

STATE BANK OF INDIA

FILE REF NO.		ADVOCATE/VALUER NAME		BRANCH	
				DATE:	
Annexure-A1: Details of the property offered as the security					
(To be prepared by the branch)					
1	a) Name & Constitution of the Borrower				
	b) Whether the loan proposal is for Rs. 1.00 crore and above? (Search for not less than 30 years is mandatory in such cases.)				
2	Name and constitution of the intended mortgagor				
3	Relationship between intended mortgagor and borrower (Please specify whether the intended mortgagor and borrower are one and the same or related as guarantor, co-borrower, power of attorney, etc.)				
4	Description of property/ properties				
4.1	Survey / Door No.				
4.2	Extent				
4.3	Location				
4.4	Boundaries				
	East	West	North	South	
5	List of documents delivered to Advocate for verification (specify original/certified extracts/ copies, etc.):				
Sl. No	Date	Name/ Nature of the Document	Original/certified copy/certified extract/photocopy, etc.	In case of copies, whether the original was scrutinized by the Branch.	
1		DRAFT SALE DEED/Agreement to Sale	XEROX/CERTIFIED COPY	YES/NO	
2		SALE/LEASE DEED no	XEROX/CERTIFIED COPY	YES/NO	
3		SALE/LEASE DEED no	XEROX/CERTIFIED COPY	YES/NO	
4		SALE/LEASE DEED no	XEROX/CERTIFIED COPY	YES/NO	
5		SALE/LEASE DEED IN FVR OF SOCIETY/COMPANY	XEROX/CERTIFIED COPY	YES/NO	
6		Reg receipt of Sale-deed;	XEROX/CERTIFIED COPY	YES/NO	
7		Reg certi of society/company.,	XEROX/CERTIFIED COPY	YES/NO	
8		7/12,8/a of all survey Nos	XEROX/CERTIFIED COPY	YES/NO	
9		Index-II, hak patrak, Form-VI,	XEROX/CERTIFIED COPY	YES/NO	
10		Form-2, Appr plan, rajachithi	XEROX/CERTIFIED COPY	YES/NO	
11		Tax/light bill; B.U. Permission; Original PMT Receipt	XEROX/CERTIFIED COPY	YES/NO	
12		copy of Share certi; allotment ltr; Possession ltr;	XEROX/CERTIFIED COPY	YES/NO	
13		PLAN	XEROX/CERTIFIED COPY	YES/NO	
6	Location Details				
6.1	Complete postal Address of the property/properties				
6.2	Prominent landmark				
6.3	Bus route				
6.4	Bus stop				
7	Rough location sketch				
7.1	Approach sketch to the location				
7.2	Exact location of construction/ purchase and working plan				
8	Please mention details about the builder (if applicable)				
8.1	Name of the Firm				
8.2	Address of the Firm				
8.3	Telephone No.				
8.4	Contact person				
8.5	Is the builder/ project in the Bank's latest approved list. Mention the date of approval of the builder and validity of the current approval.				

Yours faithfully,

Signature
Name
Designation
Branch/Unit
Contact details

Please mail us on

Received above documents on

Signature
Name:
Contact:

in case of any query, want of documents



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: AUG-92/TSR/RACPC/2020

Date: 31.08.2020

Annexure – B:**Report of Investigation of Title in respect of immovable Property.**

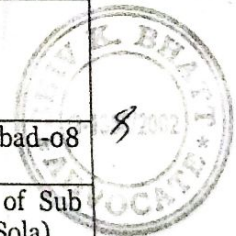
(All columns/items are to be completed/commented by the panel advocate)

TITLE INVESTIGATION REPORT

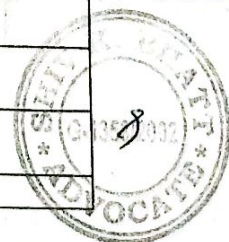
1. a)	Name of the Branch/ Business Unit/Office seeking opinion.	Asst. General Manager, State Bank of India, Ahmedabad.
b)	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	
c)	Name of the Borrower.	M/s. Anmol Construction – a Partnership Firm
2. a)	Name of the unit / concern / company / person offering the property/(ies) as security.	
b)	Constitution of the unit/concern/person/body/ authority offering the property for creation of charge.	a Partnership Firm as mentioned above.
c)	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	a Partnership Firm as Borrower/s.
3.	Complete or full description of the immovable property/(ies) offered as security including following details.	
a)	Survey No.	Non Agricultural land bearing Survey No. 163/1/1 admeasuring about 3543 sq.mtrs. included in T.P.S. No. 31 allotted Final Plot No. 15 paiki Sub Plot No. 2 admeasuring about 1973 sq.mtrs.
b)	Door/House no. (in case of house property)	
c)	Extent/ area including plinth/ built up area in case of house property.	Land admeasuring about 1973 sq.mtrs.
d)	Locations like name of the place, village, city, registration, sub-district etc.	situate, lying and being at Mouje Village – Gota, Taluka Ghatlodiya of District of Ahmedabad and Registration Sub District Ahmedabad-8 (Sola) and bounded as under: Boundaries: East: 12 mtrs. Road West: Final Plot No. 2 & 14 North: Final Plot No. 61 South: Final Plot No. 15 paiki Sub Plot No. 2
4. a)	Particulars of the documents scrutinized- serially and chronologically.	YES
b)	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering / land / revenue / other authorities be examined.	



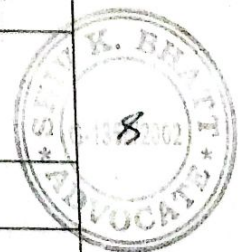
Sr. No.	Date	Name/Nature of the Document	Original/Certified Copy/Certified Extract/Copy Etc.	In Case of Copies Whether the original was scrutinized by the Advocate
1.	--	Copy of Village Form No. 7 & 12.	Copy	NO
2.	Various dates	Copies of Village Form No.6.	Photocopies	NO
3.	20.03.2020	Copy of N. A. Permission.	Photocopy	NO
4.	19.02.2020	Copy of Registered Release Deed No. 379 executed by Trushaben Jayendrakumar Patel in favor of Binalben Jayendrakumar Patel & Rahul Jayendrakumar Patel	Photocopy	YES
5.	19.02.2020	Copy of Registered Release Deed No. 381 executed by Nishita Dineshkumar Patel in favor of (1) Dineshkumar Chamanlal Patel (2) Sonalben Dineshkumar Patel (3) Bhaumik Dineshkumar Patel	Photocopy	YES
6.	13.07.2020	Copy of Registered Sale Deed No. 6660 executed by in favor of M/s. Anmol Construction - a Partnership Firm	Photocopy	YES
7.	15.08.2020	Copy of Partnership Deed of M/s. Anmol Construction - a Partnership Firm	Photocopy	YES
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.)		NO	
	b) i) 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?		Not Applicable.	
	b) ii) 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).		Not Applicable.	
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 - There is no such facility available here in Gujarat.	
b)	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.		NO	
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-08 (Sola)	
b)	Whether it is possible to have registration of documents in respect of the property in		NO - Only in the Office of Sub Registrar, Ahmedabad-08 (Sola)	



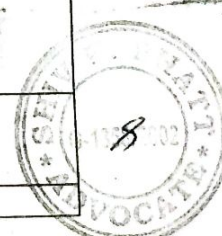
	question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	
c)	Whether search has been made at all the offices named at (b) above?	YES
d)	Whether the searches in the offices of registering authorities or any other records reveal registration 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. (Separate Sheets may be used)	As per Tracing of Title.
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.)	Full Ownership rights
10.	If leasehold, whether;	NO
	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.	N.A.
11.	If Govt. grant/allotment/Lease-cum/Sale Agree-ment, 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.	N.A.
12.	If occupancy right, whether	
a)	Such right is heritable and transferable,	N.A.
b)	Mortgage can be created.	N.A.
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.	N.A.
b)	The Gift/Settlement Deed has been attested by two witnesses.	N.A.
c)	The Gift/Settlement Deed transfers the	N.A.



	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.	N.A.
e)	Whether there is any restriction on the Donor in executing the Gift/Settlement Deed in question.	N.A.
f)	Whether the Donee is in possession of the gifted property.	N.A.
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.	N.A.
h)	Any other aspect affecting the validity of the title passed through the Gift/ Settlement Deed.	N.A.
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 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.	N.A.
c)	Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	N.A.
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.	N.A.
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?	N.A.
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?	N.A.
b)	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N.A.
c)	Whether property is mutated on the basis of will?	N.A.
d)	Whether the original will is available?	N.A.
e)	Whether the original death certificate of the testator is available?	N.A.
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.)	N.A.
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?	N.A.
c)	Precautions/permissions, if any in respect of the above cases for creation of mortgage?	N.A.
18.a)	Where the property is a HUF/joint family	N.A.



	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.	
b)	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N.A.
19.a)	Whether the property belongs to any trust or is subject to the rights or any trust?	NO
b)	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	N.A.
c)	If so additional precautions/permissions to be obtained for creation of valid mortgage?	N.A.
d)	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	N.A.
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.	N.A.
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?	N.A.
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 the creation security (viz. Agricultural Laws, Weaker Sections, Minorities, Land Laws, SEZ Regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	N.A.
22.a)	Whether the property is subject to any pending or proposed land acquisition proceedings?	N.A.
b)	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	NO
23.a)	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	As per Revenue Records and Search Report issued by Sub Registrar and documents submitted, it appears that there is no litigation pending on the said property.
b)	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N.A.
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.	NO.
24.a)	In case of Partnership firm, whether the property belongs to the firm and the deed is property registered.	YES
b)	Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	N.A.
c)	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	N.A.
25.	Whether the property belongs to a Limited	N.A.



	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/provisions for common seal etc.	
	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.	N.A.
	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)?	N.A.
	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) ? Yes / No.	Not Applicable
	iv) If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied ? Yes / No	Not Applicable
26.	In case of Society, Association, the required authority/power of borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	N.A.
27.a)	Whether any POA is involved in the chain of title?	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 registered document and hence it has created an interest in favour of the builder/ developer and as such is irrevocable as per law.	N.A.
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).	N.A.
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.	N.A.
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?	NO
ii.	Whether the POA is a registered one?	NO
iii.	Whether the POA is a special or general one?	NO
iv.	Whether POA contains a specific authority for execution of title document in question?	NO
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	NO



	also?).	
g)	Please comment on the genuineness of POA?	N.A.
h)	The unequivocal opinion on the enforceability and validity of the POA?	N.A.
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 properly executed/stamped/ authenticated in terms of the Law of the place, where it is executed.	N.A.
29.	If the property is a flat/apartment or residential/ commercial complex, check and comment on the following:	As per Tracing of Title. (Details of this column are explained in Tracing of Title)
a)	Promoter's/Land owner's title to the land/building;	YES
b)	Development Agreement/Power of Attorney;	NO.
c)	Extent of authority of the Development/builder;	N.A.
d)	Independent title verification of the land and/or building in question;	YES
e)	Agreement for sale (duly registered);	NO.
f)	Payment of proper stamp duty;	YES
g)	Requirement of registration of sale agreement, development agreement, POA etc.;	N.A.
h)	Approval of building plan, permission of appropriate/local authority etc.;	N.A.
i)	Conveyance in favour of Society/ Condominium concerned;	N.A.
j)	Occupancy Certificate/allotment letter/ letter of possession;	N.A.
k)	Membership details in the Society etc.;	N.A.
l)	Share Certificates;	N.A.
m)	No Objection Letter from the Society;	N.A.
n)	All legal requirements under the local/ Municipal laws, regarding ownership of flats/ Apartments/ Building Regulations, Development Control Regulations, Co.Operative Societies, Laws etc.;	N.A.
o)	Requirements, for noting the Bank charges on the records of the Housing Society, if any;	N.A.
p)	If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	N.A.
q)	Whether the number pattern of the units/ flats tally in all documents such as approved plan, agreement plan etc.	N.A.
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.	N.A.
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.	30 Year
32.	Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid, what remedy?	YES
33.a)	Urban land ceiling clearance, whether required and if so, details thereon.	Act is repealed.
b)	Whether No Objection Certificate under the Income Tax Act is required/obtained.	N.A.
34.	Details of RTC extracts/mutation extracts/ Khata extracts pertaining to the property in question.	Village Form No. 7 & 12.
35.	Whether the name of mortgagor is reflected as owner in the revenue/ Municipal/Village	N.A.



	records?	
36.	Whether the property offered as security is clearly demarcated?	YES
a)	Whether the demarcation/partition of the property is legally valid?	YES
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?	Yes
a)	Document in relation to electricity connection;	N.A.
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 to be Obtained.
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.	YES, (The Boundary as per the Reg. Sale Deed).
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 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)	The valuation report and/or approved plan are not available at the time of preparation of TIR
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.
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.	N.A.
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.	N.A.
44.	Additional aspects relevant for investigation of title as per local laws.	N.A.
45.	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 unit allotted in the Office of Sub Registrar of Assurances at Ahmedabad-08 (Sola). Furthermore, Bank is advised to obtained Original Registered Sale Deed No. 6660 dated 13.07.2020 in favor of M/s. Anmol



		Construction – a Partnership Firm.
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	M/s. Anmol Construction – a Partnership Firm
47.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016 ? Y/N.	N.A.
	Whether the project is registered with real estate regulatory authority ? If so, the detail of such registration are to be furnished.	N.A.
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed ?	AS ABOVE.
	Whether the details of the apartment/plot in question 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 ?	As Above

Date : 31-08-2020.

Place: Ahmedabad.



(Shiv Bhatt)
Advocate

Tracing of Title

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:

1. Prior to year 1948 Adarbbhai Nagarbhai was the owner of the land bearing Survey No. 163/1. Entry to that effect was entered in the revenue record under Mutation Entry No. 678 on 06.11.1948.
2. The said Adarbbhai Nagarbhai expired on 29.06.1951 leaving behind his legal heirs namely (1) Chamanlal Adarbbhai & (2) Kantilal Adarbbhai and their names were entered in the revenue record under Mutation Entry No. 750 on 21.08.1951.
3. The said Kantilal Adarbbhai expired in the year 1964 leaving behind his legal heirs namely (1) Dasrathlal Kantilal & (2) Kantaben wd/o. Kantilal and their names were entered in the revenue record under Mutation Entry No. 1361 on 18.11.1973.
4. The said Chamanlal Adarbbhai expired on 28.05.1984 leaving behind his legal heirs namely (1) Samuben wd/o. Chamanlal (2) Dineshkumar Chamanlal (3) Jayendrakumar Chamanlal (4) Ushaben Chamanlal and their names were entered in the revenue record under Mutation Entry No. 1812 on 15.02.1985.
5. The said Ushaben Chamanlal release her right, title and interest from the said land in favor of (1) Samuben wd/o. Chamanlal (2) Dineshkumar Chamanlal (3) Jayendrakumar Chamanlal and the name of Ushaben Chamanlal was deleted from the revenue record under mutation Entry No. 1812 on 15.02.1985.
6. The said Samuben wd/o. Chamanlal expired on 20.02.2002 leaving behind her legal heirs namely (1) Dineshkumar Chamanlal (2) Jayendrakumar Chamanlal (3) Ushaben Chamanlal and their names were entered in the revenue record under Mutation Entry No. 2806 on 11.03.2002.
7. The said Ushaben Chamanlal release her right, title and interest from the said land in favor of (1) Dineshkumar Chamanlal & (2) Jayendrakumar Chamanlal and the name of Ushaben Chamanlal was deleted from the revenue record under mutation Entry No. 2807 on 11.03.2002.
8. Thereafter Family partition took place between (1) Dasrathlal Kantilal (2) Kantaben wd/o. Kantilal (3) Dineshkumar Chamanlal & (4) Jayendrakumar Chamanlal and as per said partition the said land bearing Survey No. 163/1 came into share of (1) Dasrathlal Kantilal & (2) Kantaben wd/o. Kantilal. Entry to that effect was entered in the revenue record under Mutation Entry No. 4246 on 15.05.2009.



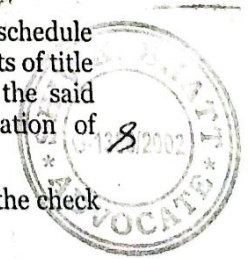
9. The said Kokilaben alias Kantaben wd/o. Kantilal expired on 26.05.2009 leaving behind her legal heirs namely (1) Dashrathbhai Kantilal & (2) Neetaben Kantilal Patel and their names were entered in the revenue record under mutation Entry No. 4259 on 19.06.2009.
10. Thereafter vide order of DILR, Ahmedabad vide its Order No. DSO/DRK/Pu.P-79/2011, Pu.P.79 dated 08.06.2011 the land bearing Survey No. 163/1 divided into 2 parts i.e. (1) Survey No. 163/1/1 admeasuring about 3543 sq.mtrs. came into share of (1) Dineshkumar Chamanlal & (2) Jayendrakumar Chamanlal AND (2) Survey No. 163/1/2 admeasuring about 3542 sq.mtrs. came into share of (1) Dasrathlal Kantilal & (2) Neetaben Kantilal. Entry to that effect was entered in the revenue record under Mutation Entry No. 5684 on 24.09.2013.
11. The said Jayendrakumar Chamanlal expired on 13.10.2017 leaving behind his legal heirs namely (1) Binalben Jayendrakumar Patel (2) Trushaben Jayendrakumar Patel & (3) Rahul Jayendrakumar Patel and their names were entered in the revenue record under Mutation Entry No. 7311 on 14.11.2017.
12. The said Dineshkumar Chamanlal Patel entered the names of his legal heirs namely (1) Sonalben Dineshkumar Patel (2) Nishita Dineshkumar Patel & (3) Bhaumik Dineshkumar Patel as a co-owner of the said land and their names were entered in the revenue record under Mutation Entry No. 7321 on 20.11.2017. which was cancelled by competent Authority on 07.02.2018. The said entry was later certified by the Competent Authority vide mutation Entry No. 7765 on 31.12.2018.
13. Thereafter land bearing Survey No. 163/1/1 admeasuring about 3543 sq.mtrs. included in T.P.S. No. 31 allotted Final Plot No. 15 admeasuring about 1973 sq.mtrs.
14. The said Trushaben Jayendrakumar Patel release her right, title and interest from the said land in favor of Binalben Jayendrakumar Patel & Rahul Jayendrakumar Patel vide Registered Release Deed No. 379 on 19.02.2020. and the name of Trushaben Jayendrakumar Patel was deleted from the revenue record under Mutation Entry No. 8301 on 17.03.2020.
15. The said Nishita Dineshkumar Patel release her right, title and interest from the said land in favor of (1) Dineshkumar Chamanlal Patel (2) Sonalben Dineshkumar Patel (3) Bhaumik Dineshkumar Patel vide Registered Release Deed No. 381 on 19.02.2020. and the name of Nishita Dineshkumar Patel was deleted from the revenue record under Mutation Entry No. 8302 on 17.03.2020.
16. Thereafter District Collector, Ahmedabad granted Non Agricultural use permission for land bearing Survey No. 163/1/1 admeasuring about 3543 sq.mtrs. included in T.P.S. No. 31 allotted Final Plot No. 15 admeasuring about 1973 sq.mtrs. for Multi Purpose vide its order No. 789/07/17/057/2020 on 20.03.2020. Entry to that effect was entered in the revenue record under Mutation Entry No. 8306 on 20.03.2020.
17. The said (1) Dineshbhai Chamanlal (2) Binalben Jayendrakumar Patel (3) Rahul Jayendrakumar Patel (4) Sonalben Dineshkumar Patel (5) Bhaumik Dineshkumar Patel sold and conveyed land bearing Survey No. 163/1/1 admeasuring about 3543 sq.mtrs. included in T.P.S. No. 31 allotted Final Plot No. 15 paiki Sub Plot No. 2 admeasuring about 1973 sq.mtrs. to M/s. Anmol Construction – a Partnership Firm vide Registered Sale Deed No. 6660 on 13.07.2020. Entry to that effect was entered in the revenue record under Mutation Entry No. 8354 on 18.07.2020.
18. The said (1) Rameshkumar Padhiyar (2) Neha Dhaval Padhiyar & (3) Ekta Kasushikbhai Trivedi have decided to carry on business under the name of M/s. Anmol Construction – a Partnership Firm and executed a Notarized Partnership Deed on 15.08.2020.

SEARCH RECEIPT NOS. (1) 2020002014395 APPLICATION NUMBER 11794 DATED 27.08.2020 (2) 2020003025207 APPLICATION NUMBER 15548 DATED 27.08.2020 (3) 2020308018824 APPLICATION 9071 DATED 27.08.2020 & (4) 2020313003465 APPLICATION NUMBER 2365 DATED 29.08.2020 FOR THE PERIOD YEAR 1990 TO 2020.

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 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:

2. 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.



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, I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. 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, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
5. There is no prior charge, encumbrance, lien, mortgage etc. whatsoever, as could be seen from the Search Report for the period from the year, 1990 to 2020 pertaining to Immovable Property covered by above said Title Deeds. The property is free from all encumbrances. I may mention here that as per Government Directive, from the year, 1994 onwards Sub Registrar Office is not allowing me and/or any Search Clerk to take any manual search. We have to apply with search fee to Sub Registrar Office and Sub Registrar Office give us certified report for the same, which we have complied. Further it is noteworthy that some records in the Office of Sub Registrar, Ahmedabad for the year, 1987 to 1993 are in torn condition and/or misplaced and/or destroyed, hence not available for search.
6. 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 Mortgagee and the Bank (Delete, whichever is inapplicable). **(Not Applicable)**
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). **(Not Applicable)**
8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower - **(Not Applicable)**
9. I certify that, **M/s. Anmol Construction - a Partnership Firm** has absolute, clear and marketable title over the schedule property and in-turn title in the hands of said will be clear and marketable. 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 Release Deed No. 379 dated 19.02.2020 executed by Trushaben Jayendrakumar Patel in favor of Binalben Jayendrakumar Patel & Rahul Jayendrakumar Patel with RR Copy.
2.	Original Registered Release Deed No. 381 dated 19.02.2020 executed by Nishita Dineshkumar Patel in favor of (1) Dineshkumar Chamanlal Patel (2) Sonalben Dineshkumar Patel (3) Bhaumik Dineshkumar Patel with RR Copy.
3.	Original Registered Sale Deed No. 6660 dated 13.07.2020 executed by in favor of M/s. Anmol Construction - a Partnership Firm with RR Copy.
4.	Original Latest Tax Bill with Paid Receipts.

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 Non Agricultural land bearing Survey No. 163/1/1 admeasuring about 3543 sq.mtrs. included in T.P.S. No. 31 allotted Final Plot No. 15 paiki Sub Plot No. 2 admeasuring about 1973 sq.mtrs. situate, lying and being at Mouje Village - Gota, Taluka Ghatlodiya of District of Ahmedabad and Registration Sub District Ahmedabad-8 (Sola) and bounded as under:

Boundaries:

East: 12 mtrs. Road
 West: Final Plot No. 2 & 14
 North: Final Plot No. 61
 South: Final Plot No. 15 paiki Sub Plot No. 2

Date : 31.08.2020.

Place: Ahmedabad.


 (Shiy Bhatt)
 Advocate

અરજી પહોંચ

મિલકત નું વર્ણન : સર્વે/બ્લોકનં-163/1/1 ટીપીનં-31 એફપીનં-15 એસપીનં-2

Search in : GOTA /GOTA

પહોંચ નંબર ૨૦૨૦૦૦૨૦૧૪૩૮૫ અરજી નંબર ૧૧૭૮૪ અરજી વર્ષ ૨૦૨૦
તારીખ ૨૭ માહે ઓગસ્ટ સને ૨૦૨૦

રજુ કરનારનું નામ શીલ કે ભદ્ર CR
નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

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.....Year: 1990 1993
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૫૦.૦૦

કુલ એકદરે રૂ. ૫૦.૦૦

અંકે રૂપિયા પચાસ પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

MUKURKUMAR K PANDYA
સબ રજીસ્ટ્રાર
અમદાવાદ-૧ City

અંકે રૂ. : 50.00

20200826384320603

સબ રજીસ્ટ્રાર, અમદાવાદ-૧ City

અરજી પહોંચ

મિલ્કત નું વર્ણન : SR 163/1/1 TP 31 FP 15 SP 2

Search in : ગોતા /GOTA

પહોંચ નંબર ૨૦૨૦૦૦૩૦૨૫૨૦૭

અરજી નંબર

૧૫૫૪૮

અરજી વર્ષ

૨૦૨૦

તારીખ ૨૭

માહે

ઓગસ્ટ

સને

૨૦૨૦

રજુ કરનારનું નામ SHIV KBHATT

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

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.....Year: 1994 2011

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....



૨૮૦.૦૦

કુલ એકદરે રૂ.

૨૮૦.૦૦

અંકે રૂપિયા બે સો નેવું પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

Z. A. SHAIKH

સબ રજીસ્ટ્રાર

અમદાવાદ-૨ વાડજ

અંકે રૂ. : 290.00

20200827128256234

સબ રજીસ્ટ્રાર, અમદાવાદ-૨ વાડજ

અરજી પહોંચ

મિલ્કત નું વર્ણન : સર્વે નં- ૧૬૩ / ૧ / ૧ ટીપી- ૩૧ એફ પી- ૧૫ એસ પી- ૨

Search in : ગોતા /GOTA

પહોંચ નંબર ૨૦૨૦૩૦૮૦૧૮૮૨૪

અરજી નંબર

૮૦૭૧

અરજી વર્ષ

૨૦૨૦

તારીખ ૨૭

માહે

ઓગસ્ટ

સને

૨૦૨૦

રજી કરનારનું નામ શીવ કે ભટ્ટ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

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.....Year: 2011 2020

૨૧૦.૦૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઇન્ડેક્સ-૨ ફી

કુલ એકંદરે રૂ.

૨૧૦.૦૦

અંકે રૂપીયા બે સો દસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

DESAI NEERAVKUMAR AMARATLAL

સબ રજીસ્ટ્રાર

અમદાવાદ-૮ સોલા

અંકે રૂ. : 210.00

20200827886196347

સબ રજીસ્ટ્રાર, અમદાવાદ-૮ સોલા

અરજી પહોંચ

મિલકત નું વર્ણન : સર્વે/બ્લોક નં. 163/1/1, ટી.પી.નં.31, એફ.પી. નં. 15, સબ પ્લોટ નં. 2

Search in : ગોતા/Gota

પહોંચ નંબર ૨૦૨૦૩૧૩૦૦૩૪૬૫

અરજી નંબર

૨૩૬૫

અરજી વર્ષ

૨૦૨૦

તારીખ

૨૮

માહે

ઓગસ્ટ

સને

૨૦૨૦

રજુ કરનારનું નામ SHIV K BHATT

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

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.....Year: 2012 2020

૨૦૦.૦૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

કુલ એકદરે રૂ.

૨૦૦.૦૦

અંકે રૂપિયા બે સો શૂન્ય પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

કચેરીમાં આપવામાં

K. S. MODI
સબ રજીસ્ટ્રાર

અમદાવાદ-૧૩ City Taluka ખેતી

અંકે રૂ. : 200.00

20200827453385651

સબ રજીસ્ટ્રાર, અમદાવાદ-૧૩ City Taluka ખેતી

૨૮/૦૮/૨૦૨૦

17:19:12

મિલકત પરના બોજા અંગેનું પત્રક

અરજી નંબર : ૧૫૫૪૮

ગામ નં નામ : GOTA

મિલકતનું વર્ણન

દસ્તાવેજની આ શોધ એસ.આર.ઓ - 2 Vardaj મા -17 વર્ષના ઇંડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પત્રક પુરતોજ મર્યાદીત રહેશે આ શોધમા તા_____ સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે પુરતોજ અથવા આ પ્રમાણપત્ર આપનાર સંબંધિત કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કાસ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુક્સાની માટેના કોઇપણ હકદાવા માટે નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સંબંધિત કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કાસ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુક્સાની માટેના કોઇપણ હકદાવા માટે નહિ 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	દસ્તાવેજ નંબર	શેરો
			NO DATA AVAILABLE			

तारीख :

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - 2 Vadaj

મિલકત પરના બોજા અંગેનું પત્રક

Search in શીવ કે ભટ્ટ

અરજી નંબર : ૯૦૭૧

ગામ નું નામ : GOTA

મિલકતનું વર્ણન સર્વે નં- ૧૬૩/૧/૧ ટીપી- ૩૧ એફ પી- ૧૫ એસ પી- ૨

દસ્તાવેજની આ શોધ એસ.આર.ઓ - 8 Solab મા -9 વર્ષના ઇડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પત્રક પુરતોજ મર્યાદીત રહેશે આ શોધમા તા_____ સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

પુરતોજ મર્યાદીત રહેશે આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુક્સાની માટેના કોઇપણ હકદાવા માટે તે

ધ્યાન :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુક્સાની માટેના કોઇપણ હકદાવા માટે તે

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 આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ		દસ્તાવેજ નંબર	શેરો
માલિકી ફેરખત/વેચાણ રૂ. ૧૯૩૪૦૦૦૦	સર્વે નં. 163/1/1 ની 3543 ચો.મી જમીન ટીપી નં. 31 ના ફા પ્લોટ નં. 15 પેકી સબ પ્લોટ નં. 2 ની 1973 ચો.મી બિનખેતીની જમીન	દિનેશભાઈ ચામનલાલ બિનલભેન જયેન્દ્રકુમાર પટેલ રાકુલ જયેન્દ્રકુમાર પટેલ સોનલભેન દિનેશકુમાર પટેલ ભૌમિક દિનેશકુમાર પટેલ	અનમોલ કન્સ્ટ્રક્શન (ANMOL CONSTRUCTION) એ નામની ભાગીદારી પેઢી	અનમોલ કન્સ્ટ્રક્શન (ANMOL CONSTRUCTION) એ નામની ભાગીદારી પેઢી	૧૩/૦૭/૨૦૨૦ ૬૬૬૦ ૧૩/૦૭/૨૦૨૦	

સબ-રજીસ્ટ્રાર

એસ.આર.ઓ - 8 Solab

તારીખ : ૨૭/૦૮/૨૦૨૦

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

મિલકત પરના બોજા અંગેનું પત્રક

Search in શીવ કે ભટ્ટ

ગામ નું નામ : GOTA

અરજી નંબર : ૮૦૭૧

મિલકતનું વર્ણન સર્વે નં- ૧૬૩ / ૧ / ૧ ટીપી- ૩૧ એફ પી- ૧૫ એસ પી- ૨

દસ્તાવેજની આ શોધ એસ.આર.ઓ - 8 Sola મા -9 વર્ષના ઇંડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પત્રક પુરતોજ

પુરતોજ મર્યાદીત રહેશે આ શોધમાં તા સુધીના 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 એમાંની કોઇપણ માહિતી સંબંધમાં નુક્સાની માટેના કોઇપણ હકદાવા માટે 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 કોર્ટેના હુકમનામા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટેના હુકમનામા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ	દસ્તાવેજ નંબર	શેરો
				નોંધણીની તારીખ		
માલિકી ફેરખત/વેચાણ રૂ. ૧૮૩૫૦૦૦૦	સર્વે નં. 163/1/1 ની 3543 ચો.મી જમીન ટીપી નં. 31 ના ફા પ્લોટ નં. 15 પૈકી સબ પ્લોટ નં. 2 ની 1973 ચો.મી બિનખેતીની જમીન	દિનેશભાઈ ચમનલાલ બિનલબેન જયેન્દ્રકુમાર પટેલ રાહુલ જયેન્દ્રકુમાર પટેલ સોનલબેન દિનેશકુમાર પટેલ ભૌમિક દિનેશકુમાર પટેલ	અનમોલ કન્સ્ટ્રક્શન (ANMOL CONSTRUCTION) એ નામની ભાગીદારી પેઢી	૧૩/૦૭/૨૦૨૦ ૧૩/૦૭/૨૦૨૦	૬૬૬૦	



તારીખ : ૨૭/૦૮/૨૦૨૦

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - 8 Sola

Search in : SHIV K BHATT અરજી નંબર : 2365 ગામ નું નામ : Gola

મિલકતનું વર્ણન : સર્વે/બ્લોક નં. 163/1/1, ટી.પી.નં.31, ઓફીસી. નં. 15, સબ ટાલુકા નં. 2

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Ahmedabad - 13 City Taluka Agri

આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પુરતોજ મર્યાદીત આ શોધમાં તો

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમાં

નુકસાની માટેના કોઇપણ હકદાર માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પકાર અને અવેજ (ભાડા પડના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પોટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામાં અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામાં અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
Release (for duty)	ખાતાનંબર-955 સર્વેનંબર-163/1/1 ની હે.આં.સો.મી.0-35-43 આકાર રૂ.2.47 પેસાવાળી ખેતીની જમીન પેદી થ.વ. હક્ક હોદ્દાની ખેતીની જમીન રીમાક-રસ્તાવેલ મુળખ			તૃષાબેન જયેન્દ્રકુમાર પટેલ	બિનલબેન જયેન્દ્રકુમાર પટેલ રાહુલ જયેન્દ્રકુમાર પટેલ	19-02-2020 19-02-2020	379	
કુ.0.00								

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Ahmedabad -
13 City Taluka Agri



ગિન્ટ તારીખ : 25/08/2020

Search in : SHIV K BHATT અરજી નંબર : 2365 ગામ નું નામ : Gota

મિલકતનું વર્ણન : સર્વે/બ્લોક નં. 163/1/1, ટી.પી.નં.31, એડ.પી. નં. 15, સબ પ્લોટ નં. 2

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Ahmedabad - 13 City Taluka Agri

આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદિત આ શોધમાં તા

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખસાપણા વિશે બાંધકારી આપતા નથી અને એમાંની કોઇપણ માહિતી સંબંધમાં

નુકસાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામાં અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામાં અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	કોરો
Release (Fix duty)	પાનાનંબર-955 સર્વેનંબર-163/1/1 ની પે.આર.ચો.મી.0-35-43 આકાર ૩.2.47 પેલાવાળી ખેતીની જમીન પેકી વાવ વડક લીસાની ખેતીની જમીન રીમાન્ડરનાવર મુજબ			નીશીતા દિનેશકુમાર પટેલ	દિનેશકુમાર ચીમનલાલ પટેલ સોનલબેન દિનેશકુમાર પટેલ ભોમિક દિનેશકુમાર પટેલ	19-02-2020	381	
રૂ.0.00						19-02-2020		

સબ-રજીસ્ટ્રાર

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