

Ajay Solanki

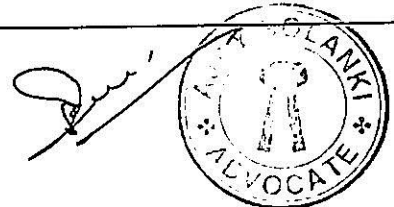
Advocate
B/23, Achal Residency,
Part-I, New C. G. Road,
Chandkheda,
Ahmedabad - 382424.
Mobile : 9925116007

Ref.: 1/SBI/2018.

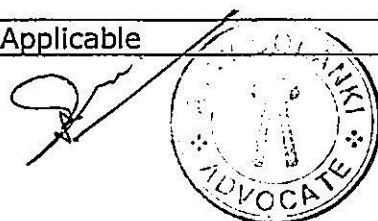
Annexure - B

MASTER TITLE INVESTIGATION REPORT

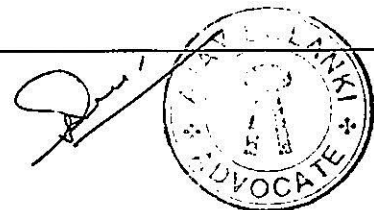
1. a)	Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, Ahmedabad.
b)	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Nil
c)	Name of the Borrower.	M/s. B. R. Developers
2. a)	Name of the unit / concern / company / person offering the property/(ies) as security.	M/s. B. R. Developers
b)	Constitution of the unit/concern/person/ body/authority offering the property for creation of charge.	Partnership firm
c)	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	As Borrower
3.	Complete or full description of the immovable property/(ies) offered as security including following details.	The non agricultural land bearing Revenue Block/Survey No.643/2, Final Plot No.73 admeasuring about 3460 Sq. mtrs. of Town Planning Scheme No.80 situated, lying and being at Mouje: Vatva, Taluka: Vatva, District: Ahmedabad and Sub-District of Ahmedabad-11 (Aslali).
a)	Survey No.	Revenue Block/Survey No.643/2, Final Plot No.73 admeasuring about 3460 Sq. mtrs. of Town Planning Scheme No.80.
b)	Door / House no. (in case of house property)	Not Applicable
c)	Extent/ area including plinth/ built up area in case of house property.	Not Applicable
d)	Locations like name of the place, village, city, registration, sub-district etc. Boundaries	As mentioned in Schedule of Property
4. a)	Particulars of the documents scrutinized-serially and chronologically.	



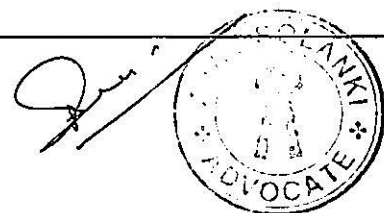
b)	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Original from the registering / land / revenue authorities be examined			
Sr. No.	Date	Name/Nature of the Document	Original/Certified Copy/Certified Extract/Photo-copy Etc.	In Case of Copies Whether the original was scrutinized by the Advocate
01.	1-2-2018	Partnership Deed,	Original	Yes
02.	5-8-2018	Supplementary Partnership Deed,	Original	Yes
03.	1-7-2018	Supplementary Partnership Deed,	Original	Yes
04.	16-5-2018	registered Sale Deed (Regd. No.7144),	Original	Yes
05.	28-10-2016	registered Sale Deed (Regd. No.10289),	Original	Yes
06.	1-1-2008	registered Sale Deed (Regd. No.21),	Certified copy	No
07.	29-1-2016	N. A. Permission No. No. CB/ LAND-1/ N.A./ S.R.-2020 / 2015,	Original	Yes
08.	26-10-2018	Commencement Letters issued by AMC (Block- A, B, C & D),	Original	Yes
09.	26-10-2018	approved plan/s,	Original	Yes
10.	10-12-2018	Latest Village Form No. VII and XII,	Photo copy	No
11.	--	Village Form No. VI for last 30 years,	Photo copies	No
12.	5-9-2018	NOC issued by Airports Authority of India.	Photo copy	No
13.		Form-F,	Photo copy	No
14.		RERA Acknowledge Letter,	Photo copy	No
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.)		Certified copies of Sale Deeds issued by Sub-Registrar Office.	
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?		No	
b)	If such online/computer records are		Not Applicable	



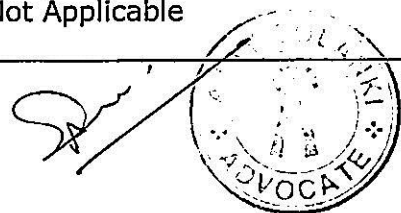
	available, whether any verification or cross checking are made and the comments/ findings in this regard.	
c)	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No
7. a)	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar, Ahmedabad-11 (Aslali)
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?	Search is obtained from concern Sub-Registrar Office
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?	Yes
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.(Separate Sheets may be used)	As per the Title Report
9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Ownership
10.	If leasehold, whether;	Not Applicable
a)	lease Deed is duly stamped and registered b) lessee is permitted to mortgage the Leasehold right, c) duration of the Lease/unexpired period of lease, 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	



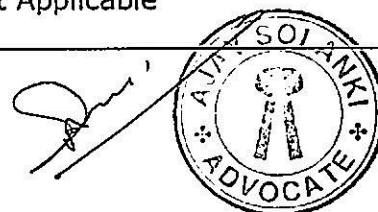
	also e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof.	
11.	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, the mortgagor is competent to create charge on such property, 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	Not Applicable
a)	Such right is heritable and transferable,	
b)	Mortgage can be created.	
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.	Not Applicable
14.	If the property has been transferred by way of Gift/Settlement Deed, whether	Not Applicable
a)	The Gift/Settlement Deed is duly stamped and registered.	
b)	The Gift/Settlement Deed has been attested by two witnesses.	
c)	The Gift/Settlement Deed transfers the property to Donee.	
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.	
e)	Whether there is any restriction on the Donor in executing the Gift/Settlement Deed in question.	
f)	Whether the Donee is in possession of the gifted property.	
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.	
h)	Any other aspect affecting the validity of the title passed through the Gift/Settlement Deed.	
15.a)	In case of partition/family settlement deeds, whether the original deed is available for deposit if not the modality/ procedure to be followed to	Not Applicable



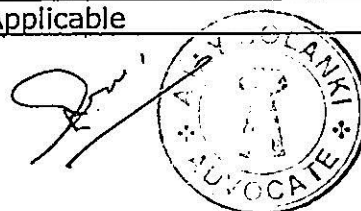
	create a valid and enforceable mortgage.	
b)	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
c)	Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	Not Applicable
d)	In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/ complied with.	Not Applicable
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?	Not Applicable
a)	In case of wills, whether the will is registered will or unregistered will?	
b)	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	
c)	Whether the property is mutated on the basis of will?	
d)	Whether the original will is available?	
e)	Whether the original death certificate of the testator is available?	
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 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?	Not Applicable
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 is a HUF/joint family property, mortgage is created	Not Applicable



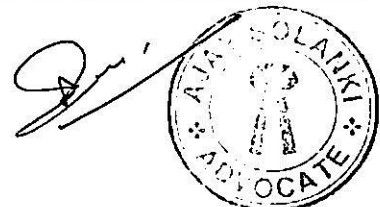
	for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	
b)	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
19.a)	Whether the property belongs to any trust or is subject to the rights or any trust?	Not Applicable
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.	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.	Residential purpose only
21.	Whether the property is affected by any local laws or other regulations having a bearing on the 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 proceedings?	No
b)	Whether any search / enquiry is made with the Land Acquisition Office and the outcome of such search / enquiry.	Not Applicable
23.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 the creation of a valid	Not Applicable



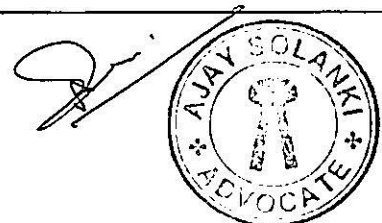
	and whether the mortgage can be created, and the requisite resolutions, bye-laws.	
27.a)	Whether any POA is involved in the chain of title?	Not Applicable
b)	Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	No
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, Agreement 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?	Not Applicable
	ii. Whether the POA is a registered one?	Not Applicable
	iii. Whether the POA is a special or general one?	Not Applicable
	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
28.	Whether mortgage is being created by	Not Applicable



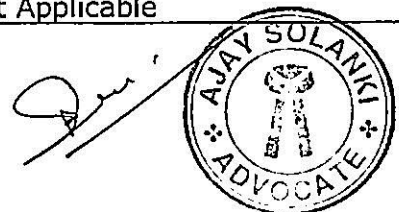
	a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/stamped/authenticated in terms of the Law of the place, where it is executed.	
29.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following:	Not Applicable
a)	Promoter's/Land owner's title to the land/ building;	
b)	Development Agreement/Power of Attorney;	
c)	Extent of authority of the Development/ builder;	
d)	Independent title verification of the land and/or building in question;	
e)	Agreement for sale (duly registered);	
f)	Payment of proper stamp duty;	
g)	Requirement of registration of sale agreement, development agreement, POA etc.;	
h)	Approval of building plan, permission of appropriate/local authority etc.;	
i)	Conveyance in favour of Society/ Condominium concerned;	
j)	Occupancy Certificate/allotment letter/ letter of possession;	
k)	Membership details in the Society etc.;	
l)	Share Certificates;	
m)	No Objection Letter from the Society;	
n)	All legal requirements under the local/ Municipal laws, regarding ownership of flats/ Apartments/Building Regulations, Development Control Regulations, Co.Operative Societies, Laws etc.;	
o)	Requirements, for noting the Bank charges on the records of the Housing Society, if any;	
p)	If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	
q)	Whether the number pattern of the units/ flats tally in all documents such as approved plan, agreement plan etc.	
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.	No
31.	The period covered under the Encumbrances Certificate and the name	Not Applicable (Search for last 30 years)



	of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	
32.	Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid, what remedy?	Yes, Paid
33.a)	Urban land ceiling clearance, whether required and if so, details thereon.	Not Applicable
b)	Whether No Objection Certificate under the Income Tax Act is required / obtained.	Not Applicable
34.	Details of RTC extracts/mutation extracts / Khata extracts pertaining to the property in question.	Not Applicable
35.	Whether the name of mortgagor is reflected as owner in the revenue / Municipal / Village records?	Yes
36.a)	Whether the property offered as security is clearly demarcated?	The Bank is advise to obtain valuation report from em-panel Valuer or Engineer or Architect of the Bank to verify the genuineness of construction made thereon as per approved plan and a certain the demarcation /legality of demarcation and to access to the property
b)	Whether the demarcation/partition of the property is legally valid?	As per valuation report of em-panel Valuer or Engineer or Architect
c)	Whether the property has clear access as per documents?	Yes
37.	Whether the property can be identified from the following documents, and discrepancy / doubtful circumstances, if any revealed on such scrutiny?	Revenue Records
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.	
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.) or the actual current boundary? If so please elaborate/comment on the same.	Valuation Report is not available
39.	If the valuation report and/or approved/ sanctioned plans are made	Valuation Report is not available



	available, please comment on the same including the comments on the description and boundaries of the property on 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 advocate)	
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?	After creation of Mortgage
	Property is SARFAESI 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.	No
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	M/s. B. R. Developers
47.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	Yes
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	Apply for the registration
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not Applicable
	Whether the details of the apartment/	Not Applicable



	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?	
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Place : Ahmedabad
Date : 20/12/2018



Ajay Solanki
Advocate

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Advocate

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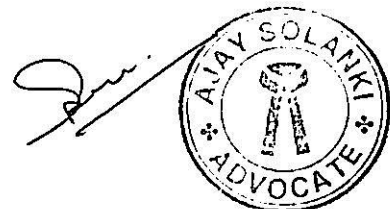
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-: Tracing of Title :-

The search records which is being maintained by the Sub-Registrar, Ahmedabad-1 (City):- Application No.30127, Receipt No.2018002036112 dated 19/12/2018, Sub-Registrar, Ahmedabad-5 (Narol):- Application No.21863, Receipt No.2018005032277 dated 17/12/2018, Sub-Registrar, Ahmedabad-13 (City):- Application No.6226, Receipt No.2018313009186 dated 18/12/2018 and Sub-Registrar, Ahmedabad-11 (Aslali):- Application No.16589, Receipt No.2018311035313 dated 17/12/2018 for the last 30 years and as also from the certain deeds, documents, plans, papers etc. produced before me, the following conclusion is drawn :-

The property in reference is situated on non agricultural land being Final Plot No.73 admeasuring about 3460 Sq. mtrs. of Town Planning Scheme No.80, Revenue Block/Survey No.643/2 situated, lying and being at Mouje: Vatva, Taluka: Vatva, District of Ahmedabad and Sub-District of Ahmedabad-11 (Aslali).

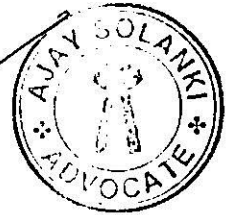
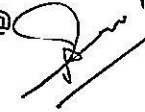
1. The said land was belonging to Ramniklal alias Dashrathlal Laxmanbhai and Champaklal Laxmanbhai prior to 1956. The mutation entry to that effect was entered in the revenue record by entry No.4414 dated 07/03/1955.
2. Thereafter, Ramniklal alias Dashrathlal Laxmanbhai released his rights, title and interest from the said land in favour of his brother. The mutation entry to that effect was entered in the revenue record by entry No.11712 dated 18/11/1998 and which was certified by concern authority on 29/01/1999.
3. Thereafter, Champaklal Laxmanbhai sold and conveyed the said land to Bhavikbhai Bharatbhai Shah by registered Sale Deed. The Sale Deed was registered before the Sub-Registrar, Ahmedabad-5 (Narol) by registration No.21 dated 01/01/2008. The mutation entry to that effect was entered in the revenue record by entry No.14772 dated 09/01/2008 and which was certified by concern authority on 11/04/2008.
4. Thereafter, as per the Resolution of Revenue Department bearing No. PFR/ 102011/ 275/ L/ 1 dated 17/03/2012, Ahmedabad District was Reorganized in two parts, i.e. Ahmedabad City (East) and Ahmedabad City (West). Within that the Village Vatva of Dascroi Taluka was entered in Taluka Ahmedabad City (East). The mutation entry to that effect was entered in the revenue record by entry No.17312 dated 03/05/2012 and it was certified on 05/05/2012.
5. Thereafter, the permission to convert the said land admeasuring about 3460 Sq. mtrs. into Non Agriculture use for residential purpose was granted by The District Collector of Ahmedabad by order No. CB/ LAND-1/ N.A./ S.R.- 2020 / 2015 dated 29/01/2016. The mutation entry to that effect was



entered in the revenue record by entry No.19355 dated 12/02/2016 and it was certified on 07/04/2016.

6. Thereafter, Bhavikbhai Bharatbhai Shah sold and conveyed the said land to M/s. Labh Developers, a partnership firm by registered Sale Deed. The Sale Deed was registered before the Sub-Registrar, Ahmedabad-11 (Asiali) by registration No.10289 dated 28/10/2016. The mutation entry to that effect was entered in the revenue record by entry No.19668 dated 07/01/2017 and which was certified by concern authority on 09/03/2017.
7. Thereafter, M/s. Labh Developers, a partnership firm sold and conveyed the said land to M/s. B. R. Developers, a partnership firm by registered Sale Deed. The Sale Deed was registered before the Sub-Registrar, Ahmedabad-11 (Asiali) by registration No.7144 dated 16/05/2018. The mutation entry to that effect was entered in the revenue record by entry No.20251 dated 30/05/2018 and which was certified by concern authority on 13/07/2018.
8. Finally, M/s. B. R. Developers, a partnership firm become the owner & occupier of the aforesaid land as per stated herein above.
9. The Ahmedabad Municipal Corporation approved the plan with the specification for the purpose of residential and commercial construction on the said land and Commencement Letter was issued bearing Rajachitthi Nos.
i) 10533/ 300517/ A8604/ R1/ M1 dated 28/10/2018 (Block- A+B),
ii) 10534/ 300517/ A8602/ R1/ M1 dated 28/10/2018 (Block- C) and
iii) 10535/ 300517/ A8603/ R1/ M1 dated 28/10/2018 (Block- D).
10. The Airports Authority of India has issued NOC by order No. AAI /AH / ATCO - 61 / dated 05/09/2018.

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Ajay Solanki

Advocate
B/23, Achal Residency,
Part-I, New C. G. Road,
Chandkheda,
Ahmedabad – 382424.
Mobile : 9925116007

Ref.: 3/SBI/2018.

Annexure- 'C'

CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of *Equitable Mortgage (*please specify the kind of mortgage) and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Registered/ Equitable Mortgage is created, it will satisfy the requirements of creation of Registered/ Equitable Mortgage and I further certify that:

02. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.

03. I confirm having made a search in the records of the relevant Sub-Registrar(s) Office(s). 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.

04. Following scrutiny of records of the relevant Sub-Registrar(s) Office(s) 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

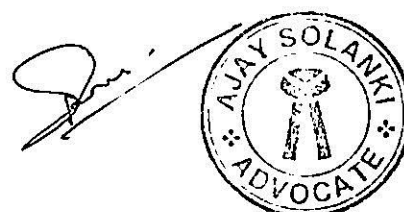
05. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1988 to 16th December, 2018 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.

06. In case of second/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 Mortgagor and the Bank (Delete, whichever is inapplicable).

07. 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) (Not Applicable).

08. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower/s, M/s. B. R. Developers.

09. I certify that, M/s. B. R. Developers has an 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:

[Documents for Creating Registered / Simple Mortgage]

01. Photo copy of Partnership Deed dated 01/02/2018.
 02. Photo copies of Supplementary Partnership Deeds dated 05/08/2018, 01/07/2018.
 03. Original registered Sale Deed (Regd. No.7144 dated 16/05/2018) with Original Registry Receipt and Original Index-II.
 04. Original Entry of Village Form No. VI (No.20251 dated 30/05/2018).
 05. Original registered Sale Deed (Regd. No.10289 dated 28/10/2016) with Original Registry Receipt.
 06. Certified copy of registered Sale Deed (Regd. No.21 dated 01/01/2008).
 07. Photo copy of order of N. A. Permission No. CB/ LAND-1/ N.A./ S.R.- 2020 / 2015 dated 29/01/2016.
 08. Photo copy/ies of Commencement Letter/s issued by AMC bearing Rajachitthi Nos.
i) 10533/ 300517/ A8604/ R1/ M1 dated 28/10/2018 (Block- A+B),
ii) 10534/ 300517/ A8602/ R1/ M1 dated 28/10/2018 (Block- C) and
iii) 10535/ 300517/ A8603/ R1/ M1 dated 28/10/2018 (Block- D).
 09. Photo copy/ies of approved plan/s.
 10. Photo copy of RERA Certificate.
 11. Photo copy of Form-F.
 12. Original latest Village Form No. VII and XII.
 13. Photo copies of Village Form No. VI for last 30 years.
 14. Photo copy of NOC issued by Airports Authority of India dated 05/09/2018.
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 (after creation of Mortgage).

SCHEDULE OF THE PROPERTY/(IES)

ALL THE PIECE AND PARCEL OF immovable property being non agricultural land being Final Plot No.73 admeasuring about 3460 Sq. mtrs. of Town Planning Scheme No.80, Revenue Block/Survey No.643/2 situated, lying and being at Mouje: Vatva, Taluka: Vatva, District of Ahmedabad and Sub-District of Ahmedabad-11 (Aslali) which is bounded as under:-

East : 12 mtrs. T. P. Road
West : Final Plot No.69/2
North : Garden
South : Final Plot No.72/2

Date : 20/12/2018
Place : Ahmedabad.



Ajay Solanki
Advocate

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અરજી પહોંચ

મેલકતનું વર્ણન સ.નં-643/2, ટી.પી.-80, એફ.પી.-73

Search in : વટવા/VATAVA

પહોંચ નંબર: ૨૦૧૮૦૦૨૦૩૬૧૧૨ અરજી નંબર: ૩૦૧૨૭ અરજી વર્ષ: ૨૦૧૮

તા: ૧૯ માહે: ડિસેમ્બર સને: ૨૦૧૮

રજી કરનારનું નામ અજય સોલંકી

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો..... ૦
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ ૬૭ થી ૬૯)..... ૦
શોધ અગર તપાસણી..... ૧૯૮૮ ૧૯૯૩ ૪૦
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ ૩૯).....
નકલ ફી ફોલીયો..... ૦
ઈન્ડેક્સ-૨ ફી.....
આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૪૦

અંકે રૂપીયા ચાલીસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

(MUKURKUMAR K PANDYA)

સબ રજીસ્ટ્રાર

અમદાવાદ-૧ City

IGR-NIC

4276226604479479326

૧૯/૧૨/૨૦૧૮

૨:૫૧:૩૨ pm

અરજી પહોંચ

મેલકતનું વર્ણન સન-643/2, ટીપી-80, એફપી-73

Search in : વટવા/VATVA

પહોંચ નંબર: ૨૦૧૮૦૦૫૦૩૨૨૭૭

અરજી નંબર:

૨૧૮૬૩

અરજી વર્ષ:

૨૦૧૮

તા: ૧૭

માહે: ડિસેમ્બર

સને: ૨૦૧૮

રજ કરનારનું નામ અજય સોલંકી

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

૦

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

૦

શોધ અગર તપાસણી.....

Year: ૧૯૯૪ ૨૦૧૧

૨૦૦

દંડ કલમ-૨૫.....

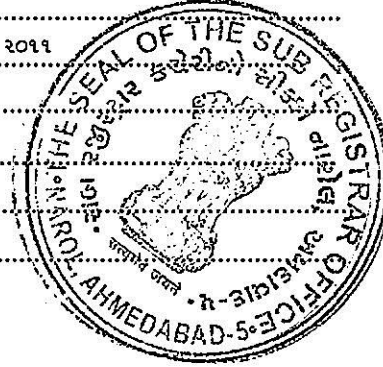
કલમ-૩૪ (કલમ-૧૭).....

નકલ ફી કોલીયો.....

૦

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી



કુલ એકંદરે રૂ.

૨૦૦

અંકે રૂપીયાબસો પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(K S MODI)

સબ રજીસ્ટ્રાર

અમદાવાદ - ૫-નારોલ

IGR-NIC

-4788442941532280236

૧૭/૧૨/૨૦૧૮

૩:૩૩:૫૬ pm

અરજી પહોંચ

મેલકતનું વર્ણન સ.નં.643/2

Search in : વટવા/Vatva

પહોંચ નંબર: ૨૦૧૮૩૧૩૦૦૯૧૮૬ અરજી નંબર: ૬૨૨૬ અરજી વર્ષ: ૨૦૧૮

તા: ૧૮ માહે: ડિસેમ્બર સને: ૨૦૧૮

રજ કરનારનું નામ અજય સોલંકી

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો..... ૦

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)..... ૦

શોધ અગર તપાસણી..... Year: ૨૦૧૨ ૨૦૧૬ ૧૩૫

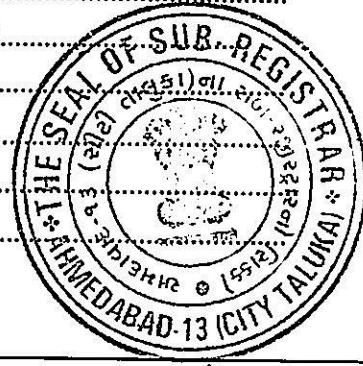
દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૧૭)..... ૦

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી

આ સિવાયની બાબતોની ફી



કુલ એકંદરે રૂ.

૧૩૫

અંકે રૂપિયા એકસો પાંત્રીસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

(R.D. PATEL)

સબ રજીસ્ટ્રાર

અમદાવાદ-૧૩ City Taluka ખેતી

IGR-NIC

-7332419869112816367

૧૮/૧૨/૨૦૧૮

૪:૨૩:૩૫ pm

અરજી પહોંચ

મેલકતનું વર્ણન સન-643/2,ટીપી-80,એફ પી-73

Search in : વટવા/VATVA

પહોંચ નંબર: ૨૦૧૮૩૧૧૦૩૫૩૧૩

અરજી નંબર: ૧૬૫૮૯

અરજી વર્ષ: ૨૦૧૮

તા: ૧૭

માહે: ડિસેમ્બર

સને: ૨૦૧૮

રજુ કરનારનું નામ અજય સોલંકી

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....

Year: ૨૦૧૭ ૨૦૧૮

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી



રૂ. પૈસા

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૧૨૦

૦

કુલ એકંદરે રૂ.

૧૨૦

અંકે રૂપીયા એકસો વીસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(S. B. Christie)

સબ રજીસ્ટ્રાર

અમદાવાદ- ૧૧ અસલાલી

IGR-NIC

-1180242703814971880

૧૭/૧૨/૨૦૧૮

૪:૩૯:૫૭ pm

મિલકત પરના બીજા અંગેનું પત્રક

Search in અજય સોલંકી

અરજી નંબર : ૨૧૮૬૩

ગામ નું નામ : VATVA

મિલકતનું વર્ણન સન-643/2, ટીપી-80, એફપી-73

દસ્તાવેજની આ શોધ એસ.આર.ઓ - 5 Narol મા -17 વર્ષના ઇંડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પત્રક પુરતોજ પુરતોજ મર્યાદીત રહેશે આ શોધમા તા _____ સુંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

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

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ ક્ષેત્રફળ આકાર અથવા જુડી નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	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	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફેરખત/વેચાણ રૂ. ૧૧૦૦૦૦૧	સર્વે નંબર-643/2 ચો.મી. 5767(આકાર રૂ.9-62 ચૈસા)વાળી જુની શરતની ખેતીની જમીન	ચંપકલાલ લક્ષ્મણભાઈ	શ્રી ભાવિકલાઈ ભરતભાઈ શાહ	૦૧/૦૧/૨૦૦૮ ૦૧/૦૧/૨૦૦૮	૨૧	



સહી-રજીસ્ટ્રાર
એસ.આર.ઓ - 5 Narol

તારીખ : ૧૭/૧૨/૨૦૧૮

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

મિલકત પરના બીજા અંગેનું પત્રક

Search in અજય સોલંકી

અરજી નંબર : ૧૬૫૮૯ ગામ નું નામ : VATVA

મિલકતનું વર્ણન સર્વે-643/2, ટીપી-80, એફ પી-73

દસ્તાવેજની આ શોધ એસ.આર.ઓ - 11 Aslali મા -1 વર્ષના ઇંડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પત્રક પુરતોજ

પુરતોજ મર્યાદીત રહેશે આ શોધમા તા_____ સુંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

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

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ ક્ષેત્રફળ આકાર અથવા જુડી નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો) 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	સહીની તારીખ	દસ્તાવેજ નંબર	શેરો
ભાડાપટ્ટો	સર્વે નંબર - 643/2 ટીપી-80 એફપી-73 20.45 ચો.મી.	Labh Developers through its Authorized Partner Shri Pareshbhai Baldevbhai Prajapati	Torrent Power Limited	૨૭/૦૪/૨૦૧૭	૪૦૩૭	
				૨૭/૦૪/૨૦૧૭		
શ. ૧૦૧૦						



તારીખ : ૧૭/૧૨/૨૦૧૮

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - 11 Aslali

મિલકત પરના બીજા અંગેનું પત્રક

Search in અજય સોલંકી

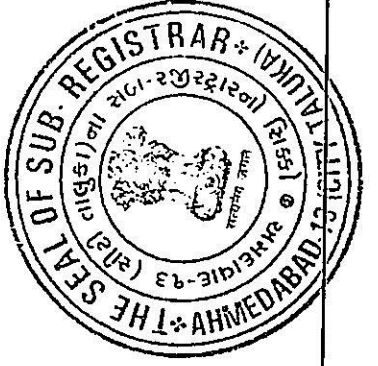
અરજી નંબર : ૬૨૨૬ ગામ નું નામ : Vatva

મિલકતનું વર્ણન સ.નં.643/2

દસ્તાવેજની આ શોધ એસ.આર.ઓ - 13 City Taluka Agri મા -4 વર્ષના ઇડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પત્રક પુરતોજ પુરતોજ મર્યાદીત રહેશે આ શોધમા તા 17 DEC 2018 સુધીના 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 કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ ક્ષેત્રફળ આકાર અથવા જુડી નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ	દસ્તાવેજ નંબર	શેરો
				નોંધણીની તારીખ		
શ.						



સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - 13 City Taluka Agri

તારીખ :