

ASHVIN J. CHAUHAN

(Advocate)

Court : MF/83, Opp. Bar Room, Mirzapur Court Building, Mirzapur, Ahmedabad.

Resi. : B/6, Deepbhumi Residency, Part – 1, Nr. ONGC Office, Chandkheda, Ahmedabad.

(M) 98255 84749 & 91730 57200

Email : ashvinchauhan75@gmail.com

Date: 25/02/2022

To,
The Chief Manager,
Bank of India,
Motera Branch,
Ahmedabad.



TITLE REPORT

Re : Investigation of the title to the immovable property being Non Agricultural land bearing Block No. 13 admeasuring 17698 square meters, T. P. Scheme No. 48, Final Plot No. 63 admeasuring 10619 square meters, situate, being and lying at Mouje Motera, Taluka Sabarmati, in the Registration District Ahmedabad and Sub District Ahmedabad – 6 (Naroda) belonging to **Bulsons Corporation LLP, a Company.**

Dear Sir,

With reference to your Instructions, I on the basis of the copy of title deeds forwarded to me pertaining to the said immovable property and the other information submitted by you, have conducted a detailed search and investigation for last 30 years and submit my report as under :

1. Name and address of the Mortgagor(s)/Title Holder(s) :

The property in question belongs to **Bulsons Corporation LLP, a Company.**

Address : as above.



2. The Deeds in Original/Xeroxes of seen by me:

1. Copy of Agreement for Sale executed by Vitthalbhai Mungabhai – as a proposed vendor in favour of **(1) Rameshlal Bulchand Ambwani and (2) Chandralal Bulchand Ambwani** – as a proposed purchaser, in respect of land bearing **Non Agricultural land bearing Block No. 13 admeasuring 17698 square meters**, situate, being and lying at Mouje Motera, Taluka Sabarmati, in the Registration District Ahmedabad and Sub District Ahmedabad – 6 (Naroda) which is registered before Sub Registrar, Gandhinagar wide serial No. 1579, on dated 08/02/2005.

2. Copy Irrevocable Power of Attorney executed by (1) Bharwad Vashrambhai Vitthalbhai, (2) Bharwad Rajeshbhai Vitthalbhai, (3) Bharwad Kailashben Vitthalbhai, (4) Bharwad Kokilaben Vitthalbhai and (5) Bharwad Sonalben Vitthalbhai in favour of Bulsons Corporation LLP, a Company through its Director (1) Rameshlal Bulchand Ambwani and (2) Chandralal Bulchand Ambwani, in respect of land bearing Non Agricultural land bearing Block No. 13 admeasuring 17698 square meters, situate, being and lying at Mouje Motera, Taluka Sabarmati, in the Registration District Ahmedabad and Sub District Ahmedabad – 6 (Naroda) which is registered before Sub Registrar, Ahmedabad – 13 (City) wide Serial No. 1438, on dated 17/07/2015 with Registration Receipt and Index – II.

3. Copy of Sale Deed executed by (1) Bharwad Vashrambhai Vitthalbhai, (2) Bharwad Rajeshbhai Vitthalbhai, (3) Bharwad Kailashben Vitthalbhai, (4) Bharwad Kokilaben Vitthalbhai and (5) Bharwad Sonalben Vitthalbhai through their power of attorney holder Bulsons Corporation LLP, a Company through its Director (1) Rameshlal Bulchand Ambwani and (2) Chandralal Bulchand Ambwani in favour of **Bulsons Corporation LLP, a Company through its Director (1) Rameshlal Bulchand Ambwani and (2) Chandralal Bulchand Ambwani**, in respect of land bearing **Non Agricultural land bearing Block no. 13 admeasuring 17698 square meters, T. P. Scheme No. 48, Final Plot No. 63 admeasuring 10619 square meters**, situate, being and lying at Mouje Motera, Taluka sabarmati, in the Registration District Ahmedabad and Sub District Ahmedabad – 6 (Naroda) wide Serial No. 8256, on dated 06/08/2020 with Registration Receipt and Index – II.



//3//

And after perusal of the same I have returned all the papers to the concerned party.

3. Description of Immovable Property:

Survey No. T.P.S. No. F.P. No.	Extent/area (in acres / Hectare)	Location	Boundaries
Block No/ Survey No. 13 T. P. S. No. 48 F. P. No. 63	Non Agricultural land bearing Block no. 13 admeasuring 17698 square meters, T. P. Scheme No. 48, Final Plot No. 63 admeasuring 10619 square meters	Mouje Motera, Taluka Sabarmati, in the Registration District and Sub District Ahmedabad – 6 (Naroda)	As menti oned here belo w

On or towards East by : Land of Survey No. 17.

On or towards West by : Land of Survey No. 282/A.

On or towards North by : Land of Survey No. 12 and 18.

On or towards South by : Land of Survey No. 282/A, 14 and 16.

4. Search in Sub Registrar's Office :

I). Location of Property:

The immovable property being **Non Agricultural land bearing Block No. 13 admeasuring 17698 square meters, T. P. Scheme No. 48, Final Plot No. 63 admeasuring 10619 square meters**, situate, being and lying at Mouje Motera, Taluka Sabarmati, in the Registration District Ahmedabad and Sub District Ahmedabad – 6 (Naroda) belonging to **Bulsons Corporation LLP, a Company.**



II). Search and Investigation:

I have perused the following documents :-

1. Village Form No. 7, Block/Survey No. 13, Mouje Motera, Taluka sabarmati, District Ahmedabad, in the name of Bulsons Corporation LLP, issued by E-Dhara Kendra, City Mamlatdar Office, Sabarmati, Ahmedabad.
2. Village Form No. 12, Block/Survey No. 13, Mouje Motera, Taluka sabarmati, District Ahmedabad, in the name of Bulsons Corporation LLP, issued by E-Dhara Kendra, City Mamlatdar Office, Sabarmati, Ahmedabad.
3. Village Form No. 8/A, Block/Survey No. 13, Mouje Motera, Taluka sabarmati, District Ahmedabad, in the name of Bulsons Corporation LLP, issued by E-Dhara Kendra, City Mamlatdar Office, Sabarmati, Ahmedabad.
4. Village Form No. 6, Block/Survey No. 13, Mouje Motera, Taluka sabarmati, District Ahmedabad, in the name of Bulsons Corporation LLP, issued by E-Dhara Kendra, City Mamlatdar Office, Sabarmati, Ahmedabad.
5. Copy of Agreement for Sale executed by Vitthalbhai Mungabhai – as a proposed vendor in favour of **(1) Rameshlal Bulchand Ambwani and (2) Chandralal Bulchand Ambwani** – as a proposed purchaser, in respect of land bearing **Non Agricultural land bearing Block No. 13 admeasuring 17698 square meters**, situate, being and lying at Mouje Motera, Taluka Sabarmati, in the Registration District Ahmedabad and Sub District Ahmedabad – 6 (Naroda) which is registered before Sub Registrar, Gandhinagar wide serial No. 1579, on dated 08/02/2005.
6. Copy of Irrevocable Power of Attorney executed by (1) Bharwad Vashrambhai Vitthalbhai, (2) Bharwad Rajeshbhai Vitthalbhai, (3) Bharwad Kailashben Vitthalbhai, (4) Bharwad Kokilaben Vitthalbhai and (5) Bharwad Sonalben Vitthalbhai in favour of Bulsons Corporation LLP through its Director (1) Rameshlal Bulchand Ambwani and (2) Chandralal Bulchand Ambwani, in respect of land



bearing Non Agricultural land bearing Block No. 13 admeasuring 17698 square meters, situate, being and lying at Mouje Motera, Taluka Sabarmati, in the Registration District Ahmedabad and Sub District Ahmedabad – 6 (Naroda) which is registered before Sub Registrar, Ahmedabad – 13 (City) wide Serial No. 1438, on dated 17/07/2015 with Registration Receipt and Index – II.

7. Copy of Sale Deed executed by (1) Bharwad Vashrambhai Vitthalbhai, (2) Bharwad Rajeshbhai Vitthalbhai, (3) Bharwad Kailashben Vitthalbhai, (4) Bharwad Kokilaben Vitthalbhai and (5) Bharwad Sonalben Vitthalbhai through their power of attorney holder Bulsons Corporation LLP through its Director (1) Rameshlal Bulchand Ambwani and (2) Chandralal Bulchand Ambwani in favour of **Bulsons Corporation LLP, a Company through its Director (1) Rameshlal Bulchand Ambwani and (2) Chandralal Bulchand Ambwani**, in respect of land bearing **Non Agricultural land bearing Block no. 13 admeasuring 17698 square meters, T. P. Scheme No. 48, Final Plot No. 63 admeasuring 10619 square meters**, situate, being and lying at Mouje Motera, Taluka sabarmati, in the Registration District Ahmedabad and Sub District Ahmedabad – 6 (Naroda) wide Serial No. 8256, on dated 06/08/2020 with Registration Receipt and Index – II.

8. Copy of Zoning Certificate issued by Ahmedabad Urban Development Authority.

9. Copy of Form F issued by Ahmedabad Urban Development Authority.

10. Copy of N. A Permission bearing reference No. 226/07/18/047/2020, on dated 31/01/2020 in the name of Vashrambhai Vitthalbhai Bharwad & others, in respect of land of Mouje Motera, Taluka Sabarmati, District Ahmedabad, Survey No. 13, T. P. Scheme No. 48, Final Plot No. 63 admeasuring 10619 square meters for Multi Purpose use, issued by the Collector, Ahmedabad.

DETAILS OF THE SEARCH REPORT

HISTORY OF SURVEY NO. 13 :-



//6//

1. Prior to the year 1990 Mungabhai Pratapbhai Bharwad, was the owner of the said land of Survey No.13.
2. Thereafter, Mungabhai Pratapbhai Bharwad was expired on dated 22/01/1996, leaving behind his legal heirs Vithalbhai Mungabhai Bharwad. Entry to that effect is mutated in the Revenue Record by mutation entry No. 4596, on dated 17/05/1996, which was certified and confirmed on dated 21/07/1996.
3. Thereafter, Agreement for Sale executed by Vitthalbhai Mungabhai – as a proposed vendor in favour of **(1) Rameshlal Bulchand Ambwani and (2) Chandralal Bulchand Ambwani** – as a proposed purchaser, in respect of land bearing **Non Agricultural land bearing Block No. 13 admeasuring 17698 square meters**, situate, being and lying at Mouje Motera, Taluka Sabarmati, in the Registration District Ahmedabad and Sub District Ahmedabad – 6 (Naroda) which is registered before Sub Registrar, Gandhinagar wide serial No. 1579, on dated 08/02/2005.
4. Thereafter, the old land and record of Government of Motera Village transferred in Dascroi Taluka, Dist. Ahmedabad by Order No. G.H.M./2008/2 M./ P.F.R.– 392008–35–L–1 dated 17/01/2008 of Joint Secretary Revenue Department, Gujarat State. Entry to that effect is mutated in the Revenue Record by mutation entry No. 6141, dated 08/02/2008, which was certified and confirm on 08/02/2008.
5. Thereafter, the old land and record of Government of Motera Nagar Palika transferred in Dascroi Taluka, Dist. Ahmedabad by Order No. BC/LND-2/C-4019/08 dated 30/01/2008 of District Collector, Ahmedabad. Entry to that effect is mutated in the Revenue Record by mutation entry No. 6142, dated 08/02/2008, which was certified and confirm on 08/02/2008.
6. Thereafter, Motera Village entered in the Ahmedabad – City (West) by Order No. P.F.R./102011/275/L/1 dated 17/03/2012 of Revenue Department, Gujarat State. Entry to that effect is mutated in the Revenue Record by mutation entry No. 7053, dated 03/05/2012, which was certified and confirm on 05/05/2012.



7. Thereafter, Vitthalbhai Mangubhai Bharwad was expired on dated 07/02/2014 and Bharwad Parmiben Vitthalbhai was also expired leaving behind their legal heirs (1) Bharwad Vashrambhai Vitthalbhai, (2) Bharwad Rajeshbhai Vitthalbhai, (3) Bharwad Kailashben Vitthalbhai, (4) Bharwad Kokiben Vitthalben and (5) Bharwad Sonalben Vitthalbhai. Entry to that effect is mutated in the Revenue Record by mutation entry No. 7675, dated 10/09/2014 which was certified and confirm on 14/11/2014.

8. Thereafter, Irrevocable Power of Attorney executed by (1) Bharwad Vashrambhai Vitthalbhai, (2) Bharwad Rajeshbhai Vitthalbhai, (3) Bharwad Kailashben Vitthalbhai, (4) Bharwad Kokilaben Vitthalbhai and (5) Bharwad Sonalben Vitthalbhai in favour of Bulsons Corporation LLP through its Director (1) Rameshlal Bulchand Ambwani and (2) Chandralal Bulchand Ambwani, in respect of land bearing Non Agricultural land bearing Block No. 13 admeasuring 17698 square meters, situate, being and lying at Mouje Motera, Taluka Sabarmati, in the Registration District Ahmedabad and Sub District Ahmedabad – 6 (Naroda) which is registered before Sub Registrar, Ahmedabad – 13 (City) wide Serial No. 1438, on dated 17/07/2015.

9. Thereafter, Ahmedabad Urban Development Authority issued Zoning Certificate.

10. Thereafter, Ahmedabad Urban Development Authority issued Form F.

11. Thereafter, Collector, Ahmedabad granted N. A Permission bearing reference No. 226/07/18/047/2020, on dated 31/01/2020 in the name of Vashrambhai Vitthalbhai Bharwad & others, in respect of land of Mouje Motera, Taluka Sabarmati, District Ahmedabad, Survey No. 13, T. P. Scheme No. 48, Final Plot No. 63 admeasuring 10619 square meters for Multi Purpose use. Entry to that effect is mutated in the Revenue Record by mutation entry No. 8745, dated 31/01/2020 which was certified and confirm on 17/05/2020.

12. Thereafter, Sale Deed executed by (1) Bharwad Vashrambhai Vitthalbhai, (2) Bharwad Rajeshbhai Vitthalbhai, (3) Bharwad Kailashben Vitthalbhai, (4) Bharwad



Kokilaben Vitthalbhai and (5) Bharwad Sonalben Vitthalbhai through their power of attorney holder Bulsons Corporation LLP through its Director (1) Rameshlal Bulchand Ambwani and (2) Chandralal Bulchand Ambwani in favour of **Bulsons Corporation LLP, a Company through its Director (1) Rameshlal Bulchand Ambwani and (2) Chandralal Bulchand Ambwani**, in respect of land bearing **Non Agricultural land bearing Block no. 13 admeasuring 17698 square meters, T. P. Scheme No. 48, Final Plot No. 63 admeasuring 10619 square meters**, situate, being and lying at Mouje Motera, Taluka sabarmati, in the Registration District Ahmedabad and Sub District Ahmedabad – 6 (Naroda) wide Serial No. 8256, on dated 06/08/2020. Entry to that effect is mutated in the Revenue Record by mutation entry No. 8801, dated 27/08/2020 which was certified and confirm on 04/11/2020.

13. In view of what is stated above, I hereby certify **Bulsons Corporation LLP, a Company through its Director (1) Rameshlal Bulchand Ambwani and (2) Chandralal Bulchand Ambwani**, have derived the title to the property in question is clear, marketable and free from any charge or encumbrance and free from reasonable doubts.

a. Usual declaration being made on oath by **Bulsons Corporation LLP, a Company through its Director (1) Rameshlal Bulchand Ambwani and (2) Chandralal Bulchand Ambwani** at the time of creation of an Equitable Mortgage on the Property in favour of the Bank.

b. Copy of Memorandum and Articles of Association of Bulsons Corporation LLP, a Company.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of immovable property being Non Agricultural land bearing Block No. 13 admeasuring 17698 square meters, T. P. Scheme No. 48, Final Plot No. 63 admeasuring 10619 square meters, situate, being and lying at Mouje Motera, Taluka Sabarmati, in the Registration District Ahmedabad



//9//

and Sub District Ahmedabad – 6 (Naroda) belonging to Bulsons Corporation LLP, a Company.

III). Confirm and state that the original title deeds submitted are the original registered before the Registrar of Assurance.

Yes.

IV). Whether the property is ancestral and/or under joint membership. If so details of Co-parcener/Karta and/or the co-owners. The respective share should be incorporated specifically

Yes, this property is belonging to Bulsons Corporation LLP, a Company through its Director (1) Rameshlal Bulchand Ambwani and (2) Chandralal Bulchand Ambwani.

V). Minor's Interest

No.

5. Application of Ceiling / Land Reforms Act:

The property in question is not affected by the provisions of the Urban Land (Ceiling and Regulation Act) 1976 since the same has been repealed with effect from 01/04/1999 and hence no permission there under or in any other act or rule is required to be obtained for its mortgage to the bank.

6. Whether the property is required under Land Acquisition Act, 1894 and applicability of other State Legislations.

No.

7. Lease hold immovable property (whether land/building is leasehold, please verify the terms of lease, whether any permission/NOC from the lessor/competent



//10//

authority is required for creating of mortgage of such leasehold property and advice the precautions to be taken while obtaining such property in mortgage.

No.

8. Investigation under Income Tax Act, 1961.

No.

9. Investigation in regard to agricultural land.

No.

10. The details of the certified copies of the revenue records obtained to confirmation that no dues are outstanding by the Mortgagor.

Not Applicable.

11. Any other special enactment which is applicable to the property proposed to be mortgaged and affects the title.

As reported in details in this report.

12. If it is a property owned by the Company, the additional safeguards like search before the Registrar of Companies to be obtained be stated.

No.

13. Whether the records of Sub-Registrar Office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system. If so, whether any verification or cross checking are made and the comments/findings in this regard.

Yes.

14. In case of partition / family settlement deeds, whether the partition made is



valid in law, whether the original deed is available for deposit, whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his/her/ their share. The modality/procedure to be followed to create a valid and enforceable mortgage. 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.

15. Whether the property belongs to any trust or is subject to the rights of any trust? Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property? Is there any bar under local laws for creation of mortgage? The additional precautions/permissions to be obtained for creation of valid mortgage as per the respective state/central laws.

Not Applicable.

16. In case of partnership firm, whether the property belongs to the firm and the partnership deed is properly registered. Whether the partners have authority to create mortgage for and on behalf of the firm.

Not Applicable.

17. If the property to a Limited Company, Advocate to check the Borrowing powers, Board resolution and authorization to create mortgage / execution of documents, registration of any prior charges with the Company Registrar (ROC), Memorandum of Association and Articles of Association etc. and submit details :

Not Applicable.

18. In case of Societies, Association, check the required authority / power to borrow and whether the mortgage can be created as per their constitutional documents and applicable laws, and the requisite resolution, bye-laws etc. The additional precautions / permissions to be obtained for creation of valid mortgage



as per the respective state / central laws to be stated.

Not Applicable.

19. If the property is a flat / apartment or residential / commercial complex, Advocate to inter alia check / verify (a) Promoter's Land owner's title to the land / building, (b) Development Agreement / Power of Attorney, (c) Independent Title verification of the land and/or building in question, (d) Agreement for Sale (duly registered), Payment of proper stamp duty, (f) Approval of building plan, permission of appropriate /local authority, etc., (g) Conveyance in favour of Society / Condominium concerned, (h) Occupancy Certificate / Allotment Letter / Letter of Possession, (i) Membership Details in the Society etc., (j) Share Certificate, (k) No Objection Letter from the Society, (l) All legal requirements under the local / Municipal laws, regarding ownership of Flats / Apartments / Building Regulation, Development Control Regulation, Co – Operative Societies Laws etc., (m) requirements for noting the Bank charges on the records of the Housing Society, etc. and comment.

The Property is located in the society / association. The required documents, deeds are available and also seen by me.

20. Advocate also to check whether the name of mortgagor is reflected as owner in the Revenue/Municipal/Village Records, whether the property offered as security is clearly demarcated in the title documents, whether the property has clear access as per documents?

Yes.

21. Any bar / restriction for creation of mortgage under any local or special enactments, details of proper registration of document, payment of proper stamp duty.

No.

22. Whether the governing law, the constitution documents of the mortgagor



(other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.

Yes, permits creation of mortgage, no additional precaution necessary.

CERTIFICATE

I have examined the copy of Title Deeds intended to be deposited relating to the aforesaid property 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 Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage.

I hereby further certify that I have search and verified the information furnished in this report and have compared the title deeds given to me with the records / copy of it in the office of the Sub Registrar and has found both tallying with each other. I confirm having made 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. The statements and other information given in the report are correct and true.

I certify that there are no prior / Mortgage / Charges / encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1992 to 2022 pertaining to the immovable property(ies) covered by above said Title Deeds. The property is free from all encumbrances, charges or claims.

I certify that **Bulsons Corporation LLP, a Company through its Director (1) Rameshlal Bulchand Ambwani and (2) Chandralal Bulchand Ambwani** has got a valid, clear, absolute and marketable title over the property shown above free of any encumbrances, charge or claims. There are no legal impediments for creation of the mortgage under any applicable law / rules in force. I certify that the mortgage over the said property can be enforced through process of law including



//14//

under the provisions of SARFAESI Act for recovery of dues of the Bank.

If the said **Bulsons Corporation LLP, a Company through its Director (1) Rameshlal Bulchand Ambwani and (2) Chandralal Bulchand Ambwani** personally present and deposit the following deeds in original with intention to create equitable mortgage. The following person(s) should be present personally to deposit the original title deeds with your Branch for creation of equitable mortgage.
(1) Bulsons Corporation LLP, a Company through its Director (1) Rameshlal Bulchand Ambwani and (2) Chandralal Bulchand Ambwani.

I hereby return the original documents forwarded to me/us vide your above said letter.

The following documents in original have to be obtained for creation of valid equitable mortgage by deposit of title deeds

List of Documents required to be obtained for creation of Equitable Mortgage:-

1. Original Agreement for Sale executed by Vitthalbhai Mungabhai – as a proposed vendor in favour of **(1) Rameshlal Bulchand Ambwani and (2) Chandralal Bulchand Ambwani** – as a proposed purchaser, in respect of land bearing **Non Agricultural land bearing Block No. 13 admeasuring 17698 square meters**, situate, being and lying at Mouje Motera, Taluka Sabarmati, in the Registration District Ahmedabad and Sub District Ahmedabad – 6 (Naroda) which is registered before Sub Registrar, Gandhinagar wide serial No. 1579, on dated 08/02/2005.
2. Original of Irrevocable Power of Attorney executed by (1) Bharwad Vashrambhai Vitthalbhai, (2) Bharwad Rajeshbhai Vitthalbhai, (3) Bharwad Kailashben Vitthalbhai, (4) Bharwad Kokilaben Vitthalbhai and (5) Bharwad Sonalben Vitthalbhai in favour of Bulsons Corporation LLP, a Company through its Director (1) Rameshlal Bulchand Ambwani and (2) Chandralal Bulchand Ambwani, in



//15//

respect of land bearing Non Agricultural land bearing Block No. 13 admeasuring 17698 square meters, situate, being and lying at Mouje Motera, Taluka Sabarmati, in the Registration District Ahmedabad and Sub District Ahmedabad – 6 (Naroda) which is registered before Sub Registrar, Ahmedabad – 13 (City) wide Serial No. 1438, on dated 17/07/2015 with Registration Receipt and Index – II.

3. Original Sale Deed executed by (1) Bharwad Vashrambhai Vitthalbhai, (2) Bharwad Rajeshbhai Vitthalbhai, (3) Bharwad Kailashben Vitthalbhai, (4) Bharwad Kokilaben Vitthalbhai and (5) Bharwad Sonalben Vitthalbhai through their power of attorney holder Bulsons Corporation LLP, a Company through its Director (1) Rameshlal Bulchand Ambwani and (2) Chandralal Bulchand Ambwani in favour of **Bulsons Corporation LLP, a Company through its Director (1) Rameshlal Bulchand Ambwani and (2) Chandralal Bulchand Ambwani**, in respect of land bearing **Non Agricultural land bearing Block no. 13 admeasuring 17698 square meters, T. P. Scheme No. 48, Final Plot No. 63 admeasuring 10619 square meters**, situate, being and lying at Mouje Motera, Taluka sabarmati, in the Registration District Ahmedabad and Sub District Ahmedabad – 6 (Naroda) wide Serial No. 8256, on dated 06/08/2020 with Registration Receipt and Index – II.

4. Copy of Memorandum and Articles of Association of Bulsons Corporation LLP, a Company.

The stamp duty payable by Oral Assent / MOD (if applicable) –

Place : Ahmedabad

Dated : 25/02/2022

A. J. Chauhan
.....
(ASHVIN J. CHAUHAN)
Advocate

1. Search Receipt No. 2022048012787 dated 21/02/2022 for 1992 to 2010.

2. Search Receipt No. 2022006007559 dated 21/02/2022 for 2010 to 2022.



અરજી પહોંચ

મિલકત નું વર્ણન : સન. 13 ટીપી.48 એફપી. 48 એફપી. 63

Search in : મોટેરા /MOTERA

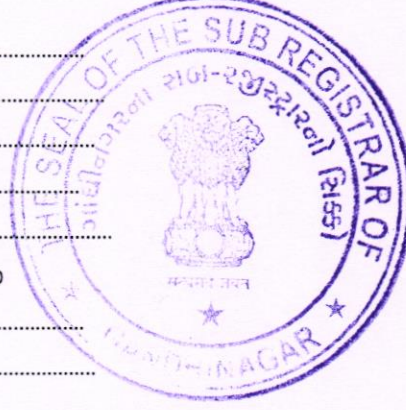
પહોંચ નંબર ૨૦૨૨૦૪૮૦૧૨૭૮૭ અરજી નંબર ૫૧૦૭ અરજી વર્ષ ૨૦૨૨
તારીખ ૨૧ માહે ફેબ્રુઆરી સને ૨૦૨૨

રજુ કરનારનું નામ અશ્વિન ચૌહાણ

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: 1992 2010
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



300.00

કુલ એકંદરે રૂ. 300.00

અંકે રૂપીયા ત્રણ સો શૂન્ય પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

PRATIK NAKANKUMAR RAVAL
સબ રજીસ્ટ્રાર
ગાંધીનગર

અંકે રૂ. : 300.00

20220220137988984

સબ રજીસ્ટ્રાર, ગાંધીનગર

1992

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

2010

મિલકત પરના બોજા અંગેનું પત્રક

Search in અશ્વિન ચૌહાણ

અરજી નંબર : 5107

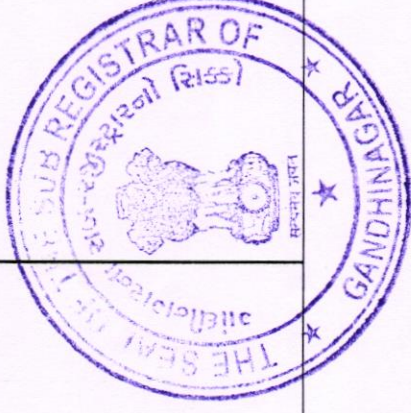
ગામ નું નામ : MOTERA

મિલકતનું વર્ણન સન. 13 ટીપી.48 એફ.પી. 48 એફ.પી. 63

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Gandhinagar Gandhinagar મા -19 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા_____ સસુંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કાસ અથવા ખરાપણા વિશે બાંચધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકશાની 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 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 ફકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
NO DATA AVAILABLE								
રો.								



Sub-Registrar Office(SRO) Gandhinagar
Gandhinagar

અરજી પહોંચ

મિલકત નું વર્ણન : સર્વે નં-13, ટીપી-48, એફપી-63,

Search in : મોટેરા /Motera

પહોંચ નંબર ૨૦૨૨૦૦૬૦૦૭૫૫૮

અરજી નંબર

૨૭૮૭

અરજી વર્ષ

૨૦૨૨

તારીખ ૨૧

માહે

ફેબ્રુઆરી

સને

૨૦૨૨

રજુ કરનારનું નામ અશ્વિન જે ચૌહાણ

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: 2010 2022

૨૪૦.૦૦

ઈંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી

કુલ એકંદરે રૂ.

૨૪૦.૦૦

અંકે રૂપિયા બે સો ચાલીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

BIPINCHANDRA JAYANTILAL MAHERIYA

સબ રજીસ્ટ્રાર

અમદાવાદ-૬- નરોડા

અંકે રૂ. : 240.00

20220219938168198

સબ રજીસ્ટ્રાર, અમદાવાદ-૬- નરોડા

2010

2022

Search in : અશ્વિન જે ચૌહાણ અરજી નંબર : 2797 ગામ નું નામ : Motera

મિલકતનું વર્ણન : સર્વે નં-13, ટીપી-48, એફપી-63,

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પ્સ અને ઇન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બોજા અંગેનું પત્રક

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Ahmedabad-6 Naroda મા -13 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા_____ સંસુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે. નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કાઇ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકશાની 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 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 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
વેચાણ (Already Paid Full Duty)		સ.નં-13 ની 17698 ચો.મી. ટી.પી.-48, એફ.પી.-63 ની 10619 ચો.મી.ની બી-નખેતીની જમીન.		Bulson Corporation LLP ના વતી તેના ડિરેક્ટરો (1) શ્રી રમેશલાલ અંબવાણી તે નીચેના નં. 1 થી 5ના કુ.મુ. તરીકે (1) ભરવાડ વશરામભાઈ વિઠ્ઠલભાઈ (2) ભરવાડ રાજેશભાઈ વિઠ્ઠલભાઈ (3) ભરવાડ કૈલાસભેન વિઠ્ઠલભાઈ (4) ભરવાડ કોકીલાબેન વિઠ્ઠલભાઈ (5) ભરવાડ સોનલબેન વિઠ્ઠલભાઈ.Bulson Corporation LLP ના વતી તેના ડિરેક્ટરો (2) શ્રી ચંદ્રલાલ બુલચંદ અંબવાણી તે નીચેના નં. 1 થી 5ના કુ.મુ. તરીકે (1) ભરવાડ વશરામભાઈ	Bulsons Corporation LLP ના વતી અને તરફથી તેના ડિરેક્ટરો (1) રમેશલાલ બુલચંદ અંબવાણી (2) ચંદ્રલાલ બુલચંદ અંબવાણી	06-08-2020	8256	
રૂ.34895325.00						06-08-2020		



પ્રિન્ટ તારીખ : 23/02/2022

1 of 2

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

મિલકત પરના બોજા અંગેનું પત્રક

મિલકતનું વર્ણન : સર્વે નં-13, ટીપી-48, એફપી-63,

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Ahmedabad-6 Naroda મા -13 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા_____ સંસુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે. નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

વિશ્વલભાઈ

(2) ભરવાડ રાજેશભાઈ

વિશ્વલભાઈ

(3) ભરવાડ કૈલાસભેન

વિશ્વલભાઈ

(4) ભરવાડ કોકીલાબેન

વિશ્વલભાઈ

(5) ભરવાડ સોનલબેન

વિશ્વલભાઈ.

સબ-રજીસ્ટ્રાર
Sub-Registrar Office(SRO) Ahmedabad-
6 Naroda

