3)
39.	If the valuation report and/or approved/sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property in the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, Please provide these comments subsequently, on making the same available to the advocated.)	As mentioned in Para No. 03
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security ?	Yes
	Property is SARFESI compliant?(Y/N)	Yes
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Not Applicable
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Not Applicable
44.	Additional aspects relevant for investigation of title as per local laws.	No.
45.	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	Affidavit to be obtain



46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Kiran Gems Pvt. Ltd.
47.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act,2016? Y/N.	No.
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	No.
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	N.A.
	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	N.A.

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CERTIFICATE OF TITLE

1. I have examined the Certified copies of original of the Title Deeds intended to be deposited relating to the schedule property(ies) and offered as security by way of *Registered/ Equitable/ English Mortgage and that the certified copies of documents of title referred to in the opinion are valid as secondary evidence of right, title & interest and that the said Registered/Equitable Mortgage to be created, on production of original title deeds will satisfy the requirements of creation of Registered/Equitable Mortgage and I further certify that : (*Please specify the kind of Mortgage)
2. I have examined certified copies of Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors and undertaken to re-examine original title deeds as and when produced and
3. I confirm having made a search in the Land/Revenue records. I also confirm having verified and checked the records of the relevant Government Offices/Sub-Registrar(s) Office(s), Revenue records, municipal/Panchayat Office, land Acquisition office (wherever applicable). I do not find anything adverse which would prevent the title holders from creating a valid mortgage production of the original title deeds. I am liable/responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of land records/revenue records and relative certified copies of title deeds, certified copies of such title deeds obtained from the concerned registrar office Encumbrance certificate (EC). I hereby certify the genuineness on the basis of the certified copies of the Title Deeds. Suspicious/doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1991 to 2020 pertaining to the immovable property covered by above said certified copies Title Deeds. The property is free from all encumbrances **subject to charge of State Bank of India.**
- ~~6. In case of seconds/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgager and the bank. (delete whichever is applicable)~~
- ~~7. minor(s) and his/her interest in this property/(ies) is to the extent of (specify the share of the Minor with Name)(strike out if not applicable)~~
8. The Mortgage if created will be available to the Bank for the Liability of the Intending Borrower **Kiran Gems Pvt. Ltd.**
9. I certify that **Kiran Gems Pvt. Ltd.** have absolute, clear and marketable title over the schedule property/(ies) **subject to charge of State Bank of India.** I Further certify that the above certified copies of title deeds are genuine and a valid mortgage can be created on the basis of the original title deeds and the said Mortgage would be enforceable.
10. In case of creation of mortgage by deposit of title deeds, we certify that the deposit of original title deeds/of which have been examined would create a valid and enforceable mortgage.
11. There are no legal impediments for creation of the Mortgage on production of original of title deeds the certified copies of which I have examined under any applicable law/Rules in force.
12. It is certified that the property is SARFAESI compliant.



List of Documents require to be deposited :-

- 1 Original registered sale deed No. 7800 on dated 22/08/2014 executed by Aakar Sports Club Pvt. Ltd. in favor of **Kiran Gems Pvt. Ltd.** Alongwith original registration fee receipt.
- 2 Original Copy of registered rectification deed No. 8625 on dated 09/09/2014 executed by Aakar Sports Club Pvt. Ltd. in favor of **Kiran Gems Pvt. Ltd.** Alongwith original registration fee receipt.
- 3 Original registered sale deed No. 11680 on dated 11/10/1995 executed by Shantiram Ambaram etc. in favor of Aakar Sports Club Pvt. Ltd.
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- 7 Copy of Development permission dated 31/07/1992.
- 8 Public paper notice of Adv. Sandip Naik dated 04/08/2017.
- 9 Copy of Tax Bill/Receipt.
- 10 Copy of village form No. 7/12.
- 11 Affidavit regarding title clear of the property and lost of documents

There are no legal impediments for creation of the Mortgage under any applicable law/rules in force.

Thanking you,

Yours faithfully,



૧ ગામ નમૂના નંબર - ૩ ની વિગતો

* અહીં દર્શાવેલ જમીનની વિગતો ફક્ત આપની જાણ માટે જ છે જેને સત્તાવાર નકલ તરીકે ગણવામાં આવશે નહીં. આ વિગતો અંગે કોઈ પણ વધારાની માહિતી મેળવવી હોય તો જે તે મામલતદાર કચેરી અથવા કલેક્ટર કચેરીનો સંપર્ક કરવો.

** The information provided online is updated, and no physical visit is required for this information. For additional information you may visit respective office.

* તા.09/12/2015 01:09:00 ની સ્થિતિએ

District (જિલ્લો)

સુરત

Taluka (તાલુકો)

પુણા

Village (ગામ)

નાનાવરાણા

Survey/ Block Number (સરવે/ બ્લોક નંબર)

૯૪/બ/૨

UPIN (Unique Property Identification Number)

12218004000940005

Land Details (જમીનની વિગતો)

Total Area (H.Are.SqMt.) (કુલ ક્ષેત્રફળ હે.આરે.ચોમી.) :

૦-૪૦-૯૭

Total Assessment Rs. (કુલ આકાર રૂ.) :

૪૦૯૭.૧૦

Tenure (સત્તા પ્રકાર) :

બીન ખેતી

Land Use (જમીનનો ઉપયોગ) :

બીન ખેતી

Name of farm (ખેતરનું નામ) :

Other Details (રીમાર્ક્સ) :

નંબર :- ૫૮/p . ૪૦૯૭.૧૦ચો.મી,૦૦.૪૦.૯૭.૧૦ચો.મી.

Ownership Details (ખાતેદારની વિગતો)

ખાતા નંબર ક્ષેત્રફળ આકાર	નોંધ નંબરો તથા ખાતેદાર
	૧૦૫૭,૧૦૫૮,૧૦૮૪,૧૨૫૩,૧૬૩૭,૧૬૩૮,૨૫૧૧,૨૫૫૪, ૨૫૯૬,૨૬૦૯,
૭૨૩ ૦-૪૦-૯૭ ૪૦૯૭.૧૦	કિરણ જેમ્સ પ્રા.લી. એક રજી.કંપનીના અધિકૃત ડીરેક્ટર બાબુભાઈ શામજીભાઈ લખાણી(૨૫૫૪)

Boja and Other Rights Details (બોજા અને બીજા હક્ક ની વિગતો)

બોજા અને બીજા હક્ક ની વિગતો
મે.નાયબ કલેક્ટરશ્રી,સીટી પ્રાંત સુરતનાં હુકમનં.એડીએમ/સુધારો/નાનાવરાણા/ વશી.૧૧૧૮/૧૫ તા.૨૭/૦૭/૨૦૧૫થી સ.નં.૫૮ બ્લોકનં.૯૪ પૈકી બ/૧ સ્લો.૦-૦૫-૦૬ ચો.મી. તથા બ્લોકનં.૯૪/બ/૨<૨૫૯૬> સ્લો.૦-૪૦-૯૭ ચો.મી. વાળી જમીનમાં ૭/૧૨નાં મથાળે ખેતી લખેલ છે. જે કમી કરી બિનખેતી શબ્દો લખવાના હુકમની નોંધ કરી.<૨૫૯૬>

* અહીં દર્શાવેલ જમીનની વિગતો ફક્ત આપની જાણ માટે જ છે જેને સત્તાવાર નકલ તરીકે ગણવામાં આવશે નહીં.
આ વિગતો અંગે કોઈ પણ વધારાની માહિતી મેળવવી હોય તો જે તે મામલતદાર કચેરી અથવા કલેક્ટર કચેરીનો સંપર્ક
કરવો.

** The information provided online is updated, and no physical visit is required for this information.
For additional information you may visit respective office.

અરજી પહોંચ

પહોંચ નંબર ૨૦૨૧૦૧૮૦૫૮૩૫૬ અરજી નંબર ૩૭૮૦૨ અરજી વર્ષ ૨૦૨૧
તારીખ ૧૮ માટે સપ્ટેમ્બર સને ૨૦૨૧

રજૂ કરનારનું નામ નેહા એચ કોરડીયા (નાનાવસાહ બલેક નં ૭૪/બી/૨
નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
રોલેની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલે અથવા ચાટીએ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી..... Year: 1992 1998
૧.૬ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ટેલ-૨ ફી



૮૦.૦૦

કુલ એકકર રૂ. ૮૦.૦૦

અંકે રૂપિયા ચોંસી પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલસો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં

Chetanbhai Laxmanbhai Patel
સબ રજીસ્ટ્રાર
સુરત - 1 City

અંકે રૂ. : 80.00

20210917524357677

સબ રજીસ્ટ્રાર, સુરત - 1 City

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.નં 58/પી, બ્લોક નં 94 પૈકી ટી.પી.નં. 38(નાના વરાછા) ફા.પ્લોટ નં. 59/1,

Search in : નાના વરાછા /NANA VARACHHA

પહોંચ નંબર ૨૦૨૧૦૨૦૦૩૧૮૭૦ અરજી નંબર ૧૮૪૧૦ અરજી વર્ષ ૨૦૨૧
તારીખ ૧૭ માહે સપ્ટેમ્બર સને ૨૦૨૧

રજુ કરનારનું નામ નેશ એસ કોરડીયા
નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સ્ટાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો બસવા ચાર્જીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 1999 2021
૬૬ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ટેક્સ-૨ ફી.....



૩૪૦.૦૦

કુલ ચેકફર રૂ. ૩૪૦.૦૦

અંકે રૂપિયા ત્રણ સો ચાલીસ પુરૂ

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

Ramchandra Mohanlal Panchal
સબ રજીસ્ટ્રાર
સુરત - 3 Navagam

અંકે રૂ. : 340.00

202109172167/2090

સબ રજીસ્ટ્રાર, સુરત - 3 Navagam

2005

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઈન્સ્પેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

2021

મિલકત પરના બીજા અંગેનું પત્રક

Search in : નેક્સ ઓય કોરડીયા અરજી નંબર : 19410 ગામ નું નામ : NANA VARACHHA

મિલકતનું વર્ણન : રે.સ.નં 58/પી, બ્લોક નં 94 પેકી ટી.પી.નં. 38(નાના વરાછા) ડા.પ્લોટ નં. 59/1,

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) SURAT-3 Navagam મા -23 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા_____ સમુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંયધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકસાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના હિસાબમાં આકાર પટે આપનાર અથવા પટે સાબનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે	દસ્તાવેજ કરી આપનાર પસંકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પસંકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
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પ્રિન્ટ તારીખ : 17/09/2021

1 of 4

2005

2021

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બોજા અંગેનું પત્રક

Search in : નેશ એચ કોરડીયા અરજી નંબર : 19410 ગામ નું નામ : NANA VARACHHA

મિલકતનું વર્ણન : રે.સ.નં 58/પી. બ્લોક નં 94 પેકી ટી.પી.નં. 38(નાના વરાછા) ફા.પ્લોટ નં. 59/1,

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) SURAT-3 Navagam મા -23 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંયધરી આપતા નથી અને એમાની કોઇપણ માહિતી સબંધમા નુકસાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

માલિકી દૃશ્યન/વિચ્છાન	રે.સ.નં 58/પી. બ્લોક નં 94 પેકી 1/2 ચી નોંધપેલી સુમારે 4097.10 ચો.મી. (જેનું 7/12 મુજબનું સેપ્રફળ 4097 ચો.મી.) ટી.પી.નં. 38(નાના વરાછા) ફા.પ્લોટ નં. 59/1, જેનું સેપ્રફળ 3571 ચો.મી.	આકાર સ્પોર્ટસ કલબ પ્રા.લિ. (PAN NO. AALCA5107G) વતી અને તરફે અધિકૃત ડિરેક્ટરો 1. દિનેશભાઇ રામજીભાઇ નાવડીયા 2. હુપતભાઇ લીમજીભાઇ નીરાણી તે આકાર સ્પોર્ટસ કલબ પ્રા.લિ. (PAN NO. AALCA5107G) વતી અને તરફે અધિકૃત ડિરેક્ટરો 3. મધુભાઇ ડાહ્યાભાઇ માવાણી તે આકાર સ્પોર્ટસ કલબ પ્રા.લિ. (PAN NO. AALCA5107G) વતી અને તરફે અધિકૃત ડિરેક્ટર તરીકે 4. ધનજીભાઇ દિવાળભાઇ સવાણી તે આકાર સ્પોર્ટસ કલબ પ્રા.લિ. (PAN NO. AALCA5107G) વતી અને તરફે અધિકૃત ડિરેક્ટર તરીકે	કિરણ જેમ્સ પ્રા.લી. એક રજી. કંપની ના અધિકૃત ડિરેક્ટર બાબુભાઇ શામજીભાઇ લખાણી	14-08-2014	7800
રૂા.66578000.00				22-08-2014	



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મિલકત પરના બીજા અંગેનું પત્રક

Search in : નેશ એચ કોરડીયા અરજી નંબર : 19410 ગામ નું નામ : NANA VARACHHA

મિલકતનું વર્ણન : રે.સ.નં 58/પી, બ્લોક નં 94 પેકી ટી.પી.નં. 38(નાના વરાછા) કા.પ્લોટ નં. 59/1,

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) SURAT-3 Navagam મા -23 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધકદારી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકસાની માટેના કોઇપણ હકદાર માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના હિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિસ્તાર નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પસંદગરનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા બાદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પસંદગરનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા બાદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
સુધ્ધ	રે.સ.નં 58/પી, બ્લોક નં 94/ખા2 થી નોંધપેલી સુમારે 4097.10 ચો.મી. (જેનુ 7/12 મુજબનું સેત્રફળ 4097 ચો.મી.) ટી.પી.નં. 38(નાના વરાછા) કા.પ્લોટ નં. 59/1, જેનુ સેત્રફળ 3571 ચો.મી.			આકાર સ્પોર્ટસ કલબ પ્રા.લિ. (PAN NO. AALCA5107G) વતી અને તરફે અધિકૃત ડિરેક્ટરો ભુપતભાઈ ભીમજીભાઈ વીરાણી	કિરણ જેમ્સ પ્રા.લી. એક રજી. કંપની ના અધિકૃત ડિરેક્ટર બાબુભાઈ શામજીભાઈ લખાણી	09-09-2014	8625	બચેક નંબરમાં સુધ્ધિ ફેલ છે.
રૂ.0.00						09-09-2014		

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સુપિટેન્ડેન્ટ ઓફ સ્ટેમ્પ્સ અને ઇન્સેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બોજા અંગેનું પત્રક

Search in : નેહા એચ કોરડીયા અરજી નંબર : 19410 ગામ નું નામ : NANA VARACHHA

મિલકતનું વર્ણન : રે.સ.નં 58/પી. બ્લોક નં 94 પેકી ટી.પી.નં. 38(નાના વરાછા) કા.પ્લોટ નં. 59/1,

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) SURAT-3 Navagam મા -23 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધકદારી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકશાની માટેના કોઇપણ હકદાર માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પકાર અને અવેજ (ભાડા પટાના હિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિસત્ર નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	કોટફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ તારીખ	દસ્તાવેજ નંબર	શેરો
મોર્ગેજ	સર્વે નં.58/P. બ્લોક નં.94/પી/2, સેક્ટર 4097.10 ચો.મી. ટી.પી. નં.38, કા.પ્લોટ નં.59/1 જેનું કા.પ્લોટ મુજબ નું સેક્ટર 3571 ચો.મી.			કિરણ જેમ્સ પ્રા.લી. ના અધિકૃત ડીરેક્ટર બાબુભાઈ શામજીભાઈ લાખાણી	સ્ટેટ બેંક ઓફ ઇન્ડિયા ડાયમંડ શાખા મુંબઇ ના મેનેજર અને સર્વિસ ઓફીસર અમોલ બી. કાંમલે	26-02-2019	2027	આ સાથેની બીજી મીલકત મોર્ગેજામ-કનારગામ કચ.સુરતની છે.
રૂ.96390000000.00						26-02-2019		

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