

SHIV K. BHATT

M. No. 98253 15483

Advocate

Office: E-19/3 Capital Commercial Centre, Besides Sanyas Ashram,
Behind UCO bhavan, Ashram Road, Ellisbridge Ahmedabad
380006

Court: Chamber No. 2, City Civil & Sessions Court, Bhadra, Ahmedabad-
380001. e-mail ID No. shiv6526@yahoo.com

Ref: 014/Jan/TSR/SBI/2024

Date: 08.01.2024

To,
State Bank of India, Industrial estate Branch,
Bulandshahr Road,
Ghaziabad,

PROFESSIONAL INVOICE FOR EXPENSES

ISSUANCE OF Plot No. 70, Having plot area of admeasuring about 218.45 Sq. Mtrs. and common space & common undivided share of land admeasuring about 107.31 Sq. Mtrs. and total admeasuring about 325.76 Sq. Mtrs. in the scheme known as "Star Industrial Park" constructed on Non Agricultural land bearing Survey No. 231 (Old Survey No. 499), Survey No. 232 (Old Survey No. 499) & Survey No. 234 (Old Survey No. 484/B) situated, lying and being at Mouje Village: Bakrol Bujarang Taluka Daskroi & District and Registration Sub District of Ahmedabad-12 (Nikol) within the state of Gujarat Shobha Narendrakumar Kothari

Sr.No.	Particulars	Amount
1.	Search Expense	3000/-
2.	Advocate Fees	4500/-
	Total	7500/-

Your Kind Self is requested to deposit the said amount in my current account as mentioned bellow

SBI Current Account Number: 35914705379

IFSC Code SBIN0005306 (used for RTGS and NEF transactions)
MICR Code 380002036
Bank STATE BANK OF INDIA
Address Opp, Kochrab, Ashram, Nr. Bony Travels, Paldi, Ahmedabad,
Gujrat, Pin - 380006
District AHMEDABAD

Thanking You
Regards

Shiv K Bhatt
Advocate



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Annexure – B:

Report of Investigation of Title in respect of immovable Property.
(All columns/items are to be completed/commented by the panel advocate)

TITLE INVESTIGATION REPORT

1 a)	Name of the Branch/ BU seeking opinion.	State Bank of India, Industrial estate Branch, Bulandshahr Road, Ghaziabad
b)	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	NIL.
c)	Name of the Borrower	SHOBHA NARENDRAKUMAR KOTHARI.
2 a)	Type of loan	SME Loan
b)	Type of property	Residential
c)	Name of the unit/concern/ company/person offering the property as security.	SHOBHA NARENDRAKUMAR KOTHARI.
d)	Constitution of unit/ concern/ person/ body/ authority offering the property for creation of charge.	Individual.
e)	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Individual as Borrower.
4 a)	Value of loan (Rs. In crores)	Less than 1 Crore
5	Complete or full description of the immovable property(ies) offered as security including the following details	As here under.
a)	Survey No.	Non Agricultural land bearing Survey No. 231 (Old Survey No. 499), Survey No. 232 (Old Survey No. 499) & Survey No. 234 (Old Survey No. 484/B).
b)	Door/house no.(in case of house property)	Plot No. 70
c)	Extent/ area including plinth/buildup area in case of house property	Having plot area of admeasuring about 218.45 Sq. Mtrs. and common space & common undivided share of land admeasuring about 107.31 Sq. Mtrs. and total admeasuring about 325.76 Sq. Mtrs.
d)	Locations like name of place ,village, city ,registarion , sub –district etc. boundaries	Scheme known as “Star Industrial Park”, situated, lying and being at Mouje Village: Bakrol Bujarang Taluka Daskroi & District and Registration Sub District of Ahmedabad-12 (Nikol) within the state of Gujarat & the said property bounded as under : East :- 30 Feet Road West :- Plot No. 61 North :- Plot No. 71



6.		(a) Particulars of the Documents scrutinized and chronologically. (b) Nature of documents verified and as to whether they are original or certified copies or registration extract duly certified. Note : Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.	South :- Plot No. 69 As Mention below	
Sr No	Date	Name/Nature of the Document	Original/ Certified Copy/Certified Extract/ Photo-copy Etc.	In Case of Copies Whether the original was scrutinized by the Advocate
1.	--	Latest Village Form No. 7 & 12.	Copy	NO
2.	Various dates	Copies of Village Form no. 6.	Photocopies	NO
3.	28-08-2018 03-12-2018	Copy of N.A. Permission dated 28-08-2018 & 03-12-2018.	Photocopy	NO
4.	20-09-2019	Copy of Development Permission issued by Bakrol Bujarang Gram Panchayat dated 20-09-2019.	Photocopy	NO
5.	03-08-2019	Copy of Plan approved by Town Planner, Ahmedabad dated 03-08-2019.	Photocopy	NO
6.	30-08-2019 27-08-2019 27-08-2019	Copy of Registered Sale Deed No. 7653 dated 30.08.2019, 16074 dated 27.08.2019 & 16060 27.08.2019 in favor of M/s. Planet Infra – a Partnership Firm.	Photocopy	NO
7.	13-10-2020	Copy of registered Sale Deed 12895 dated 13-10-2020 executed by M/s. Planet Infra – a Partnership Firm in favour of Shobha Narendrakumar Kothari	Photocopy	NO
7.a)	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with TIR.) (HL: if the value of loan =>Rs. 1 crore and in case of commercial loans irrespective of the loan component)		NO	
b)	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? (in case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently and cautiously)		Not Applicable	
8.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 – There is available facility here in Gujarat. (Any ROR Any Where)	
b)	If such online/computer records are available, whether any verification or cross checking are made and the		YES	



	comments/findings in this regard.	
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
d)	whether proper registration of documents completed details there of to be provided	YES
9.a)	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar, Vejalpur-12 Nikol Ahmedabad
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 of all such offices?	NO – Only in the Office of Sub Registrar, 12 Nikol Ahmedabad.
c)	Whether search has been made at all office named at (b) above?	YES
d)	Whether the searches in the offices of registering authorities or any other records reveal registration of multiples title documents in respect of the property in question?	NO
10. a)	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 the title/interest to the current title holder.	Refer as per Annexure-II
b)	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. (Separate Sheets may be used)	Not Applicable
c)	Nature of minor's interest if any and if so weather creation of mortgage could be possible ,the modalities / procedure to be followed including court permission to be obtain and the reason for coming to search conclusion	Not Applicable
11. a)	Nature of Title of intended Mortgagor over Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessor Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Full Ownership Right
	If ownership rights	Yes
a)	Detail of the conveyance documents	As per registered Sale Deed 12895 dated 13-10-2020.
b)	Weather the documents is properly stamped	YES
c)	Weather the documents is properly registered	YES
	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 favor 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	Not Applicable
	If Govt. grant/allotment/Lease-cum/Sale Agreement whether	No
a)	Grant/agreement etc. provides for alienable rights to the mortgagor with or without conditions,	Not Applicable
b)	The mortgagor is competent to create charge on such property,	Not Applicable
c)	Any permission from govt. or any other authority is	Not Applicable



	required for creation of mortgage and if so whether such valid permission is available	
	If occupancy right, whether;	No
a)	Such right is heritable and transferable	Not Applicable
b)	Mortgage can be created.	Not Applicable
12.	If the property has been transferred by way of Gift/Settlement Deed,	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)	Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	Not Applicable
d)	The Gift/Settlement Deed transfers the property to Donee'	Not Applicable
e)	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
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
13.	Has the property been transferred by way of partition /family settlement deed	No
a)	whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	YES
b)	Whether mutation has been effected	NO
c)	whether the mortgagor is in possession and enjoyment of his share.	YES
d)	Whether the partition made is valid in law and the mortgagor has acquired a mortgage able title thereon.	Not Applicable
e)	In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	Not Applicable
f)	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
14.	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 the 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?	Not Applicable
g)	Comments on the circumstances such as the availability 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.	Not Applicable
15.	Whether the property is subject to any wakf rights/belongs to church / temple or any religious/other institutions	No
a)	having any restriction in creation of charges on such	Not Applicable



	properties?	
b)	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
16. a)	Where the property is a HUF/joint family property	No
b)	Whether 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.	Not Applicable
c)	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
17. 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 yes 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
18.	If the property is Agricultural land	No
a)	whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	Not Applicable
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
19. a)	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
b)	Additional aspects relevant for investigations of title as per local laws	Not Applicable
20. a)	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
b)	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	As per ANY ROR No Land Acquisition Pending or proposed
21. a)	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
b)	If so, whether such litigation would adversely affect creation of a valid mortgage or have implication of its future enforcement?	NO, As per Village Form No. 7 & 12 no pending litigation on the said property.
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/marking.	Not Applicable
22. 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 and on behalf of firm.	Not Applicable



23. a)	Whether the property belongs to a Limited Company, check the Borrowing powers, BOD resolution, Authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar, Articles of Association /provision for common seal etc.	NO
b)1	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	Not Applicable
b)2	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) ?	Not Applicable
b)3	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ?Yes / No.	Not Applicable
b)4	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No	Not Applicable
24.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, byelaws.	No
25. a)	Whether any POA is involved in the chain of title during the period of search?	NO
b)	Whether the POA 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/units (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.	Not Applicable
	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 execution of title document in question?	Not Applicable
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 of POA?	Not Applicable
h)	The unequivocal opinion on the enforceability and validity of the POA?	Not Applicable
26.	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 properly	NO



	executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	
27. I	If the property is a flat / apartment or residential /Commercial complex	Brief history of title as per Annexure-II.
a)	Promoter's/Land owner's title to the land/ building:	YES
b)	Development Agreement/Power of Attorney	Not Applicable
c)	Extent of authority of the Developer/builder	YES
d)	Independent title verification of the Land and/or buildings	YES
e)	Agreement for sale(duly registered)	Not Applicable
f)	Payment of proper stamp duty	YES
g)	Requirement of registration of sale agreement, development, POA, etc.;	Not Applicable
h)	Approval of building plan, permission of appropriate/local authority, etc.;	YES
i)	Conveyance in favor of society/condominium concerned	Not Applicable
j)	Occupancy Certificate / allotment letter/letter of possession	Not Applicable
k)	Membership details in the Association etc.	Not Applicable
l)	Share Certificate	Not Applicable
m)	No Objection Letter from the society	Not Applicable
n)	All legal requirements under local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.	Not Applicable
o)	Requirements, for noting the Bank charges on the records of the Housing Society, if any;	Not Applicable
p)	If the property is 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.	Not Applicable
27. II	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act,2016? Y/N.	NO
a)		
b)	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	Not Applicable
c)	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not Applicable
d)	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?	Not Applicable
28.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens, details thereof. If yes, give details thereof.	NO
29.	The period covered under the Encumbrances Certificate and the name of the person in whose favor encumbrance is created and if so, satisfaction of charge, if any.	30 years
30.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	YES
31	Urban land ceiling clearance, whether required and if so, details thereon.	Act is repealed.
a)		
b)	Whether No Objection Certificate under Income Tax Act is required/ obtained?	Not Applicable
32.	Details of RTC extracts/mutation extracts/ Khata extracts pertaining to the property in question.	Yes, Village Form No. 12 & Village Form No. 6.
a)		

b)	Whether the name of the mortgagor is reflected as owner in the revenue/Municipal/Village records?	YES
33. a)	Whether the property offered as security is clearly demarcated?	YES
b)	Whether the demarcation/ partition of the property is legally valid?	YES
c)	Whether the 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
34. a)	Whether the property can be identified from the following documents, : (a) Document in relation to electricity connection; (b) Document in relation to water connection; (c) Document in relation to Sales Tax Registration, if any applicable; (d) Other utility bills, if any.	YES YES Not Applicable Not Applicable YES
b)	Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	NO
35. a)	Whether the documents i.e. Valuation report/ approved sanction plan reflect/ indicate any difference / discrepancy in the boundaries in relation to the title Document / other document. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same)	There is no difference/discrepancy in the boundaries of the property as per title deeds/documents and as per Valuation Report. Boundary: East :- 30 Feet Road West :- Plot No. 61 North :- Plot No. 71 South :- Plot No. 69
36. a)	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	YES
b)	Property is SARFESI compliant (Y/N)	YES
37. a)	Whether original title deed are available for creation of equitable mortgage	YES
b)	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.	NO
38.	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	
		The Bank is advised to note its first charge for the said property in the Office of SRO 14-Vastrapur.
39.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	SHOBHA NARENDRAKUMAR KOTHARI, Will create Mortgage

Place : Ahmadabad.
Date : 08.01.2024.



Tracing of Title

(Signature)
(Shiv Bhatt)
Advocate



That as per the instruction received from your office I have conducted scrutiny on the title of the property as mentioned above and have carried out search from relevant Sub-Registrar office. The Search receipts are annexed below this report.

That as per the records made available to me and the search records found from the office of the sub registrar of Assurances if found the tracing of title as under:

Survey No. 231 & 232:

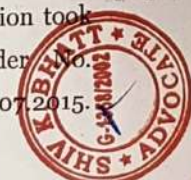
1. It is pertained out from records made available to me that land bearing Revenue Survey No. 499 was ownership of Ambalal Dahyabhai Patel. Entry to that effect was entered in the revenue record vide Mutation Entry No. 2818 on 19.12.1988.
2. It is further pertained out from records made available to me that Promulgation took place vide Order of SLR (Supt of Land Records) Office vide Order No. JAMIN/PROMULGATION/JAHERNAMU/PRASIDDH/DASKROI/2015 on 24.07.2015. and land bearing Survey No. 499 was given New Survey Nos. 231 & 232. Entry to that effect was entered in the revenue record vide Mutation Entry No. 5053 on 06.01.2016.
3. It is further pertained out from records made available to me that Ambalal Dahyabhai Patel was entered the names of (1) Kapilaben Ambalal (2) Kiranbhai Ambalal (3) Anilbhai Ambalal (4) Meenaben Ambalal (5) Daxaben Ambalal as a co-owners of the said land and their names were entered in the revenue record vide Mutation Entry No. 5432 on 21.10.2016. which was cancelled by competent Authority on 16.01.2017. thereafter the said Entry was certified vide Mutation Entry No. 5836 on 08.08.2017. which was certified by competent authority on 18.09.2017.
4. It is further pertained out from records made available to me that District Development Officer granted Non Agricultural use permission for land bearing Survey No. 231 admeasuring about 10653 sq.mtrs. for Industiral (Plotting) Purpose vide its Order No. MSL/BKHP/SR-913/Vashi.3573 to 3583/18 on 28.08.2018. Entry to that effect was entered in the revenue record vide Mutation Entry No. 6828 on 04.09.2018.
5. It is further pertained out that, as per Mutation Entry No. 7101 dated 18.01.2019 that DILR, Ahmedabad passed an order No. DSO/DRK/KJP/S.R.NO.129/17-18 on dated 18.01.2019 and Dursti Patrak No. 51 that land bearing Survey No. 231 admeasuring about 10653 sq.mtrs. was given measurement of 14443 sq.mtrs. after Resurvey.
6. It is further pertained out from records made available to me that said (1) Kapilaben Ambalal (2) Kiranbhai Ambalal (3) Anilbhai Ambalal (4) Meenaben Ambalal (5) Daxaben Ambalal (6) Ambalal Dahyabhai Patel sold and conveyed land bearing Survey No. 231 admeasuring about 14443 sq.mtrs. to M/s. Planet Infra – a Partnership Firm vide Registered Sale Deed No. 7653 on 30.08.2019. Entry to that effect was entered in the revenue record vide Mutation Entry No. 7653 on 30.08.2019.
7. It is further pertained out from records made available to me that District Development Officer granted Non Agricultural use permission for land bearing Survey No. 232 admeasuring about 21146 sq.mtrs. for Industiral (Plotting) Purpose vide its Order No. MSL/BKHP/SR-191/Vashi.9335 to 9345/19 on 03.12.2018. Entry to that effect was entered in the revenue record vide Mutation Entry No. 7081 on 07.01.2019.
8. It is further pertained out that, as per Mutation Entry No. 7101 dated 18.01.2019 that DILR, Ahmedabad passed an order No. DSO/DRK/KJP/S.R.NO.129/17-18 on dated 18.01.2019 and Dursti Patrak No. 51 that land bearing Survey No. 232 admeasuring about 21146 sq.mtrs. was given measurement of 17169 sq.mtrs. after Resurvey.



9. It is further pertained out from records made available to me that said (1) Kapilaben Ambalal (2) Kiranbhai Ambalal (3) Anilbhai Ambalal (4) Meenaben Ambalal (5) Daxaben Ambalal (6) Ambalal Dahyabhai Patel sold and conveyed land bearing Survey No. 232 admeasuring about 17169 sq.mtrs. to M/s. Planet Infra – a Partnership Firm vide Registered Sale Deed No. 16074 on 27.08.2019. Entry to that effect was entered in the revenue record vide Mutation Entry No. 7655 on 30.08.2019.

Survey No. 234:

10. It is pertained out from revenue records made available to me that land bearing Revenue Survey No. 484 was ownership of (1) Dahyabhai Maganbhai Patel (2) Ambalal Dahyabhai Patel (3) Ramabhai Dahyabhai Patel (4) Mahendrabhai Dahyabhai Patel (5) Rajnibhai Dahyabhai Patel (6) Vimlaben Dahyabhai (7) Lalitaben Dahyabhai (8) Chandrakantaben Dahyabhai (9) Maniben Dahyabhai.
11. It is further pertained out from records made available to me that (1) Vimlaben Dahyabhai (2) Lalitaben Dahyabhai (3) Chandrakantaben Dahyabhai release their right, title and interest from the said land in favor of Ambalal Dahyabhai Patel and their names were removed from the revenue record vide Mutation Entry No. 3691 on 05.08.2008.
12. It is further pertained out from records made available to me that as per Order of Deputy Collector, Viramgam Prant vide its order No. ADM/BAKROL BUJARANG/BLOCK VIBHAJAN/SR No. 240/09 on dated 23.12.2009. that Family partition took place and land bearing Survey No. 484 admeasuring about 48967 sq.mtrs. divided into 3 parts i.e. (1) land bearing Survey No. 484 admeasuring about 48967 sq.mtrs. paiki 9500 sq.mtrs. came into share of Ambalal Dahyabhai (2) land bearing Survey No. 484 admeasuring about 48967 sq.mtrs. paiki 12600 sq.mtrs. came into share of Rajnibhai Dahyabhai (3) land bearing Survey No. 484 admeasuring about 48967 sq.mtrs. paiki 26867 sq.mtrs. came into share of (a) Ramabhai Dahyabhai (b) Mahendrabhai Dahyabhai (c) Maniben Dahyabhai. Entry to that effect was entered in the revenue record vide Mutation Entry No. 3808 on 03.03.2010.
13. It is further pertained out from records made available to me that as per Order of DILR, Ahmedabad vide its Order No. KJP Du.P. No. 8 dated 02.03.2010. (1) land bearing Survey No. 484 admeasuring about 48967 sq.mtrs. paiki 9500 sq.mtrs. came into share of Ambalal Dahyabhai allotted New Survey No. 484/B (2) land bearing Survey No. 484 admeasuring about 48967 sq.mtrs. paiki 12600 sq.mtrs. came into share of Rajnibhai Dahyabhai allotted New Survey No. 484/C (3) land bearing Survey No. 484 admeasuring about 48967 sq.mtrs. paiki 26867 sq.mtrs. came into share of (a) Ramabhai Dahyabhai (b) Mahendrabhai Dahyabhai (c) Maniben Dahyabhai allotted New Survey No. 484/A. Entry to that effect was entered in the revenue record vide Mutation Entry No. 3829 on 22.05.2010.
14. It is further pertained out from records made available to me that said Ambalal Dahyabhai Patel was entered the names of (1) Kapilaben Ambalal (2) Kiranbhai Ambalal (3) Anilbhai Ambalal (4) Meenaben Ambalal (5) Daxaben Ambalal as a co-owners of the said land and their names were entered in the revenue record vide Mutation Entry No. 4522 on 15.03.2014.
15. It is further pertained out from records made available to me that Promulgation took place vide Order of SLR (Supt of Land Records) Office vide Order No. JAMIN/PROMULGATION/JAHERNAMU/PRASIDDH/DASKROI/2015 on 24.07.2015.



and land bearing Survey No. 484/B was given New Survey Nos. 234. Entry to that effect was entered in the revenue record vide Mutation Entry No. 5053 on 06.01.2016.

16. It is further pertained out from records made available to me that District Development Officer granted Non Agricultural use permission for land bearing Survey No. 234 admeasuring about 9515 sq.mtrs. for Industiral (Plotting) Purpose vide its Order No. MSL/BKHP/SR-914/Vashi.3606 to 3616/18 on 28.08.2018. Entry to that effect was entered in the revenue record vide Mutation Entry No. 6830 on 04.09.2018.
17. It is further pertained out that, as per Mutation Entry No. 6364 dated 20.04.2018. that DILR, Ahmedabad passed an order No. DSO/DRK/KJP/S.R.NO.675 on dated 15.03.2018 and Dursti Patrak No. 23 that land bearing Survey No. 234 admeasuring about 9500 sq.mtrs. was given measurement of 9527 sq.mtrs. after Resurvey.
18. It is further pertained out from records made available to me that (1) Kapilaben Ambalal (2) Kiranbhai Ambalal (3) Anilbhai Ambalal (4) Meenaben Ambalal (5) Daxaben Ambalal (6) Ambalal Dahyabhai Patel sold and conveyed land bearing Survey No. 234 admeasuring about 9527 sq.mtrs. paiki 9515 sq.mtrs. to M/s. Planet Infra - a Partnership Firm vide Registered Sale Deed No. 16060 on 27.08.2019. Entry to that effect was entered in the revenue record vide Mutation Entry No. 7654 on 30.08.2019.
19. It is further pertained out that, as per Mutation Entry No. 7101 dated 18.01.2019 that DILR, Ahmedabad passed an order No. DSO/DRK/KJP/S.R.NO.129/17-18 on dated 18.01.2019 and Dursti Patrak No. 51 that land bearing Survey No. 232 admeasuring about 21146 sq.mtrs. was given measurement of 17169 sq.mtrs. after Resurvey.
20. It is further pertained out from records made available to me that said (1) Kapilaben Ambalal (2) Kiranbhai Ambalal (3) Anilbhai Ambalal (4) Meenaben Ambalal (5) Daxaben Ambalal (6) Ambalal Dahyabhai Patel sold and conveyed land bearing Survey No. 232 admeasuring about 17169 sq.mtrs. to M/s. Planet Infra - a Partnership Firm vide Registered Sale Deed No. 16074 on 27.08.2019. Entry to that effect was entered in the revenue record vide Mutation Entry No. 7655 on 30.08.2019.

General:

21. It is further pertained out from records made available to me that (1) Vinubhai Popatbhai Padsala (2) Ankitkumar Vinubhai Padshala (3) Tushar V. Padshala (4) Prafulbhai H. Sakhreliya (5) Jayantibhai P. Padshala (6) Hemal Sureshbhai Mangrolia have decided to carry on business in Partnership Firm i.e. M/s. Planet Infra - a Partnership Firm and executed a Notarized Partnership Deed on 08.11.2017.
22. Thereafter Development Permission issued by Bakrol Bujarang Gram Panchayat on 20.09.2019.
23. It is further pertained out from records made available to me that M/s. Planet Infra - a Partnership Firm developed the said land and floated a scheme known as "Star Industrial Park".
24. It is further pertained out from records made available to me that said M/s. Planet Infra - a Partnership Firm through its Administrative Partner Tusharkumar Vinubhai Padshala sold and conveyed Plot No. 70, Having plot area of admeasuring about 218.45 Sq. Mtrs. and common space & common undivided share of land admeasuring about 107.31 Sq. Mtrs. and total admeasuring about 325.76 Sq. Mtrs. in the scheme known as "Star Industrial Park" to Shobha Narendrakumar Kothari by Registered Sale Deed



No. 12895 dated 13-10-2020. The said Entry to this effect was entered in the revenue records vide Mutation Entry No. 9792 dated 25-05-2022 and certified accordingly.

SEARCH RECEIPT NUMBER NO. 202400700000736 DATED 08-01-2024 FROM SRO OF 07-ODHAV FOR THE YEAR 1994 TO 2011.

SEARCH RECEIPT NUMBER NO. 202460400000246 DATED 08-01-2024 FROM SRO OF 14 VASTRAL FOR THE YEAR 2024 TO 2024.

SEARCH RECEIPT NUMBER NO. 202431200000998 DATED 08-01-2024 FROM SRO OF 12-NIKOL FOR THE YEAR 2011 TO 2023.

Annexure – C1:

Certificate of Title on the Basis of Certified copies of the Title Deeds

I have examined the Certified copies of Original Title Deeds intended to be deposited relating to the schedule property/(ies) to be 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 and 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:

1. I have examined the 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 undertake to re-examine the original title deeds as and when produced
2. 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, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage on 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.
3. 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 and 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.
4. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from **1994 to 2024** pertaining to the Immovable Property/(ies) covered by above said Certified copies Title Deeds. The property appears to be free from all Encumbrances.
5. In case of second/subsequent charge in favour of the Bank, there are no other
6. mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).
7. Minor/(s) and his/ their interest in the 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/s – **Shobha Narendrakumar Kothari.**
9. I certify that, **Shobha Narendrakumar Kothari** has/have absolute, clear and Marketable title over the Schedule property (ies).I further certify that the above title deeds are genuine and a valid mortgage can be created 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 following title deeds/ documents would create a valid and enforceable mortgage.

Sr. No	Description
1.	Original registered Sale Deed 12895 dated 13-10-2020 executed by M/s. Planet



	Infra – a Partnership Firm in favour of Shobha Narendrakumar Kothari along with RR and Index-II.
2.	Latest Municipal Tax Bill with Receipt.
3.	Latest Electricity Bill.
4.	Latest Village Form No. 7 & 12.

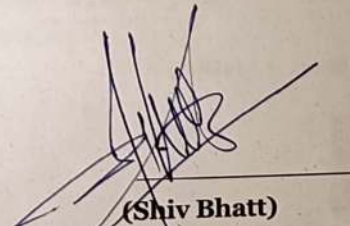
11. There are no legal impediments for creation of the Mortgage under any applicable Law/Rules in force.
12. It is certified that the property is SARFAESI Compliant.

SCHEDULE OF THE PROPERTY

All that piece and parcel of Immovable Property being Plot No. 70, Having plot area of admeasuring about 218.45 Sq. Mtrs. and common space & common undivided share of land admeasuring about 107.31 Sq. Mtrs. and total admeasuring about 325.76 Sq. Mtrs. in the scheme known as “**Star Industrial Park**” constructed on Non Agricultural land bearing Survey No. 231 (Old Survey No. 499), Survey No. 232 (Old Survey No. 499) & Survey No. 234 (Old Survey No. 484/B) situated, lying and being at Mouje Village: Bakrol Bujarang Taluka Daskroi & District and Registration Sub District of Ahmedabad-12 (Nikol) within the state of Gujarat & the said property bounded as under :

East :- 30 Feet Road
West :- Plot No. 61
North :- Plot No. 71
South :- Plot No. 69

Place : Ahmadabad.
Date : 08.01.2024.


(Shiv Bhatt)
Advocate



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

મિલકત નું વર્ણન : Survey no.231 etc old survey no.499 etc plot no.70

ગામ : બાકરોલ-બુજરંગ /BAKAROL-
BUJARANG

પહોંચ નંબર 202400700000736

અરજી નંબર 939

અરજી વર્ષ 2024

તારીખ 8

માહે જાન્યુઆરી

સને 2024

રજુ કરનારનું નામ : SHIV BHATT ..

ચલણ નંબર : 20240108768041041

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી..... વર્ષ : 1994 થી 2011

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

અન્ય ફી.....

અંકે રૂપિયા બે સો નેવું પુરા

અનુબંધ વચનમ્

કુલ એકંદરે રૂ. 290.00



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 લીતિક રેકર્ડની જાતે ચકાસણી કરી શકશો.

IGR-NIC(G) 202400700000736 (W)



Digitally signed by:

DS INSPECTOR GENERAL OF REGISTRATION

S.R.O - Ahmedabad-7 Odhav

Date: 08-01-2024 17:02:49 IST

AHMEDABAD ,GUJARAT

08/01/2024 17:02:43



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

મિલકત નું વર્ણન : Survey no.231 etc old survey no.499 etc plot no.70

પ્લોટ નંબર 202460400000246

તારીખ 8

અરજી નંબર 9

માહે

જાન્યુઆરી

ગામ : બાકરોલ-બુજરંગ /BAKROL-BUJARANG

અરજી વર્ષ

2024

સને

2024

રજુ કરનારનું નામ : SHIV BHATT ..

ચલણ નંબર : 20240108952318183

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ 58 થી 59).....

શોધ અગર તપાસણી..... વર્ષ : 2024 થી 2024

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

અન્ય ફી.....

અંકે રૂપિયા એક સો વીસ પૂરા

અનુલંબ વચનમ્

કુલ એકંદરે રૂ. 120.00



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 ગુન્હે બને છે.

૩) આ e-Application Receipt કચેરી કામકાજના ૩ દિવસમાં જે તે સબરજીસ્ટ્રાર કચેરીમાં રજૂ કર્યોથી આપ ભૌતિક રેકર્ડની જાતે ચકાસણી કરી શકશો.

IGR-NIC(G) 202460400000246 (W)



Digitally signed by:

DS INSPECTOR GENERAL OF REGISTRATION

S.R.O- Ahmedabad - 14 VASTRAL

Date: 08-01-2024 17:10:04 IST

AHMEDABAD, GUJARAT

08/01/2024 17:10:00



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

મિલકત નું વર્ણન : Survey no.231 etc old survey no.499 etc plot no.70

ગામ : બાકરોલ-બુજરંગ /BAKROL-BUJARANG

પરિચય નંબર 202431200000998

અરજી નંબર 388

અરજી વર્ષ 2024

તારીખ 8

માહે જાન્યુઆરી

સને 2024

રજૂ કરનારનું નામ : SHIV BHATT ..

ચલણ નંબર : 20240108804874787

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ 54 થી 57).....

શોધ અગર તપાસણી..... વર્ષ : 2011 થી 2023

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી

અન્ય ફી

અંકે રૂપિયા બે સો ચાલીસ પુરા

અનુબંધ વચનમ્

કુલ એકંદરે રૂ. 240.00



- 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 ગુન્હે બને છે.
૩) આ e-Application Receipt કચેરી કામકાજના ૩ દિવસમાં જે તે સબરજીસ્ટ્રાર કચેરીમાં રજૂ કર્યેથી આપ લૈતિક રેકર્ડની જાતે ચકાસણી કરી શકશો.

IGR-NIC(G) 202431200000998 (W)



Digitally signed by:

DS INSPECTOR GENERAL OF REGISTRATION

S.R.O- Ahmedabad - 12 Nikol

Date: 08-01-2024 17:07:56 IST

AHMEDABAD, GUJARAT

08/01/2024 17:07:51



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ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)
મિલકત પરના બોજ અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : SHIV BHATT .. અરજી નંબર : 388 ગામ નું નામ : BAKROL-BUJARANG મિલકતનો પ્રકાર: Non-Agriculture
Search Year : 2011 - 2023 મિલકતનું વર્ણન: Survey no.231 old survey no.499 etc plot no.70
દસ્તાવેજની આ શોધ S.R.O- Ahmedabad - 12 Nikol મા 13 વર્ષના ઇન્ડેક્સ-2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તેના કદવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજ પુરતોજ મર્યાદીત છે. આ શોધ મા તા 08-01-2024 સુધીના નોંધણી શોધ દસ્તાવેજોનો સમાવેશ થાય છે.

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	સેમ્પલ	આકાર અથવા જુદી આપવામાં આવે તોરે	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા ઓડિયના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા ઓડિયના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	થેરો
માલિકી ફેરખાવ/વિચારૂ રૂ.449000.00	બ્લોક/સર્વે નં.-231 (જુના બ્લોક સર્વે નં.-499), બ્લોક/સર્વે નં.-232 (જુના બ્લોક સર્વે નં.-499), બ્લોક/સર્વે નં.-234 (જુના બ્લોક સર્વે નં.-484/બ), કુલ મળી 41127 ચો.મી. ઓલોગીક હેતુ માટે બિનખેતી જમીન ઉપર આવેલ પ્લાનટ ઇન્ફ્રા દ્વારા સ્ટાર ઇન્ડસ્ટ્રીયલ પાર્ક નામની સ્કીમમાં આવેલ પ્લોટ નં. 70 ની 218.45 ચો.મી. જમીન તથા 107.31 ચો.મી. સદર સ્કીમના કોમન ઓપન સ્પેસ તથા રોડ રસ્તાના વચ્ચે પડતાવ વાલે હક્ક હિસ્સા સહિતની મળીને કુલ 325.76 ચો.મી. ઓલોગીક હેતુ માટે બિનખેતી જમીન			પ્લાનટ ઇન્ફ્રા એ નામની ભાગીદારી પેટ્ટી વતી અને તરફથી તેના વહીવટ કરતી ભાગીદાર તુષારકુમાર વિનુભાઈ પરશાળા	શોભા નરેન્દ્રકુમાર કોઠારી	13-10-2020 13-10-2020	12895	

ઈ -સેમેન્ટ ટ્રાન્સેક્શન નંબર 20240108804874787 તા 08-01-2024 થી મળેલ છે.

Search By : SHIV BHATT ..

શોધ ફી	140.00
EC. ફી	100



- ૧) આ બોજપત્રક આપનાર સહરજીવર કચેરી તેની વિગતોની ચોક્કસ અથવા ખરાપણ વિશે બાંહેધરી આપતા નથી. તેમજ મુશ્કાની માટેના કોઈપણ હકદવા માટે જવાબદાર રહેશે નહીં. સીસ્ટમ જનરેટેડ બોજપત્રક (Encumbrance Certificate) હોવાથી સહી ફરેલ નથી તેમજ નકલમાં કોઈ ફેરફાર/ચોટા કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુનો છે. આ અંગે સોઈ વિસંગતા કે વિવાદ વખતે અસલ રેકૉર્ડ માન્ય ગણાશે.
- ૨) આ બોજપત્રક માત્ર એક જ મિલકત માટે માન્ય ગણાશે.

પ્રિન્ટ તારીખ : 08-01-2024

Self attested/સ્વ-પ્રમાણિત :

ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)
મિલકત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : SHIV BHATT .. અરજી નંબર : 388 ગ્રામ નું નામ : BAKROL-BUJARANG મિલકતનો પ્રકાર: Non-Agriculture

Search Year : 2011 - 2023 મિલકતનું વર્ષનં. Survey no.231 etc old survey no.499 etc plot no.70

દસ્તાવેજની આ શીખ S.R.O- Ahmedabad - 12 Nikol મા 13 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તેનાર ફરવામાં આવી છે. આ શીખનો ઉપયોગ મિલકત પરના બોજા પુરતોજ મર્યાદીત છે. આ શીખ મા તા 08-01-2024 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના દસ્તાવેજમાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને વાર નંબર (જો કંઈ પણ હોય તો)	સેચરફળ ખાતા નં-109	આકાર અથવા જુદી આપવામાં આવે ત્યારે તે	દસ્તાવેજ કરી આપનાર પક્ષકરનું નામ અથવા દિવાની ફોર્ટના હુકમનામાં અથવા અદિશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી બેનાર પક્ષકરનું નામ અથવા દિવાની ફોર્ટના હુકમનામાં અથવા આદિશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	થોરો
માલિકી ફેરખાવ/વિચારૂ રૂ. 11160000.00	સર્વે નં-232 (જુનો સર્વે નં-499) જરાપત 0-37-61 હે.ચો.મી. તથા પોતખરાબાની 1-31-04 હે.ચો.મી. તથા 0-03-04 હે.ચો.મી. આમ મળી કુલ 1-71-69 હે.ચો.મી. આકાર 16.87 વાળી ઓરિયન્ટલ હેનુ માટેની બીનખેતીની જમીન	ખાતા નં-109		અંબાલાલ ગાહવાભાઈ પટેલ કપિલાબેન અંબાલાલ પટેલ કિશનભાઈ અંબાલાલ પટેલ અનિલભાઈ અંબાલાલ પટેલ મીનાબેન તે અંબાલાલ પટેલ ની દિકરી તે વિપુલભાઈ પટેલ ના પત્નિ દક્ષાબેન તે અંબાલાલ પટેલની દિકરી તે અશોકભાઈ પટેલના પત્નિ	પ્લાન્ટે ઈન્ડેક્સ એ નામની ભાગીદારી પેટી વતી અને તરફથી તેના વલીવટકર્તા ભાગીદાર તુષારકુમાર વિનુભાઈ પટેલના	27-08-2019 27-08-2019	16074	

ઈ -પેમેન્ટ ટ્રાન્ઝેક્શન નંબર 20240108804874787 તા 08-01-2024 થી મળેલ છે.

Search By : SHIV BHATT ..

ડિન-2 તારીખ : 08-01-2024

Self attested/સ્વ-પ્રમાણિત :

ઇન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)
મિલ્કત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : SHIV BHATT .. અરજી નંબર : 339 ગામ નું નામ : BAKAROL- BUJARANG મિલ્કતનો પ્રકાર: Non-Agriculture

Search Year : 1994 - 2011

મિલ્કતનું વર્ણન: 499 , Survey no.231 etc old survey no.499 etc plot no.70

દસ્તાવેજની આ શોધ S.R.O - Ahmedabad-7 Odhav માં 18 વર્ષના ઈન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તેયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલ્કત પરના બોજા પુત્રોજ મર્યાદિત છે. આ શોધમા તા 08-01-2024 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના ઈસ્તમામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ચેન્કર	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે	દસ્તાવેજ કરી આપનાર પક્ષકરનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકરનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
NO DATA AVAILABLE								

ઈ -સેરેન્ડ ટ્રાન્ઝેક્શન ID No.20240108768041041 તા 08-01-2024 થી મળેલ છે.

Search By : SHIV BHATT ..

શોધ ફી	190.00
EC. ફી	100



- 1) આ બોજાપત્રક આપનાર સબરજીસ્ટ્રાર કચેરી તેની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાહેધરી આપતા નથી. તેમજ મુકદ્દમાની માટેના કોઈપણ હકદાવા માટે જવાબદાર રહેશે નહીં. સીસ્ટમ જનરેટેડ બોજાપત્રક (Encumbrance Certificate) હોવાથી સહી કરેલ નથી તેમજ નકલમાં કોઈ ફેરફાર/ચોટા કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુનો છે. આ અંગે કોઈ વિસંગતતા કે વિવાદ વખતે અસલ રેકૉર્ડ માન્ય ગણાશે.
- 2) આ બોજાપત્રક માત્ર એક જ મિલ્કત માટે માન્ય ગણાશે.

ડિ-2 તારીખ : 08-01-2024

Self attested/સ્વ-પ્રમાણિત :

ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)
મિલ્કત પરના બોજ અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : SHIV BHATT .. અરજી નંબર : 9 ગામ નું નામ : BAKROL-BUJARANG મિલ્કતનો પ્રકાર: Non-Agriculture

Search Year : 2024 - 2024

મિલ્કતનું વર્ણન: 70 , Survey no.231 etc old survey no.499 etc plot no.70

દસ્તાવેજની આ યોજા S.R.O- Ahmedabad - 14 VASTRAL મા 1 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તેવાર કરવામાં આવી છે. આ યોજાનો ઉપયોગ મિલ્કત પરના બોજ પુરતોજ સર્વોદીત છે. આ યોજામાં તા 08-01-2024 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે ચાપનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	સેપ્કશન	આકાર અથવા જુદી આપવામાં આવે ત્યારે તે	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સાલીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	થેરો
NO DATA AVAILABLE								

ઈ -પોસ્ટ ટ્રાન્ઝેક્શન ID No.20240108952318183 તા 08-01-2024 થી મળેલ છે.

Search By : SHIV BHATT ..

શોષ ફી	20.00
EC. ફી	100



- આ બોજપત્રક આપનાર સબરજીસ્ટ્રાર ફરેરી તેની સિંગલોની ચોકસાઈ અથવા ખરાબણા વિશે બારિશદી આપતા નથી. તેમજ નુકસાની માટેના કોઈપણ હકદાર માટે જવાબદાર રહેશે નહીં. સીસ્ટમ જનરેટેડ બોજપત્રક (Encumbrance Certificate) હોવાથી સહી કરેલ નથી તેમજ નકલમાં કોઈ ફેરફાર/ચિંતા કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુન્હો છે. આ અંગે કોઈ વિસંગતતા કે વિવાદ વખતે અસલ રેકૉર્ડ માન્ય ગણાશે.
- આ બોજપત્રક માત્ર એક જ મિલ્કત માટે માન્ય ગણાશે.

ડિગ્રી તારીખ : 08-01-2024

Self attested/સ્વ-પ્રમાણિત :