

BINIWALE ASSOCIATES

BALMUKUND G. BINIWALE
ADVOCATE

SULOCHANA BINIWALE
ADVOCATE

KEDAR BINIWALE
ADVOCATE

Date: 23/05/2018

To,
Special Commercial Branch,
State Bank of India,
Vadodara

Rectification Deed of Title Investigation Report dated 28/12/2017
for the property of Pratham Properties of Village Dumad,
Tal. & Dist. Vadodara

Sir,

That, initially I have issued the Title Investigation Report of the above noted property on 28/12/2017.

Then after, the Bank has instructed to issue the Title Investigation Report in new format of the Bank (which is issued by the Bank). Accordingly I am issuing this Title Investigation Report of the above noted property which shall replace the earlier one. The later one is just issued as per the new format of the Bank. Please note.

Date: 23/05/2018
Place: Vadodara


B. G. Biniwale
Advocate

For Biniwale Associates

A Law Firm



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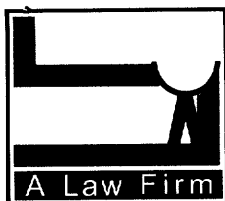
Date: 28/12/2017

To,
Specialized Commercial Branch,
State Bank of India
Vadodara.

Annexure – B

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

1.	a) Name of the Branch/Business Unit/Office seeking opinion.	Special Commercial Branch, State Bank of India, Vadodara
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	By Pratham Developers, a Partnership firm, Makrand Desai Road, Gotri, Vadodara
	c) Name of the Borrower.	Pratham Properties
2.	a) Name of the unit/concern/company/person offering the property/(ies) as security.	Pratham Properties - Partnership Firm
	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.)	Borrower
3.	Complete or full description of the immovable property/(ies) offered as security including the following details	As below
	a) Survey No.	R. S. No. 80/2 (Old Survey No. 115/3 & 115/3/p and 80/3/A (Old Survey No. 115/3/p)
	b) Door/House No. (in case of house property)	of Village Dumad, Tal. Vadodara, Dist. Vadodara
	c) Extent/area including plinth/built up area in case of house property	As per F.P. open land admeasures 11970 Sq. Mtr. in area
	d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries	Village Dumad, Tal. Vadodara, Dist. Vadodara, Boundaries of R.S. No. 80/2 of Village Dumad:- East: Land of Block No. 80/3/A West: Land of Block No. 81 & 80/1 North: Land of Block No. 82 South: Land of Block No. 80/3/A Boundaries of R.S. No. 80/2 of Village Dumad:-



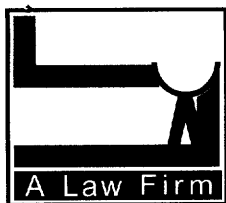
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				East: Land of Block No. 78 West: Block No. 80/1 and Simada of Chhani Village North: Land of Block No. 80/2 and Land of Block No. 82 South: Land of Block No. 80/3/B and Simada of Chhani Village
4.	a) Particulars of the documents scrutinized-serially and chronologically b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note : Only originals or certified extracts from the registering/land/revenue/other authorities be examined			
Sl. No.	Date	Name/Nature of the Documents	Original/certified copy/certified extract/photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate
1	21/05/2007	Registered Sale Deed No. 4435 for Land Survey No. 80 of Village Dumad	Original	Yes
1/A	09/07/2007	Rectify Deed No. 5917	Original	Yes
2	12/07/2007	Registered Sale Deed No. 6084 of Survey No. 80/P	Original	Yes
3	12/07/2007	Registered Sale Deed No. 6093 of Survey No. 80/P	Original	Yes
4	02/01/2012	Registered Right Waved Deed No. 33 of Block No. 80/3, S. No. 115/3	Original	Yes
5	29/02/2012	Registered Gif Deed No. 2559	Original	Yes
6	11/04/2012	N. A. Order No. Land/D/ Vashi/2966/2012 for Block No. 80/2, 82 and 83	Photocopy	No
7	07/06/2012	N.A. Order No. Land/D/Kalam-65/vashi/4096/2012 for Block No. 80/3/A	Photocopy	No
8	06/02/2016	Order No. RTS/Takarari/	Photocopy	No



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		case/126/15 issued by Mamlatdar Vadoara (Gramya) Court for Block No. 79, 80/2, 80/3/A and 80/3/B		
9	30/12/2016	Order No. RTS/Appeal/ 197/16 issued by Deputy Collector Vadodara Gramya Court for Block No. 80/2 and 80/3/A	Photocopy	No
10	01/06/2017	Registered Sale Deed No. 2979 for Block No. 80/2 and 80/3/A	Original	Yes
11	01/06/2017	Index-2	Photocopy	No
12	From 1985 to 2017	Zerox of Village Form No. 7 & 12, 6 and 8A	Photocopy	No
5.	a) 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 TIR)			Certified zerox copies of the above noted documents are provided by M/s. Pratham Developers. I opine to obtain the original / certified copies for depositing deeds / documents
	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?			Yes
	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 original title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously)			Yes
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?			Yes Online Portal From 2002
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.			Yes
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?			No.
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?			Sub-Registrar Vadodara (Chhani)



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	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office or 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?	N. A.
	d) Whether the searches in the office of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
8.	Chain of the title tracing the title from the oldest 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 whether 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 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)	I have scrutinized all these documents and also made the search of the above noted property for last thirty years in the Office of the Sub-Registrar, Vadodara vide Receipt No. 2017014033991, 2017017032302 dtd. 16/12/2017 and 2017317013577 dtd. 16/12/2017. On going through all the relevant documents & facts and search in the office of Sub-Registrar Vadodara, my findings are as below : (1) The agricultural land having R. S. No. 80/2 (Old Survey No. 115/3) and revenue Survey No. 80/3/A (old Survey No. 115/3/p) is situated at Village Dumad, Tal. Dist. Vadodara. Originally the said land belonged to Mr. Shankarbhai Gopalbhai. He expired on 23/10/1983. After his death, his heirs (1) Smt. Dahiben



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widow of
Shankarbhai (2)
Chhotabhai
Shankarbhai (3)
Babarbai
Shankarbhai (4)
Chanchalben
Shankarbhai's names
are entered in the
Revenue Record as
his heirs. The
necessary entry in
this respect is
appeared in the
Village Form No. 6 at
Entry No. 2931 dated
21/02/1984.

(2) Smt. Dahiben
Shankarbhai Patel,
Smt. Chanchalben
Shankarbhai and
Chhotabhai
Shankarbhai has
waived their rights
from said property /
land in avour of Mr.
Babarbai
Shankarbhai. The
necessary entry in
this respect is
appeared in the
Village Form No. 6 at
Entry No. 3011 dated
25/02/1985.

(3) The land having R. S.
No. 115/3 of Village
Dumad is also having
the Block No. 80.
One of the joint
owner Mr. Babarbai
Shankarbhai expired
on 27/09/1996. After
his death, names of
his heirs Smt.
Makorben widow of
Babarbai,
Jashodaben
Babarbai,
Harshaben,



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Pushpaben, Pravinbhai, Latahen are entered in the revenue record. The necessary entry in this respect is appeared at Entry No. 4542 dtd. 02/01/1997 in Village Form No. 6. They have sold the said land to Shri Yadav Kesharbhai Ramajor, Yadav Indraprakash Ramajor, Patel Dineshbhai Balubhai and Patel Bhailalbhai Balubhai by Registered Sale Deed No. 6591 dtd. 16/08/2000. The necessary entry in this respect is appeared at Entry No. 4796 dtd. 05/03/2002 in Village Form No. 6.

(4) That, amongst the above noted joint owners Mr. Yadav Kesharbhai R. and Mr. Yadav Indraprakash Ramajor has sold his undivided share of the said land to Patel Dineshbhai Balubhai and Bhailalbhai Balubhai Patel by registered Sale Deed No. 4435 dtd. 21/05/2007 and by Rectify Sale Deed No. 5947 dtd. 09/07/2007 to Smt. Savitaben Kishanbhai Advani.

(5) Mr. Patel Dinesh





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Balubhai and Patel Bhailalbhai Balubhai sold the land admeasuring 9981 Sq. Mtr. area of Block No. 80/p, R. S. No. 115/3/p of Village Dumad to Shri Jayantbhai Shantilal Sanghvi, Shri Mukundbhai Manubhai Patel and Shri Krupeshbhai Narharibhai Patel vide Registered Sale Deed No. 6084 dtd. 12/07/2007. The necessary entry in this respect is appeared at Entry No. 5195 dtd. 17/07/2007 in Village Form No. 6.

(6) That, by Order of Dy. Collector, Vadodara dtd. 03/05/2008, the land having Block No. 80/p of Village Dumad divided as follow:-

(a) Block No. 80/p admeasuring 7624 Sq. Mtr. in area in the name of Jayant Shantilal Sanghvi

(b) Block No. 80/p admeasuring 9981 Sq. Mtr. in area in the name of Jayant Shantilal Sanghvi, Mukund Manubhai Patel and Krupeshbhai Narharibhai.



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(c) Block No. 80/p
admeasuring
2124 Sq. Mtr. in
area in the name
of Bhailalbhai
Balubhai Patel
and Patel
Dineshbhai
Balubhai.
The necessary
entry in this
respect is
appeared at
Entry No. 5324
dtd. 28/05/2008
in the Village
Form No. 6. Shri
Bhailalbhai
Balubhai Patel
and Dineshbhai
Balubhai Patel
sold their shares
admeasuring
7624 Sq. Mtr.
land of Block No.
80/p, R. S. No.
115/3/p of
Village Demad to
Shri Jayantibhai
Sanghvi by
Registered Sale
Deed No. 6093
dtd. 12/07/2007.
They have also
sold their shares
of the above
noted land
admeasuring
2124 Sq. Mtr. in
area to Shri
Hasmukhbhai
Madhavbhai
Patel, Kanubhai
Maganbhai Patel
and Bipinbhai K.
Patel by
Registered Sale
Deed No. 6897
dtd. 07/08/2007.



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Further the joint owners Shri Jayant Shantilal Sanghvi, Mukundbhai M. Patel and Krupeshbhai Narharibhai Patel distributed the land admeasuring 9981 Sq. Mtr. in area of Block No. 80/p by Registered Distribution Deed No. 33 dtd. 02/01/2012 by which the northern side area admeasuring 6194 Sq. Mtr. of Block No. 80/3 came to the share of Jayant Shantilal Sanghvi. The necessary entry in this respect is appeared at Entry No. 6075 dtd. 29/02/2012 in Village Form No. 6. Then after Shri Jayantbhai Shantilal Sanghvi have waived his rights from the land admeasuring 7624 Sq. Mtr. of R. S. No. 115/3, Block No. 80/2 and 11938 Sq. Mtr. in area of R. S. No. 115/2, Block No. 82 and 21639 Sq. Mtr. in





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area of R. S. No.
123, 115/1,
Block No. 83 in
favour of Smt.
Vishakha Jayant
Sanghvi by
Registered
Release Deed
No. 32 dtd.
02/01/2012.

Further, it is also
observed that
Mr. Jayant
Shantilal Sanghvi
have gifted the
6194 Sq. Mtr. in
area of land of R.
S. No. 115/3,
Block No. 80/3/A
to Smt. Vishakha
Jayant Sanghvi
by Registered
Gift Deed No.
2559 dtd.
29/02/2012.

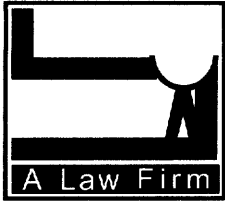
Smt. Sanghvi Vishakha Jayant
has applied to the Collector
Vadodara for converting the
following agriculture land
into non-agriculture land.

Block No.	Area (Aq. Mtr.)	R. S. No.
80/2	7624	
82	11938	
83	20639	
Total	40201	
80/3/A	6194	115/3/p

The Collector Vadodara by
his Order No.
NA/SR/338/2011-2012 dtd.
11/04/2012 and Order No.
NA/SR/11/20122-2012 dtd.
07/06/2012 declared the
above land non agriculture
for residential purpose.

Smt. Vishakha Jayant





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Sanghvi by Registered Sale Deed without consideration transferred the land admeasuring 13818 Sq. Mtr. in area of Block No. 80/2 and 80/3/A, Old R. S. No. 115/3 and 115/3/p. The said land covered under the proposed T. P. Scheme No. 2 (Sama, Dumad, Vemali), F. P. No. 17. Accordingly a total area of of F. P. of the said land is 11970 Sq. Mtr. in area. The said land is transferred to the "Pratham Properties", a partnership firm by Registered Sale Deed No. 2979 dtd. 01/06/2017.

That, as per the Amended Partnership Deed dtd. 30/03/2013 of "Pratham Properties", it is mentioned that the above noted land has taken as asset of the firm and firm has paid Rs. 89,36,659/- to Vishakha Jayant Sanghvi. Accordingly the Prathan Properties became the owner and in possession of the said land by virtue of Registered Sale Deed No. 2979 dtd. 01/06/2017. The necessary entry in this respect is appeared in the Village Form No. 6 at Entry No. 7193 dtd. 14/06/2017.

On going through all these facts,, relevant records and search report of Office of Sub Registrar Vadodara, I opine that the property bearing Block No. 80/2 and 80/3/A, Old R. S. No. 115/3 and 115/3/p of Village Dumad has a clear and marketable title and it vests



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		in the name o "Pratham Properties", a Registered Partnership Firm having its Registered Office at Ground Floor, (Pratham), Makarand Desai Road, Gotri, Vadodara – 390 007.
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 Right
10.	If leasehold, whether	No
	a) Lease Deed is duly stamped and registered	Not Applicable
	b) Lessee is permitted to mortgage the Leasehold right	Not Applicable
	c) Duration of the Lease/unexpired period of Lease	Not Applicable
	d) If, a sub-lease, check the Lease Deed in favour of Lessee as to whether Lease Deed permits sub-leasing and mortgage by Sub-Lessee also	Not Applicable
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not Applicable
	f) Right to get renewal of the leasehold rights and nature thereof	Not Applicable
11.	If Govt. grant/allotment/Lease-cum/Sale Agreement, whether;	Not Applicable
	Grant/agreement etc. provides for alienable rights to the mortgagor with or without conditions,	Not Applicable
	the mortgagor is competent to create charge on such property?	Not Applicable
	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;	
	a) Such right is heritable and transferable	Not Applicable
	b) Mortgage can be created	Not Applicable
13.	Nature of Minor's Interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not Applicable
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	No
	a) The Gift/Settlement Deed is duly stamped and registered;	Not Applicable
	b) The Gift/Settlement Deed has been attested by two witnesses;	Not Applicable
	c) The Gift/Settlement Deed transfers the property to Donee;	Not Applicable
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	Not Applicable
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	Not Applicable



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	f) Whether the Donee is in possession of the gifted property?	Not Applicable
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	Not Applicable
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
15.	(a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage	Not Applicable
	(b) Whether mutation has been effected and whether the mortgage 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 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?	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 required
	(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)	
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?	No
	(c) Precautions/permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
18.	(a) Whether the property is a HUF/Joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not Applicable





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	(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
19.	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	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 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
20.	(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural 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?	No
	(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.)	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?	No
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 mortgage or have any implication of its future enforcement?	Not Applicable
	(c) Whether the title documents have any court seal/markings which points out any litigation/attachment/security to court in respect of the property in question? In such case please comment on such seal/markings	Not Applicable
24.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	Yes
	(b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	No Yes
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm	I opine to obtain Resolution of the firm or Authority Letter signed by all the partners of M/s. Pratham Properties





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25.	(a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Article of Association/provision for common seal etc.	No
	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.	No
	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).	Not Applicable
	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	No
	iv) If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes / No	No Not Applicable
26.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolution, bye-laws.	No
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 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 documents 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?	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
	a) Whether the POA was in force and not revoked or had become invalid on the date of execution of the documents in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not Applicable



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ADVOCATE

SULOCHANA BINIWALE
ADVOCATE

KEDAR BINIWALE
ADVOCATE

	b) Please comment on the genuineness of POA?	Not Applicable
	c) The unequivocal opinion on the enforceability and validity of the POA?	Not Applicable
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the power given therein and whether the same is properly executed/stamped/authenticated in terms of the Law of the place, where it is executed.	Not Applicable
29.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following:-	The property / land in question is a Non-Agriculture land with permission to use for residential purpose
	(a) Promoter's/Land owner's title to the land/building	Not Applicable
	(b) Development Agreement/Power of Attorney	Not Applicable
	(c) Extent of authority of the Developer/builder	Not Applicable
	(d) Independent title verification of the Land and/or building in question	Not Applicable
	(e) Agreement for sale (duly registered)	No
	(f) Payment of proper stamp duty	Not Applicable
	(g) Requirement of registration of sale agreement, development agreement, POA, etc.	Not Applicable
	(h) Approval of building plan, permission of appropriate/local authority, etc	Not Applicable
	(i) Conveyance in favour of Society/condominium concerned	Not Applicable
	(j) Occupancy Certificate/allotment letter/letter of possession	Not Applicable
	(k) Membership details in the Society etc.	Not Applicable
	(l) Share Certificates	Not Applicable
	(m) No Objection Letter from the Society	Not Applicable
	(n) All legal requirements under the local/municipal laws, regarding ownership of flats/apartments/building Regulations, Development Control Regulations, Co-operative Societies' laws etc.	Yes
	(o) Requirements, for noting the Bank charges on the records of the housing Society, if any;	Not Applicable
	(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any;	VMSS has given the building permission and approved the plan
	(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan etc.	Not Applicable
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. The affidavit of the owner may be obtained.
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrances is created and if so, satisfaction of charge, if any;	No Encumbrances or charge on the property / land
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Tax paid receipts are not provided, I opine to obtain the same





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33.	(a) Urban land ceiling clearance, whether required and if so, details thereon	No The ULC Act relealed
	(b) Whether No Objection Certificate under the Income Tax Act is required/obtained	No
34.	Details of RTC extracts/mutation extracts/Karta extracts pertaining to the property in question	Yes
35.	Whether the name of mortgagor is reflected as owner in the revenue/municipal/village records?	N.A. After executing the Registered mortgage deed, name will be reflected
36.	(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 carries to transport goods to factories / houses, as the case may be)	Yes
37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?	
	(a) Document in relation to electricity connection;	No
	(b) Document in relation to water connection;	No
	(c) Document in relation to Sales Tax Registration, if any applicable	Not Applicable
	(d) Other utility bills, if any;	Not furnished
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.	No
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)	Valuation report not provided
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration or documents, payment of proper stamp duty etc.	No
41.	Whether the Bank will be able to enforce SARFESI Act, if require against the property offered as security?	Yes
	Property is SARFAESI complaint (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, opine to obtain original title deeds at the time of mortgage



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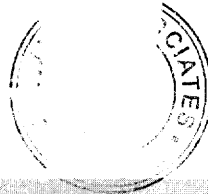
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ADVOCATE

43.	Whether the governing law/constitutional documents of the mortgage (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases	No
44.	Additional aspects relevant investigation of title as per local laws	Not Necessary
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	By Resolution of the firm, Authorized Partner of the firm or all the partners of M/s. Pratham Properties
47.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N	No
	Whether the project is registered with the Real Estate Regulatory Authority? if So, the details of such registration are to be furnished.	No
	Whether the details of the apartment/plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	N.A.

Note: In case separate sheets are required, the same may be used, signed and annexed.

Date: 28/12/2017
Place: Vadodara



Signature of Advocate
For Biniwale Associates

A Law Firm



BINIWALE ASSOCIATES

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ADVOCATE

SULOCHANA BINIWALE
ADVOCATE

KEDAR BINIWALE
ADVOCATE

Annexure-C

Certificate of title

I have not examined the original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of ***Registered/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 satisfied the requirements of creation of Registered/ Equitable Mortgage and I further certify that : original registered sale deed, which will be executed by the present owners in favour of propose mortgagor to be deposited, while creating the equitable mortgage.

2. I have examined the zerox of certified copies of documents in detail, taking into account all the Guidelines in the checklist vide Annexure B and the other relevant factors.

3. I confirm having made a search in the Office of Sub-Registrar Vadodara. I also confirm having verified the checked the records of the relevant 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 have investigated title from the record available in the office of Sub-Registrar Vadodara as well documents provided to me as such I am not liable / responsible for any loss to the Bank.

4. Following scrutiny of Revenue Records, relative Title Deeds, Certified copies of such title deeds obtained from the concerned borrower. I hereby certify the genuineness of the Title Deeds.

5. There are no prior Mortgage Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1985 to 16th December, 2017 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.

6. There are no other mortgage/ charges.

7. Minor/(s) and his/their interest in the property/(ies) is to the extent of Nil. I opine to obtain the Affidavit of the owner for this.

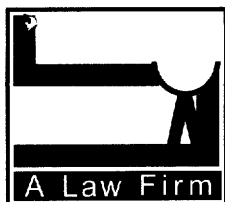
8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, M/S Pratham Properties.

9. I certify that M/S Pratham Properties, a partnership firm has an absolute, clear and Marketable title over the Schedule property. 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.

Sl. No.	Date	Name/Nature of the Documents	Original/certified copy/certified extract/photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate
1	21/05/2007	Registered Sale Deed No. 4435 for Land Survey No. 80, Old S. No. 115/3 of Village Dumad	Original	Yes
1/A	09/07/2007	Rectify Deed No. 5947	Original	Yes
2	12/07/2007	Registered Sale Deed No. 6084 of Survey No. 80/P	Original	Yes
3	12/07/2007	Registered Sale Deed No.6093 of Survey No. 80/P	Original	Yes
4	02/01/2012	Registered Right Waved Deed No. 33 of Block No. 80/3 Old S. No. 115/3	Original	Yes
5	29/02/2012	Registered Gif Deed No. 2559	Original	Yes





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ADVOCATE

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ADVOCATE

6	11/04/2012	N. A. Order No. Land/D/ Vashi/2966/2012 for Block No. 80/2, 82 and 83	Photocopy	No
7	07/06/2012	N.A. Order No. Land/D/Kalam-65/vashi/4096/2012 for Block No. 80/3/A	Photocopy	No
8	06/02/2016	Order No. RTS/Takarari/ case/126/15 issued by Mamlatdar Vadoara (Gramya) Court for Block No. 79, 80/2, 80/3/A and 80/3/B	Photocopy	No
9	30/12/2016	Order No. RTS/Appeal/ 197/16 issued by Deputy Collector Vadodara Gramya Court for Block No. 80/2 and 80/3/A	Photocopy	No
10	01/06/2017	Registered Sale Deed No. 2979 for Block No. 80/2 and 80/3/A	Original	Yes
11	01/06/2017	Index-2	Photocopy	No
12	From 1985 to 2017	Zerox of Village Form No. 7 & 12, 6 and 8A	Photocopy	No

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 complaint.

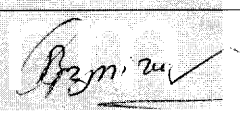
SCHEDULE OF THE PROPERTY(IES)

Village Dumad, Tal. Vadodara, Dist. Vadodara,

Boundaries of Block No. 80/2 and 80/3/P of Village Dumad:-

Direction	Block No. 80/2	Block No. 80/3/A
East	Land of Block No. 80/3/A	Land of Block No. 78
West	Land of Block No. 81 and 80/1	Land of Block No. 80/1 and Simada of Chhani Village
North	Land of Block No. 82	Land of Block No. 80/2 and 82
South	Land of Block 80/3/A	Land of Block No. 80/3/B and Simada of Chhani Village

Place: Vadodara
Date: 28/12/2017


Signature of the Advocate
For Biniwale Associates



BINIWALE ASSOCIATES

BALMUKUND G. BINIWALE
ADVOCATE

SULOCHANA BINIWALE
ADVOCATE

KEDAR BINIWALE
ADVOCATE

Annexure-C1

Certificate of title on the basis of certified copies of the Title Deeds

I have not examined the original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of ***Registered/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 satisfied the requirements of creation of Registered/ Equitable Mortgage and I further certify that : original registered sale deed, which will be executed by the present owners in favour of propose mortgagor to be deposited, while creating the equitable mortgage.

2. I have examined the zerox of certified copies of documents in detail, taking into account all the Guidelines in the checklist vide Annexure B and the other relevant factors and undertake to re-examined the original title deeds as and when produced.

3. I confirm having made a search in the Office of Sub-Registrar Vadodara as per the record available. I also confirm having verified and checked the records of the relevant Sub-Registrar(s) office(s), Revenue Records. 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 have investigated title from the record available in the office of Sub-Registrar Vadodara as well documents provided to me. As such I am not liable / responsible for any loss to the Bank.

4. Following scrutiny of Revenue Records, relative Title Deeds, Certified copies of such title deeds obtained from the borrower. I hereby certify the genuineness of the Title Deeds.

5. There are no prior Mortgage Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1986 to 16/12/2017 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.

6. There are no other mortgage/ charges.

7. Minor/(s) and his/their interest in the property/(ies) is to the extent of Nil. I opine to obtain the Affidavit of the owner.

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, M/S. Pratham Properties.

9. I certify that M/s. Pratham Properties has an absolute, clear and Marketable title over the Schedule property. 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.

Sl. No.	Date	Name/Nature of the Documents	Original/certified copy/certified extract/photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate
1	21/05/2007	Registered Sale Deed No. 4435 for Land Survey No. 80 of Village Dumad	Original	Yes
1/A	09/07/2017	Rectify Deed No. 5917	Original	Yes
2	12/07/2007	Registered Sale Deed No. 6084 of Survey No. 80/P	Original	Yes
3	12/07/2007	Registered Sale Deed No.6093 of Survey No. 80/P	Original	Yes
4	02/01/2012	Registered Right Waved Deed No. 33 of Block No. 80/3, Old	Original	Yes



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KEDAR BINIWALE
ADVOCATE

		S. No. 115/3		
5	29/02/2012	Registered Gif Deed No. 2559	Original	Yes
6	11/04/2012	N. A. Order No. Land/D/ Vashi/2966/2012 for Block No. 80/2, 82 and 83	Photocopy	No
7	07/06/2012	N.A. Order No. Land/D/Kalam- 65/vashi/4096/2012 for Block No. 80/3/A	Photocopy	No
8	06/02/2016	Order No. RTS/Takarari/ case/126/15 issued by Mamlatdar Vadoara (Gramya) Court for Block No. 79, 80/2, 80/3/A and 80/3/B	Photocopy	No
9	30/12/2016	Order No. RTS/Appeal/ 197/16 issued by Deputy Collector Vadodara Gramya Court for Block No. 80/2 and 80/3/A	Photocopy	No
10	01/06/2017	Registered Sale Deed No. 2979 for Block No. 80/2 and 80/3/A	Original	Yes
11	01/06/2017	Index-2	Photocopy	No
12	From 1985 to 2017	Zerox of Village Form No. 7 & 12, 6 and 8A	Photocopy	No

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

SCHEDULE OF THE PROPERTY(IES)

Village Dumad, Tal. Vadodara, Dist. Vadodara,

Boundaries of Block No. 80/2 and 80/3/P of Village Dumad:-

Direction	Block No. 80/2	Block No. 80/3/A
East	Land of Block No. 80/3/A	Land of Block No. 78
West	Land of Block No. 81 and 80/1	Land of Block No. 80/1 and Simada of Chhani Village
North	Land of Block No. 82	Land of Block No. 80/2 and 82
South	Land of Block 80/3/A	Land of Block No. 80/3/B and Simada of Chhani Village

Date: 28/12/2017

Place: Vadodara


Signature of the Advocate
For Biniwale Associates



BINIWALE ASSOCIATES

BALMUKUND G. BINIWALE
ADVOCATE

SULOCHANA BINIWALE
ADVOCATE

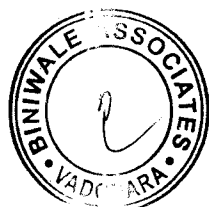
KEDAR BINIWALE
ADVOCATE

Date: 3/12/2016

To,
Specialized Commercial Branch,
State Bank of India
Vadodara.

Annexure – B: Report of Investigation of Title in respect of immovable Property
(All columns/items are to be completed/communicated by the panel advocate)

1.	a) Name of the Branch/Business Unit/Office seeking opinion	State Bank of India
	b) Reference No. & date of the letter under the cover of which the documents tendered for scrutiny are forwarded	By Pratham Properties A Partnership Firm
	c) Name of the Borrower	Pratham Properties - Partnership firm
2.	a) Name of the unit/concern/company/person offering the property/(ies) as security	Pratham Properties - Partnership Firm
	b) Constitution of the unit/concern/person/body/authority offering the property for creation of charge	Regd. Partnership Firm
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.	Borrower
3.	Complete or full description of the immovable property/(ies) offered as security including the following details	Regn. Dist. Vadodara, Sub Dist. Vadodara, in the sim of village Dumad, bearing R. S. No. 115/2, Block No. 82, adm. 11938 Sq. Mtr. and old R. S. No. 115/1 & 123, Block No. 83, adm. 20639 Sq. Mtr., T.P. No. 2 and Plot No. 1711
	a) Survey No.	R. S. No. 115/2, Block No. 82 & R. S. No. 115/1 & 123, Block No. 83
	b) Door/House No. (in case of house property)	Open NA Land
	c) Extent/area including plinth/built up area in case of house property	11938 Sq. Mtr. & 20639 Sq. Mtr., total adm. 32577 Sq. Mtr
	d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries	Regn. Dist. Vadodara, Sub Dist. Vadodara, in the sim of village Dumad, bearing R. S. No. 115/2, Block No. 82, adm. 11938 Sq. Mtr. and old R. S. No. 115/1 & 123, Block No. 83, adm. 20639 Sq. Mtr., T.P. No. 2 and Plot No. 1711 Block No. 82 EAST: Block No. 78 –





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				Land of Mouje Dumad WEST: Land of mouje Chhani NORTH: Block No. 81 & Block No. 82 - Land of Mouje Dumad SOUTH: Block No. 79 - Land of Mouje Dumad Block No. 83 EAST: Block No. 76 - Land of Mouje Dumad WEST: Block No. 88 - Land of Mouje Dumad North: Block No. 86 & Block No. 84/B - Land of Mouje Dumad SOUTH: Block No. 81 & Block No. 82 - Land of Mouje Dumad Block No. 82 & 83 - as per F.P. No. 17/1 EAST: F.P. No. 20, 281 & 21 - Land of Mouje Dumad WEST: F.P. No. 14 & 15 - Land of Mouje Dumad NORTH: F. P. No. 13, 19, & 282 - Land of Mouje Dumad SOUTH: 18 Mtr. Road and F.P. No. 17
4.	a) Particulars of the documents scrutinized-serially and chronologically (a) 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			
	Sl. No.	Date	Name/Nature of the Documents	Original/certified copy/certified extract/photocopy, etc.
	1	21/05/2007	Registered Sale Deed No. 4434 executed in favour of Bhailalbhai Balubhai Patel and Dineshbhai Balubhai Patel by Kesar Ramajor Yadav, Indraprakash Ramajor Yadav for Block No. 82, Old R. S. No. 115/2, adm. 11938	Photo Copy
				In case of copies, whether the original was scrutinized by the Advocate
				No



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ADVOCATE

			Sq. Mtr.		
	2	20/12/2007	Registered Sale Deed No. 10783 executed in favour of Jayant Shantilal Sanghvi by Shivabhai Gordhanbhai Patel, Chhaganbhai G. Patel, Dahyabhai G. Patel and Shantilal G. Patel for Block No. 83, Old R. s. No. 115/1 & 123 adm. 20639 Sq. Mtr.	Photo Copy	No
	3	12/01/2012	Copy of Village Form No. 7 and 12 of land Survey No. 83	Computerized Copy	Not Required
	4	12/01/2012	Copy of Village Form No. 7 and 12 of land Survey No. 82	Computerized Copy	Not Required
	5	12/01/2012	Copy of Village Form No. 6 of land Survey No. 82 & 83	Computerized Copy	Not Required
	6	12/01/2012	Xerox of Village Form No. 82 and 83 from 1985	Xerox	No
	7	02/01/2012	Xerox of Registered Deed No.32 for relinquished the right by Mr. Jayant Sanghvi in favour of Mrs. Vishakha J. Sanghvi	Xerox	No
	8	11/04/2012	Copy of NA Order	Xerox	No
	9	09/09/2016	Copy of Registered Deed No. 4749	Xerox	No
	10	17/04/2012	Revised Building Permission of VUDA	Xerox	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				Xerox of the above noted documents are provided by the Borrower. I opine to obtain the original / certified copies at the time of mortgage
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?				Yes
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.				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				Yes. Sub-Registrar Office



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	which sub-registrar office?	Vadodara-1, Gorwa
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office or 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?	The search has been made at Sub-Registrar Office - 1 Chhani
	d) Whether the searches in the office of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
8.	Chain of the title tracing the title from the oldest 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 whether Minor's interest or other period, depending on the need for clearance of such clog on 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) <u>Block No. 82, adm. 1-19-38 H.Ra</u> On perusal of documents submitted, the land bearing R.S. No. 115/2, Block No. 82 was belonged to Naniben Wd/O Ravjibhai Gopalbhai, Vitthalbhai Ravjibhai, Bhailalbhai Ravjibhai, Parshottambhai Ravjibhai and two others in which Naniben Ravjibhai, Punjiben Ravjibhai and Nathiben ravjibhai waived their rights over the land and effect was mutated in revenue record vide Entry No. 2670 dated 21/01/1980. It is observed that parshottambhai Ravjibhai Patel waived his rights over the land and the effect was mutated in Revenue Record vide Entry No. 2673 dated 22/01/1980. Further, it is found that Vitthalbhai Ravjibhai and Bhailalbhai Ravjibhai sold land to Kesarbhai Ramajor Yadav, Indraprasad Ramajor Yadav and two others and the name of purchaser was mutated in revenue record vide Entry No. 4797 dated 05/03/2002. It is also observed that the land owners Kesarbahi R. Yadav, Indraprakash R. Yadav, Dineshbhai Balubhai Patel and Bhailalbhai Balubhai Patel sold the said property to Patel Bhailalbhai Balubhai and Patel Dineshbhai Balubhai by Registered Sale Deed dated 21/05/2007, Sr. No. 4435 and their names were mutated in Revenue Record vide Entry No. 5153 dated 22/05/2007. Further, the land owners Bhailalbhai B. Patel and Dineshbhai B. Patel sold the land admeasuring 11938 Sq. Mtr. to Jayant Shantilal Sanghvi by Registered Sale Deed on 12/07/2007, Sr. No. 6092 and his name was mutated in Revenue Record vide Entry No. 5396 dated 14/08/2008. It is observed that the name of Mrs. Sanghvi Vishakha Jayant wife of Jayant Sanghvi was entered as co-owner for Block No. 82 in Revenue Record vide Entry No. 5862 dated 18/05/2011. It is also observed that Jayant Sanghvi has waived his right over the property by Registered Release Deed on 02/01/2012, Sr. No. 32 and Vishakha J. Sanghvi became the	



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sole owner of the land Block No. 82 and her name was mutated in Revenue Record vide Entry No. 5941 dated 03/09/2011.

Block No. 83, admeasuring 20639 Sq. Mtr.

On perusal of document submitted, the land bearing Revenue Survey No. 115 & 123, Block No. 83 is found in the name of Gordhanbhai Gopalbhai Patel. He expired on 02/04/1987 and the name of his legal heirs Jadaben Wd/o Gordhanbhai, Chhagenbhai Gordhanbhai, Dhuriben, Fuliben, Hiraben, Dahyabhai Gordhanbhai, Shanibhai Gordhanbhai and Shivabhai Gordhanbhai were mutated in Revenue Record vide Entry No. 4430 dated 10/03/1995.

It is observed that Jadaben Wd/o Gordhanbhai, Dhuriben, Fuliben and Hiraben waived their rights over the said land and effect was mutated in Revenue Record vide Entry No. 4431 dated 10/03/1995.

Further, it is observed that Shivabhai G. Patel and others sold the Block No. 83 admeasuring 2.16.39 H, RA. to Sanghvi Jayant Shantilal by Registered Sale Deed No. 10783 dated 20/12/2007 and his name was mutated in Revenue Record vide Entry No. 5242 dated 27/12/2007.

It is observed that the name of Mrs. Sanghvi Vishakha Jayant wife of Jayant Sangvi was Entered as co-owner for Block No. 83 in Revenue Record vide Entry No. 5862 dated 18/05/2011.

Further, it is observed that Jayant Sanghvi has waived his right over the property by Registered Released Deed No. 02/01/2012, Sr. No. 32 and Vishakha J. Sanghvi became the sole owner of the land Block No. 83, admeasuring 2.16.39 H. RA. and name was mutated in Revenue Record vide Entry No. 5941 dated 03/09/2011.

Further, it is observed that the Block No. 83, admeasuring 21639 Sq. Mtr. is corrected as Block No. 83, Admeasuring 20639 Sq. Mtr. and the effect is mutated in Revenue Record vide Entry No. 6114 dated 02/04/2012 and Certificate No. Kramank/Kone/Dumad/Vadodara/12 dated 26/10/2013 for the same is issued by Settlement Commissioner and Land Officer, Gandhinagar, Gujarat.

Common observation of Block No. 82 & 83

Further the Block No. 80/2, 82 & 83 are converted for NA use vide Order No. Jamin/D/Kalam - 65/Vashi/2966/2012 dated 11/04/2012 by Collector Vadodara.

Further, it is observed that Mrs. Vishakha Jayant Sanghvi executed Sale Deed without consideration in favour of M/s. Pratham Properties - Partnership firm through its Partner Jayant Shantilal Sanghvi on 09/09/2016, Sr. No. 4749 before Sub-Registered Vadodara for Block No. 82 & 83.

As per "Amendment of Partnership Deed" dated 30/03/2013, the above mentioned land is entered as assets of the firm and the firm has credited sum of Rs. 2,32,00,000/- to the capital account of Mrs. Vishakha Jayant Sanghvi as a consideration towards the value of this land along other land and the possession of the said land is given to the firm. Therefore, the Registered Sale Deed No. 4749 dated 09/09/2016 is executed without



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	consideration as all the payments regarding the land is already paid by the firm.	
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 Right
10.	If leasehold, whether	
	a) Lease Deed is duly stamped and registered	Not Applicable
	b) Lessee is permitted to mortgage the Leasehold right	Not Applicable
	c) Duration of the Lease/unexpired period of Lease	Not Applicable
	d) If, a sub-lease, check the Lease Deed in favour of Lessee as to whether Lease Deed permits sub-leasing and mortgage by Sub-Lessee also	Not Applicable
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not Applicable
	f) Right to get renewal of the leasehold rights and nature thereof	Not Applicable
11.	If Govt. grant/allotment/Lease-cum/Sale Agreement, whether;	Not Applicable
	Grant/agreement etc. provides for alienable rights to the mortgagor with or without conditions,	
	the mortgagor is competent to create charge on such property,	Not Applicable
	Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not Applicable
12.	If occupancy right, whether	
	a) Such right is heritable and transferable	Not Applicable
	b) Mortgage can be created	Not Applicable
13.	Nature of Minor's Interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not Applicable
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	
	a) The Gift/Settlement Deed is duly stamped and registered;	Not Applicable
	b) The Gift/Settlement Deed has been attested by two witnesses;	Not Applicable
	c) The Gift/Settlement Deed transfers the property to Donee;	Not Applicable
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	Not Applicable
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question'	Not Applicable
	f) Whether the Donee is in possession of the gifted property;	Not Applicable
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	Not Applicable
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
15.	(a) In case of partition/family settlement deeds, whether the	Not Applicable



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	original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage	
	(b) Whether mutation has been effected and whether the mortgage 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 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? (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 required
	(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? (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
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 chares on such properties?	Not Applicable
	(c) Precautions/permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
18.	(a) Whether the property is a HUF/Joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not Applicable
	(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 o is subject to the rights of 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



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	(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 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 of 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, Costal Zone Regulations, Environmental Clearance, etc.)	Not Applicable
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.	No
23.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	Not Applicable
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not Applicable
	(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 properly registered	Yes
	(b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	No Yes
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm	I opine to obtain Authority letter from the firm
25.	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Article of Association/provision for common seal etc.	Not Applicable
26.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolution, bye-laws.	Not Applicable
27.	(a) Whether any POA is involved in the chain of title?	Yes
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so,	POA is not furnished



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	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.	
	(c) In case the title documents 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).	No
	(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	POA not furnished
	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?	Can't opine
	iii) Whether the POA is a special or general one?	Can't opine
	iv) Whether the POA contains a specific authority for execution of title document in question?	Not furnished
	(f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the documents in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	POA Not furnished
	(g) Please comment on the genuineness of POA?	Not provided
	(h) The unequivocal opinion on the enforceability and validity of the POA?	Can't opine
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the power given therein and whether the same is properly executed/stamped/authenticated in terms of the Law of the place, where it is executed.	Not Applicable
29.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following:-	Open NA land
	(a) Promoter's/Land owner's title to the land/building	Not Applicable
	(b) Development Agreement/Power of Attorney	Not Applicable
	(c) Extent of authority of the Developer/builder	Not Applicable
	(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	Not Applicable
	(g) Requirement of registration of sale agreement, development agreement, POA, etc.	Not Applicable
	(h) Approval of building plan, permission of appropriate/local authority, etc	Not Applicable
	(i) Conveyance in favour of Society/condominium concerned	Not Applicable
	(j) Occupancy Certificate/allotment letter/letter of possession	Not Applicable



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	(k) Membership details in the Society etc.	Not Applicable
	(l) Share Certificates	Not Applicable
	(m) No Objection Letter from the Society	Not Applicable
	(n) All legal requirements under the local/municipal laws, regarding ownership of flats/apartments/building Regulations, Development Control Regulations, Co-operative Societies' laws etc.	Yes
	(o) Requirements, for noting the Bank charges on the records of the housing Society, if any;	Not Applicable
	(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any;	Not Applicable
	(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan etc.	Not Applicable
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 Affidavit of the owner is obtained
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrances is created and if so, satisfaction of charge, if any;	Not Applicable
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Not furnished, but branch to obtain latest Tax paid Receipt
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	Tax consultant may be consulted for this
34.	Details of RTC extracts/mutation extracts/Karta extracts pertaining to the property in question	Village Form No. 6, 7 and 12 received
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?	Yes
	(b) 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?	
	(a) Document in relation to electricity connection;	No
	(b) Document in relation to water connection;	No
	(c) Document in relation to Sales Tax Registration, if any applicable	Not Applicable
	(d) Other utility bills, if any;	Not Furnished
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.	No
39.	If the valuation report and/or approved sanctioned plans are	Not Furnished





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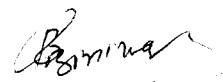
KEDAR BINIWALE
ADVOCATE

	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)	
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration or documents, payment of proper stamp duty etc.	No
41.	Whether the Bank will be able to enforce SARFESI Act, if require 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.	Original title Deeds may be obtained at the time of mortgage
43.	Whether the governing law/constitutional documents of the mortgage (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 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	Pratham Properties - Partnership Firm

Note: In case separate sheets are required, the same may be used, signed and annexed.

Date: 3/12/2016
Place: Vadodara




Signature of the Advocate
For Biniwale Associates

Annexure-C: Certificate of title

I have not examined the original Title Deeds as original deeds are not provided intended to be deposited relating to the schedule property/(ies) and offered as security by way of ***Registered/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 satisfied the requirements of creation of Registered/ Equitable Mortgage and I further certify that : original registered sale deed, which will be executed by the present owners in favour of propose mortgagor to be deposited, while creating the equitable mortgage.

2. I have examined the zerox copies of documents in detail, taking into account all the Guidelines in the checklist vide Annexure B and the other relevant factors and undertake to re-examine the original title deeds as and when produced.

3. I confirm having made a search in the Office of Sub-Registrar Vadodara. I also confirm having verified the certified copies of City Survey record. I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage on production of the original title deeds.

4. Following scrutiny of Xerox of Certified Copy of 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.

5. There are no prior Mortgage Charges/ noted in revenue record in office of Sub-registered Vadodara for the period from 1986 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.

6. There are no other mortgage/ charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank.

7. Minor/(s) and his/their interest in the property/(ies) is to the extent of Nil. I opine to obtain the Affidavit of the owner.

8. The Mortgage if created will be available to the Bank for the Liability of the Intending Borrower, M/s. "Pratham Properties" a partnership firm.

9. I certify that M/s. "Pratham Properties" a partnership firm is the absolute, clear and Marketable title over the Schedule property. 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.

A		Village Form No. 7 and 12 and 6	Certified Copies
B	12/07/2007	Original Sale Deed No. 6092	Original
C	02/01/2012	Original Registered Release Deed No. 32	Original
D	20/12/2017	Original Sale Deed No. 10783.	Original
E	9/9/2016	Original Deed No. 4749	Original
F	20/7/2014	Partnership Deed	Certified copy
G	15/5/2013	Amendment Partnership Deed	Certified copy



H		Affidavit of the present owner.	Original
I		Original Authority Letter.	Original

11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

SCHEDULE OF THE PROPERTY(IES)

Regn. Dist. Vadodara, Sub Dist. Vadodara, in the sim of village Dumad, bearing R. S. No. 115/2, Block No. 82, adm. 11938 Sq. Mtr. and old R. S. N o. 115/1 & 123, Block No. 83, adm. 20639 Sq. Mtr., T.P. No. 2 and Plot No. 1711.

Block No. 82.

EAST: Block No. 78 - Land of Mouje Dumad
WEST: Land of mouje Chhani
NORTH: Block No. 81 & Block No. 82 - Land of Mouje Dumad
SOUTH: Block No. 79 - Land of Mouje Dumad

Block No. 83

EAST: Block No. 76 - Land of Mouje Dumad
WEST: Block No. 88 - Land of Mouje Dumad
North: Block No. 86 & Block No. 84/B - Land of mouje Dumad
SOUTH: Block No. 81 & Block No. 82 - Land of Mouje Dumad

Block No. 82 & 83 - as per F.P. No. 17/1

EAST: F.P. No. 20, 281 & 21 - Land of Mouje Dumad
WEST: F.P. No. 14 & 15 - Land of Mouje Dumad
NORTH: F. P. No. 13, 19, & 282 - Land of Mouje Dumad
SOUTH: 18 Mtr. Road and F.P. No. 17

Place: Vadodara
Date: 3 /12/2016



Biniwale
Signature of the Advocate
For Biniwale Associates

Annexure-C1: Certificate of title on the basis of certified copies of the Title Deeds

I have not examined the original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of ***Registered/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 satisfied the requirements of creation of Registered/ Equitable Mortgage and I further certify that : original registered sale deed, which will be executed by the present owners in favour of propose mortgagor to be deposited, while creating the equitable mortgage.

2. I have examined the zerox copies of documents in detail, taking into account all the Guidelines in the checklist vide Annexure B and the other relevant factors and undertake to re-examined the original title deeds as and when produced.

3. I confirm having made a search in the Office of Sub-Registrar Vadodara. I also confirm having verified the certified copies of City Survey record. I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage on production of the original title deeds.

4. Following scrutiny of zerox of certified copy of 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.

5. There are no prior Mortgage Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1986 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.

6. There are no other mortgage/ charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank.

7. Minor/(s) and his/their interest in the property/(ies) is to the extent of Nil. I opine to obtain the Affidavit of present owners.

8. The Mortgage if created will be available to the Bank for the Liability of the Intending Borrower.

9. I certify that M/s. Pratham Properties has an absolute, clear and Marketable title over the Schedule property. 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.

A		Village Form No. 7 and 12 and 6	Certified Copies
B	12/07/2007	Original Sale Deed No. 6092	Original
C	02/01/2012	Original Registered Release Deed No. 32	Original
D	20/12/2017	Original Sale Deed No. 10783.	Original
E	9/9/2016	Original Deed No. 4749	Original
F	20/7/2014	Partnership Deed	Certified copy
G	15/5/2013	Amendment Partnership Deed	Certified copy



H		Affidavit of the present owner.	Original
I		Original Authority Letter.	Original

11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

SCHEDULE OF THE PROPERTY(IES)

Regn. Dist. Vadodara, Sub Dist. Vadodara, in the sim of village Dumad, bearing R. S. No. 115/2, Block No. 82, adm. 11938 Sq. Mtr. and old R. S. N o. 115/1 & 123, Block No. 83, adm. 20639 Sq. Mtr., T.P. No. 2 and Plot No. 1711.

Block No. 82.

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SOUTH: Block No. 81 & Block No. 82 - Land of Mouje Dumad

Block No. 82 & 83 - as per F.P. No. 17/1

EAST: F.P. No. 20, 281 & 21 - Land of Mouje Dumad
WEST: F.P. No. 14 & 15 - Land of Mouje Dumad
NORTH: F. P. No. 13, 19, & 282 - Land of Mouje Dumad
SOUTH: 18 Mtr. Road and F.P. No. 17

Place: Vadodara
Date: 3 /12/2016



[Signature]
Signature of the Advocate
For Biniwale Associates

:: સર્ચ - રીપોર્ટ ::

પ્રતિશ્રી,
વકીલ

મોજે. દુમાડ તા. ૧૫/૦૫/૨૦૧૨ જિ. વડોદરા સબ રજી.
કચેરી વડોદરા વિભાગ ૧, ૪, ૭ રે.સ. નંબર./જુનો રે.સર્વે નં.
૧૧૫/૨ બ્લોક નં./મકાન નં./પ્લોટ નં. ૫ ટી.પી. નં. ૨૨
ફા.પ્લોટ નં. ૧૮૮૭ સીટી સર્વે નં. ૨૦૦૧ ટીકા નં. ૨૦૦૭ ફ્લેટ નં./દુકાન
નં./ઓફીસ નં. ૨૦૧૩

૧૮૮૭ થી ૨૦૧૬ સબ રજી. કચેરી વડોદરા
માં ૨૦૧૨ વર્ષ સુધીનું સર્ચ કરવામાં આવ્યું છે.

૧૮૮૬	૧૮૮૨ મળ ૧૮૮૩-૧૧	૧૮૮૮ મળ	૨૦૦૫ મળ	૨૦૧૧ મળ
૧૮૮૭ મળ	૧૮૮૪ ૧૧	૨૦૦૦ ૧૧	૨૦૦૬ ૧૧	૨૦૧૨ ટી
૧૮૮૮ ૧૧	૧૮૮૫ ૧૧	૨૦૦૧ ૧૧	૨૦૦૭ ટી	૨૦૧૩ મળ
૧૮૮૯ ૧૧	૧૮૮૬ ૧૧	૨૦૦૨ ૧૧	૨૦૦૮ મળ	૨૦૧૪ ૧૧
૧૮૯૦ ૧૧	૧૮૮૭ ૧૧	૨૦૦૩ ૧૧	૨૦૦૯ ૧૧	૨૦૧૫ ૧૧
૧૮૯૧ ૧૧	૧૮૮૮ ૧૧	૨૦૦૪ ૧૧	૨૦૧૦ ૧૧	૨૦૧૬ ટી

નોંધ : ઉપરોક્ત જણાવેલ વર્ષોમાં સબ રજી. કચેરી વડોદરામાં ઈન્ડેક્સ નં. ૨ ધણી ફાટેલી અને અધુરી છે, જેથી ફક્ત સર્ચના આધારે કોઈપણ જાતની તબદીલી કરવી નહિ.

➤ સબ રજી.ની.કચેરીમાં જે રેકર્ડ ઉપલબ્ધ છે, તે પ્રમાણેની ઈન્ડેક્સ નં. ૨ જોવા મળેલ છે, તેની નોંધ લેવી.

➤ ૧૮૮૭ થી ૨૦૦૫ સુધીનો મેન્યુઅલ રેકર્ડ ઉપલબ્ધ ન હોવાથી તેની ઈન્ડેક્સ નં. ૨ જોવા મળેલ નહિ.

➤ ૨૦૦૫ થી ૨૦૧૨ સુધીની કોમ્પ્યુટર પ્રિન્ટની ઈન્ડેક્સ નં. ૨ જોવા મળેલ છે.

➤ આ સાથે સામેલ સર્ચ- રીપોર્ટ વકીલોની જાણ પુરતું જ છે, તેનો ઉપયોગ કોઈપણ વ્યક્તિ બેંક, સંસ્થાએ કરવો નહિ, સર્ચ રીપોર્ટથી થયેલ નુકશાની ભરપાઈ કરવાની જવાબદારી રહેશે નહિ.

➤ ઉપરોક્ત સર્ચ સબ રજી. કચેરી, વડોદરામાં જે તે હાલતમાં ઉપલબ્ધ રેકર્ડ મુજબ સર્ચ કરવામાં આવ્યું છે.

૨૦૧૨ થી ૨૦૧૬ સુધીના દરેક રીપોર્ટ સામેલ રહી.

મા. ફી. ખુલાસાના ઈન્દ્રપ્રકાશ રામચંદ્ર - રદનેશભાઈ
 વ. ડી. ખેતકીય - સિપાઈ ચાદલના કુ.મુ. બાલુભાઈ પટેલ
 ૧૩૬૭૨૯૨૫ કામનાં કુશાલમંદ બેલારામ - ભાઈલાલભાઈ
 બેલકો- ૪૨ અડવાણી બાલુભાઈ પટેલ
 મુક્ત સર્વેશ- ૧૧૫/૨ - કુશાલ રામચંદ્ર ૨૧/૫/૨૦૦૭
 બાલુભાઈ ચાદલના કુ.મુ.
 દી. આઈ દરમુખભાઈ ચાદલભાઈ ૪૪૩૪
 સોમકુળ ૧-૧૫-૩૪ નરેશ
 સદર જમાનાં એકતરફીયા - મારવાળીજી કુશાલમંદ
 પૈકી દરકો ૨૦% - ૨૦% અડવાણીના કુ.મુ.
 રદ-કો સમાવેશો છે. કુશાલમંદ
 બાલુભાઈ પટેલ પૈકી ૩૦%, ૩૦% બેલારામ અડવાણી
 રદ-કો
 બાલુભાઈ પટેલના બાલુ- બહેન
 રદના પૈકી ઈન્દ્રપ્રકાશ રામચંદ્ર
 ચાદલનામાં ભેગો ૩૦% નો
 બાલુ- બહેન રદ-કો

મા. ફી. જુના સારવાળી સિપાઈ - ભાઈલાલભાઈ જમીન
 વ. ડી. ખેતકીય જમાના બાલુભાઈ પટેલ શાંતિલાલ સંદેશ
 ૨૫૭૧૦૦૦૫ બેલકો- ૪૨ - રદનેશભાઈ ૧૨/૭/૨૦૦૭
 રદ-કો- ૧૧૫/૨ બાલુભાઈ પટેલ ૬૦૯૨
 સોમકુળ એક- ૨૫૬
 ૧-૧૧-૩૪
 આકાશ જુડી- ૧૧-૬૨

કુલગણ પેલેકર- ૪૦/૨

રેકૉર્ડ- ૧૧૫/૩

કોંગ્રેસ હિ. આર. એ.મ

૦-૭૬-૨૫

આર.કે. ૭૬-૧૧-૦૬

શ્રી જયંત

સાંતિલાલ સંદેશ

શ્રીમતિ રામલાલ

જયંત સંદેશ

૨૧૨/૨૦૧૨

પેલેકર- ૪૨

રેકૉર્ડ- ૧૧૫/૨

કોંગ્રેસ હિ. આર. એ.મ

૧-૧૧-૩૪

આર.કે. ૭૬-૧૧-૬૨

૩૨

પેલેકર- ૪૩

રેકૉર્ડ- ૧૨૩, ૧૧૫/૧

કોંગ્રેસ હિ. આર. એ.મ

૨-૧૬-૩૫

આર.કે. ૭૬-૧૧-૭૫

શ્રી સરલાલ પાલન જયંત સંદેશ

૭૭૨૫૧ બસ બહેનસાહેબ ૧૨૨-૨૧

બાળ જયંત

મિલકત પરના બોજા અંગેનું પત્રક

Search in વકીલ બી.જી.બીનીવાલે

અરજી નંબર : 5416

ગામ નું નામ : DUMAD..

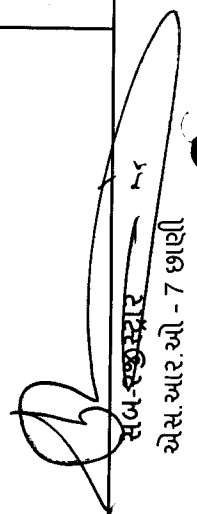
મિલકતનું વર્ણન બ્લોક નં-82, જુનો સ નં-115/2, ટીપી-2, એફપી મુજબ ક્ષેત્રફળ 11938 ચો.મી

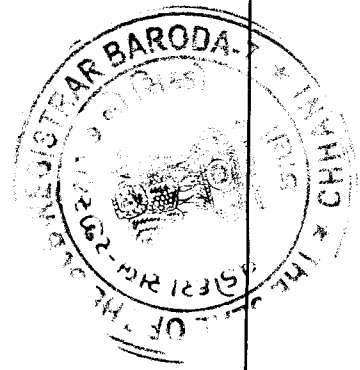
દસ્તાવેજની આ શોધ એસ.આર.ઓ - 7 છાણી મા -4 વર્ષના ઇંડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પત્રક પુરતોજ પુરતોજ મર્યાદીત રહેશે આ શોધમાં તા સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમાં 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) 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	સહીની તારીખ	દસ્તાવેજ નંબર	જેરો
બીન અવેજ વેચાણ	મોજે દુકાડ બ્લોક નં.82 અને 83 જુનો રે.સ.નં.115/2,123 અને 115/1 ટી.પી.2 ફા.પ્લોટ નં.17/1 ફા.પ્લોટ મુજબ અનુક્રમે ક્ષેત્રફળ. 11938 અને 20639 ચો.મી કુલ ક્ષેત્રફળ .32,577 ચો.મી	વિશાખા જયંત સંઘવી	પ્રથમ પોપટીઝ એ નામની ભાગીદારી પેઢી વતી અને તર્ફે તેના વહીવટ કરતા ભાગીદારા શ્રી જયંત શાંતિલાલ સંઘવી	09/09/2016	4749	
રે. 0				09/09/2016		

તારીખ : 16/11/2016


સહ-રજીસ્ટ્રાર
એસ.આર.ઓ - 7 છાણી



અરજી પહોંચ

મેલકતનું વર્ણન બ્લોક નં. 82, જુનો સ.નં. 115/2, ટીપી 2, એફ.પી. 17/1, માપ
11938 ચો.મી.
Search in : DUMAD../DUMAD..

પહોંચ નંબર: 2015018030513 અરજી નંબર: 21310 અરજી વર્ષ: 2015

તા: ૧૬ માહે: નવેમ્બર સને: ૨૦૧૬

રજુ કરનારનું નામ બી. જી. બીનીવાલે

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી..... Year : ૧૯૮૭ ૧૯૯૪

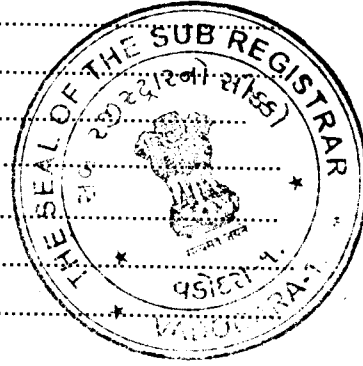
દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી



કુલ એકંદરે રૂ.

૫૦

અંકે રૂપીયા પચાસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(H.M.Thaker)

સબ રજીસ્ટ્રાર

વડોદરા - 1

અરજી પહોંચ

મેલકતનું વર્ણન બ્લોક નં-82, જુનો સર્વે નં-115/2, TP-2, FP-17/1 FP મુજબ,
Search in : ક્ષેત્રફળ-11938 ચો મી
દુમાડ/DUMAD

પહોંચ નંબર: 2019019025916 અરજી નંબર: 15168 અરજી વર્ષ: 2019

તા: ૧૬ માહે: નવેમ્બર સને: ૨૦૧૬

રજુ કરનારનું નામ વકીલ બી.જી.બીનીવાલે

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / કોલીયો..... 0
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)..... 0
શોધ અગર તપાસણી..... Year : ૧૯૯૫ ૨૦૧૨ 100
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી કોલીયો..... 0
ઇન્ડેક્સ-૨ ફી.....
આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૧૦૦

અંકે રૂપીયા એકસો પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને
નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(R C Patel)

સબ રજીસ્ટ્રાર

BRA - 4 - GRV

IGR-NIC

4547243854855785141

૧૬/૧૧/૨૦૧૬

૨:૪૦:૦૫ pm

અરજી પહોંચ

મેલકતનું વર્ણન બ્લોક નં-82, જુનો સ નં-115/2, ટીપી-2, એફપી-17/1, એફપી
મુજબ ક્ષેત્રફળ 11938 ચો.મી
Search in : DUMAD../DUMAD..

પહોંચ નંબર: **2016317011447** અરજી નંબર: **5416** અરજી વર્ષ: **2016**

તા: 16 માહે: નવેમ્બર સને: 2016

રજુ કરનારનું નામ વકીલ બી.જી.બીનીવાલે

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....	
નકલ કરવા ની ફી સાઈડ / કોવીયો.....	0
શેરોની નકલ કરવા માટે ફી.....	
ટપાલ ખર્ચ.....	
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....	0
શોધ અગર તપાસણી..... Year : 2012 2016	135
દંડ કલમ-૨૫.....	
કલમ-૩૪ (કલમ-૫૭).....	
નકલ ફી કોવીયો.....	0
ઈન્ડેક્સ-૨ ફી	
આ સિવાયની બાબતોની ફી	

કુલ એકંદરે રૂ.

135

અંકે રૂપીયા એકસો પાંત્રીસ પુરા.

દસ્તાવેજ

નકલ

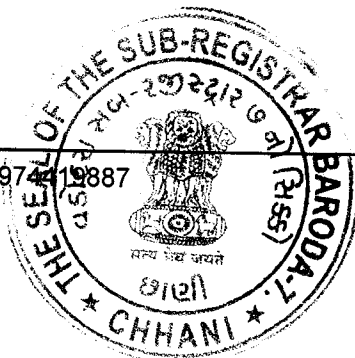
ના દિવસે તૈયાર થશે અને

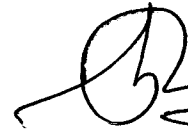
તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.




(K.B. Chauhan)
સબ રજીસ્ટ્રાર
વડોદરા - 7 છાણી

IGR-NIC

-325119159697419887

16/11/2016

4:23:42 pm

:: સર્ચ - રીપોર્ટ ::

પ્રતિશ્રી,
વકીલ

મોજે. દુમરાડ તા. ૧૫/૦૫/૨૦૧૨ જિ. વડોદરા સબ રજી.
કચેરી વડોદરા વિભાગ ૨, ૪, ૭ રે.સ. નંબર./ જુનો રે.સર્વે નં.
૧૧૫/૨૨, ૧૨૩ બ્લોક નં./ મકાન નં./ પ્લોટ નં. ૫ ટી.પી. નં. ૨૩
ફા.પ્લોટ નં. સીટી સર્વે નં. ટીકા નં. ફ્લેટ નં./ દુકાન
નં./ ઓફીસ નં.

૧૯૮૭ થી ૨૦૧૬ સબ રજી. કચેરી વડોદરા
માં ૩૦ વર્ષ સુધીનું સર્ચ કરવામાં આવ્યું છે.

૧૯૮૬	૧૯૮૨ ના ૧૯૮૩-૧૧	૧૯૮૮ ના	૨૦૦૫ ના	૨૦૧૧ ના
૧૯૮૭ ના	૧૯૮૪ ના	૨૦૦૦ ના	૨૦૦૬ ના	૨૦૧૨ ટી
૧૯૮૮ ના	૧૯૮૫ ના	૨૦૦૧ ના	૨૦૦૭ ટી	૨૦૧૩ ના
૧૯૮૯ ના	૧૯૮૬ ના	૨૦૦૨ ના	૨૦૦૮ ના	૨૦૧૪ ના
૧૯૯૦ ના	૧૯૮૭ ના	૨૦૦૩ ના	૨૦૦૯ ના	૨૦૧૫ ના
૧૯૯૧ ના	૧૯૮૮ ના	૨૦૦૪ ના	૨૦૧૦ ના	૨૦૧૬ ટી

નોંધ : ઉપરોક્ત જણાવેલ વર્ષોમાં સબ રજી. કચેરી વડોદરામાં ઈન્ડેક્સ નં. ૨ ઘણી ફાટેલી અને અધુરી છે, જેથી ફક્ત સર્ચના આધારે કોઈપણ જાતની તબદીલી કરવી નહિ.

➤ સબ રજી.ની.કચેરીમાં જે રેકર્ડ ઉપલબ્ધ છે, તે પ્રમાણેની ઈન્ડેક્સ નં. ૨ જોવા મળેલ છે, તેની નોંધ લેવી.

➤ ૧૯૮૭ થી ૨૦૦૫ સુધીનો મેન્યુઅલ રેકર્ડ ઉપલબ્ધ ન હોવાથી તેની ઈન્ડેક્સ નં. ૨ જોવા મળેલ નહિ.

➤ ૨૦૦૫ થી ૨૦૧૨ સુધીની કોમ્પ્યુટર પ્રિન્ટની ઈન્ડેક્સ નં. ૨ જોવા મળેલ છે.

➤ આ સાથે સામેલ સર્ચ- રીપોર્ટ વકીલોની જાણ પુરતું જ છે, તેનો ઉપયોગ કોઈપણ વ્યક્તિ બેંક, સંસ્થાએ કરવો નહિ, સર્ચ રીપોર્ટથી થયેલ નુકશાની ભરપાઈ કરવાની જવાબદારી રહેશે નહિ.

➤ ઉપરોક્ત સર્ચ સબ રજી. કચેરી, વડોદરાના જે તે હાલતમાં ઉપલબ્ધ રેકર્ડ મુજબ સર્ચ કરવામાં આવ્યું છે.

૨૦૧૨ ના ૨૦૧૬ સુધીનો EIC નોટીફિકેશન છે

ભાગામત	લેણકાં- ૪૩	- દરજાલાદે ગાંધીદલાદે ગરેલ	જરૂર
(કુ. ૫૦૧૨)	રકેગં 123, 115/1	- ડાહ્યાલાદે 11	11
બાબી જમા	- રાંધાલાદે 11	11	રાંધા
કુલકાંકુલ	- રાંધાલાદે 11	11	23/3/2009
દે. ધાંદે. ધો.મ			23-૪
૨-૧૬-૩૫			
લેણકાં- ૪૩			
રકેગં- 123, 115/1			

મ. કુ.	લેણકાં- ૪૩	— ૧૨૬૨—	— ૧૨૬૨—
૫. ૩૧	રકેગં 123, 115/1		૨૦/૧૨/૨૦૦૭
૦૦૦૦૦૦૮	બાબી જમા		૧૦૭૬૩
	કુલકાંકુલ ગામત		
	જામુત 7/12 મુજબ		
	દે. ધાંદે. ધો.મ		
	૨-૧૬-૩૫		
	ધાંદે ૧૨		
	૩૧ ને ૨૧		
	૧૭-૭૫		
	ડી. ધાંદે. ધો.મ. ધાંદે		
	મુજબ દે. ધાંદે.		
	૨-૦૬-૩૫		

કુલિયાળી બેલોકો-૬૦/૨

રેકૉર્ડ-૧૧૫/૩

કુલિયાળી રે. ૨૫૧૨ મો.મ

૦-૭૬-૨૫

૨૫૧૨૨ જુલૈ - ૧૫-૦૬

બેલોકો-૪૨

રેકૉર્ડ-૧૧૫/૨

કુલિયાળી રે. ૨૫૧૨ મો.મ

૧-૧૫-૩૪

૨૫૧૨૨ જુલૈ ૧૧-૬૨

બેલોકો-૪૩

રેકૉર્ડ ૧૧૫/૧, ૧૨૩

કુલિયાળી રે. ૨૫૧૨ મો.મ

૨-૧૬-૩૫

૨૫૧૨૨ જુલૈ ૧૭-૭૫

જુલૈ ૨૧૨૮૧ મો.મ

૨૧૨ ૫૦ ૨૪૧ ૫૭૫ ૫૭૫

૧૨૨૨૧ ૫૭૫ ૫૭૫

શ્રી જયંત

શ્રીમતી

સંદર્ભ

શ્રીમતી વિદ્યા

સંદર્ભ

૨૧/૨/૨૦૧૨

૩૨

મિલકત પરના બોજા અંગેનું પત્રક

Search in વકીલ બી.જી.બીનીવાલે

અરજી નંબર : 5417

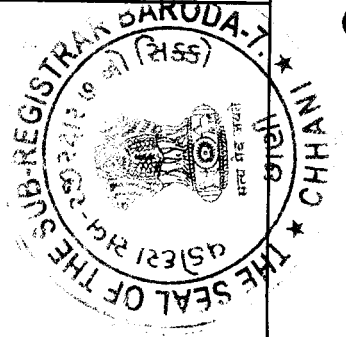
ગામ નું નામ : DUMAD..

મિલકતનું વર્ણન બ્લોક નં-83, જુનો સ નં-123, 115/1 ટીપી-2, એફપી 17/1 એફપી મુજબ ક્ષેત્રફળ 20639 ચો.મી

દસ્તાવેજની આ શોધ એસ.આર.ઓ - 7 છાણી મા -4 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

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સબંધમા 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) 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 નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
બીન અવેજી વેચાણ રૂ. 0	મોજે ફકાડ બ્લોક નં.82 અને 83 જુનો રે.સ.નં.115/2,123 અને 115/1 ટી.પી.2 ફા.પ્લોટ નં.17/1 ફા.પ્લોટ મુજબ અનુક્રમે ક્ષેત્રફળ. 11938 અને 20639 ચો.મી કુલ ક્ષેત્રફળ. 32,577 ચો.મી	વિશાખા જયંત સંઘવી	પ્રથમ પ્રોપર્ટીઝ એ નામની ભાગીદારી પેઢી વતી અને તર્ફે તેના વહીવટ કરતા ભાગીદાર શ્રી જયંત શાંતિલાલ સંઘવી	09/09/2016 09/09/2016	4749	



(Signature)
સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - 7 છાણી

તારીખ : 16/11/2016

અરજી પહોંચ

મેલકતનું વર્ણન બ્લોક નં-83, જુનો સ નં-123, 115/1 ટીપી-2, એફપી 17/1 એફપી
મુજબ ક્ષેત્રફળ 20639 ચો.મી
Search in : DUMAD../DUMAD..

પહોંચ નંબર: 2016317011449 અરજી નંબર: 5417 અરજી વર્ષ: 2016

તા: 16 માહે: નવેમ્બર સને: 2016

રજુ કરનારનું નામ વકીલ બી.જી.બીનીવાલે

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....	
નકલ કરવા ની ફી સાઈડ / કોલોનો.....	0
શેરોની નકલ કરવા માટે ફી.....	
ટપાલ ખર્ચ.....	
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....	0
શોધ અગર તપાસણી..... Year: 2012 2016	135
દંડ કલમ-૨૫.....	
કલમ-૩૪ (કલમ-૫૭).....	
નકલ ફી કોલોનો.....	0
ઈન્ડેક્સ-૨ ફી.....	
આ સિવાયની બાબતોની ફી	

કુલ એકંદરે રૂ. 135

અંકે રૂપીયા એકસો પાંત્રીસ પુરા.

દસ્તાવેજ

..... ના દિવસે તૈયાર થશે અને
નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.



(K.B. Chauhan)
સબ રજીસ્ટ્રાર
વડોદરા - 7 છાણી

IGR-NIC 920574876925599070

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અરજી પહોંચ

મેલકતનું વર્ણન બ્લોક નં. 83, જુનો સ.નં. 123, 115/1, ટીપી 2, એફ.પી. 17/1,
એફ.પી. મુજબ માપ 20639 ચો.મી.
Search in : DUMAD../DUMAD..

પહોંચ નંબર: ૨૦૧૬૦૧૪૦૩૦૬૧૨ અરજી નંબર: ૨૧૩૦૯ અરજી વર્ષ: ૨૦૧૬

તા: ૧૬ માહે: નવેમ્બર સને: ૨૦૧૬

રજુ કરનારનું નામ બી. જી. બીનીવાલે

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 : ૧૯૮૭ ૧૯૯૪ ૫૦

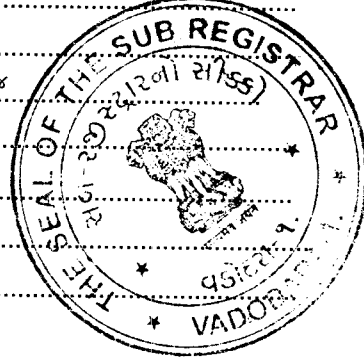
દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭)..... ૦

નકલ ફી કોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી



કુલ એકંદરે રૂ.

૫૦

અંકે રૂપીયા પચાસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(H.M.Thaker)

સબ રજીસ્ટ્રાર

વડોદરા - 1

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અરજી પહોંચ

મેલકતનું વર્ણન બ્લોક નં-83, જુનો સર્વે નં-123,115/1, TP-2, FP-171 FP
મુજબ ક્ષેત્રફળ-20639 ચો મી
Search in : દુમાડ/DUMAD

પહોંચ નંબર: 2015019025916 અરજી નંબર: 15114 અરજી વર્ષ: 2015

તા: 15 માહે: નવેમ્બર સને: 2015

રજુ કરનારનું નામ વકીલ બી.જી.બીનીવાલે

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો..... 0
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)..... 0
શોધ અગર તપાસણી..... Year: 1994 2012 100
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો..... 0
ઈન્ડેક્સ-૨ ફી.....
આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ. 100

અંકે રૂપિયા એકસો પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને
નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

(R C Patel)

સબ રજીસ્ટ્રાર

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