

મિલકત પરના લોજ અંગેનું પત્રક

Search in આર આર બ્રાન્ચ

આરજી નંબર : 15111

ગણતર નંબર : SAM

મિલકતનું નામ રે સ નં-143/3, ટી પી-6, કા પ્લોટ નં-298

દસ્તાવેજની આ શોધ ઓસ.આર.ઓ - કલોલ

મા -12 ગાંધી હોલ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના લોજ અંગેનું પત્રક પુરતોજ

પુરતોજ માર્ગદર્શિત રહેશે આ શોધમા તા_____ સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

પ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ખરાપણા વિશે બાંધપટ્ટી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકસાની માટેના કોઇપણ હકદાર માટે ને લાભદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે સાબનાર આવે છે ને જણાવવું)	સર્વે નંબર પેટા વિભાગ ક્ષેત્રફળ આકાર અથવા જુડી નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો) ને.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માહિતી કેરમત/વેચાણ રૂ. 143/3 ની રે. આરે ચી. મી. 0-19-22 જોનો સમાવેશ ટી. પી. નં. 6 (કલોલ-સંઘ-લોરીસાણ) માં થાય છે. કા. પ્લોટ નં. 298 આપવામાં આવેલ છે. તેના 1153.00 ચો. મી. આશરે ની બીનાબેનીની જમીન.		પટેલ લીખાભાઈ દાદાજીભાઈ ઉર્ફે દાદાભાઈ પટેલ મધુભેન કાન્તીભાઈ પટેલ કેલાસભેન કાન્તીભાઈ પટેલ ભરતભાઈ કાન્તીભાઈ પટેલ વિષ્ણુભાઈ કાન્તીભાઈ ના. તરફ અને વતી કુ. મુ. તરીકે પટેલ ભરતભાઈ કાન્તીભાઈ પટેલ તારાભેન કાળાભાઈ ના. તરફ અને વતી કુ. મુ. તરીકે પટેલ અવેશ કાળાભાઈ પટેલ અવેશ કાળાભાઈ	બી. ડી. કે. વલોપસે એ નામથી ચાલતી ભાગીદારી પેઢીના ભાગીદાર અને ઓથોરાઇઝ્ડ સીગ્નેચરી શ્રી પીરેનકુમાર ભોળીદાસ પટેલ	08/09/2014 08/09/2014	9214	

તારીખ : 14/12/2014 સબરજીસ્ટ્રાર ઓસ.આર.ઓ - કલોલ



મિલકત પરના બીજા અંગેનું પત્રક

Search in ચાર અને બાંહેધરી

અરજી નંબર : 151118

ગામ નું નામ : SAM

મિલકતનું વર્ણન : 2 સ.નં-143/3, ટી.વી.6, ફા. પ્લોટ નં-298

દસ્તાવેજની આ શોધ એસ.આર.ઓ - કલોલ

મા -12 ચંદના ઇડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તથા કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પત્રક પુરતોજ

પુરતોજ મર્યાદીત રહેશે આ શોધમા તો સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

૧ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજિસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ખરાપણા વિશે બંધાયેલી આપના નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકસાની માટેના કોઇપણ હકદાર માટે તે લખાઈ રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના ડિસ્કામાં 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) ને.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી તેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
		પટેલ પિન્ડુભાઈ કાળાસાહેબ તરફ અને વની કુ.મુ.તરીકે પટેલ અલ્પેશ કાળાસાહેબ				



તારીખ : ૧૮/૧૨/૨૦૧૮

સબ-રજિસ્ટ્રાર એસ.આર.ઓ - કલોલ

મિલકત પરના બીજા અંગોનું પત્રક

Search in આર આઇ બીઆઇ

આરજી નંબર : ૧૬૧૧૬

ગ્રામ નું નામ : SNAJ

મિલકતનું ચાલું ૩ સ નં-૧૪૩/૩.ટી પી-૬.કા પતોટ નં-૨૭૮

દસ્તાવેજની આ શીધ એસ.આર.ઓ - કલોલ

મા -૧૨ તા.ના છેડે કા -૨ ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શીધનો ઉપયોગ મિલકત પરના બીજા અંગોનું પત્રક પુરતોજ

પુરતોજ મર્યાદીત રહેશે આ શીધમા તા _____ સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

૧ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધકામી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુક્સાની માટેના કોઇપણ હકદારા માટે તે જાહેર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના ઉત્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ ક્ષેત્રફળ આકાર અથવા જુડી નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો) તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ	દસ્તાવેજ નંબર	થેરો
માહિતી ફેરબત/વિચારણા શ્રી. ૧૯૨૫૦૦૦	૩૦ વર્ષ સર્વે નં. ૧૪૩/૩ ની હે.આર.ઓ.પી. ૦-૧૭-૨૨ જેનો સમાવેશ ટી.પી.નં.૬ (કલોલ-સેઇજ-લોરીયાણા) માં થાય છે. કા.પતોટ નં. ૨૭૮ આપવામાં આવેલ છે. તેના ૧૧૫૩.૦૦ ચો.મી.આશરે ની બીનાબનીની જમીન.	પટેલ લીખાભાઇ દાદાજીભાઇ ઉર્ફે દાદાભાઇ પટેલ મધુભેન કાન્તીભાઇ પટેલ કૈલાસભેન કાન્તીભાઇ પટેલ ભરતભાઇ કાન્તીભાઇ પટેલ વિષ્ણુભાઇ કાન્તીભાઇ ના તરફ અને વની કુ.મુ તરીકે પટેલ ભરતભાઇ કાન્તીભાઇ પટેલ તારાભેન કાળાભાઇ ના તરફ અને વની કુ.મુ તરીકે પટેલ અલ્પેશ કાળાભાઇ પટેલ અલ્પેશ કાળાભાઇ	બી.ટી.ડેવલોપર્સ એ નામથી ચાલતી ભાગીદારી પેટીના ભાગીદાર અને ઓશોરાઇઝ્ડ સીઝનેચરી શ્રી ધીરેન્દ્રકુમાર ભોળીદાસ પટેલ	૦૪/૦૭/૨૦૧૯	૭૨૧૯	
				૦૪/૦૭/૨૦૧૯		



તારીખ : ૧૯/૧૨/૨૦૧૯

સબ-રજીસ્ટ્રાર એસ.આર.ઓ - કલોલ

RAJESH I. BRAHMBHATT

(Advocate)

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Enrollment No.: G/239/1990

Welfer No.: MEH/KLL/224

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B. D. BRAHMBHATT

(Advocate)

Mo.: 9825799321

Mo.: 7801892984

Enrollment No.: G/1634/1999

Welfer No.: MEH/KLL/12780

RIB



Office : RAJESH I. BRAHMBHATT ASSOCIATES
G/78-79, City Mall-2, Navjivan Mill Compound, Kalol. Dist. Gandhinagar.



TITLE CLEAR CERTIFICATE

This is to certify that B.T. Developers a partnership firm through its partners is holding the possession of an N.A. land, the scheme known as "Ajay Heights", situated in Revenue Survey No. 143/3, T.P. Scheme No. 6, Final Plot No. 298, Total Admeasuring 1153-00 sq.mtrs., At Village- Saij, Ta. Kalol, Dist. Gandhinagar.

Original owner of the Revenue Survey No. 143/3 was Patel Ramabhai Jesangbhai prior to 1990 and thereafter the death of Ramabhai Jesangbhai on Dt. 28-08-1989 his legal heirs (1) Patel Surajben wd/o Ramabhai Jesangbhai (2) Patel Kantibhai Ramabhai (3) Patel Kankuben Ramabhai (4) Patel Laljibhai Ramabhai became owners of the above said land by right of inheritance and said effect was made in revenue record, vide entry No.

G-78/79, City Mall-2, Navjivan Mill Compound, Kalol (N.G.)

Title_Private_B.T. Developers_R.S.No. 143-3

RAJESH I. BRAHMBHATT

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RIB



Office : **RAJESH I. BRAHMBHATT ASSOCIATES**
G/78-79, City Mall-2, Navjivan Mill Compound, Kalol. Dist. Gandhinagar.



02

4696 and it was certified on Dt. 18-11-1990.

Thereafter Patel Kankuben Ramabhai waived her right from the above said land and said effect was made in revenue record, vide entry No. 5457, Dt. 10-02-99.

Thereafter the death of Patel Laljibai Ramabhai his legal heirs (1) Patel Jyotsanaben Laljibhai (2) Patel Ramilaben Laljibhai (3) Patel Bhikhabhai Laljibhai (4) Patel Ranjanben Laljibhai became owners of the above said land by right of inheritance and said effect was made in revenue record, vide entry No. 9286.

Thereafter the death of Patel Kantibhai Ramabhai his legal heirs (1) Patel Madhuben Kantibhai (2) Patel Kailashben



G-78/79, City Mall-2, Navjivan Mill Compound, Kalol (N.G.)

Title_Private_B.T.Developers_R.S.No. 143-3

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Office : **RAJESH I. BRAHMBHATT ASSOCIATES**
G/78-79, City Mall-2, Navjivan Mill Compound, Kalol. Dist. Gandhinagar.



03

Kantibhai (3) Patel Bharatbhai Kantibhai (4) Patel Vishnubhai

Kantibhai (5) Patel Taraben Kalabhai (6) Patel Alpesh Kalabhai

(7) Patel Pintu Kalabhai became owners of the above said

land by right of inheritance and said effect was made in

revenue record, vide entry No. 9288.

Thereafter Bhikhabhai Laljibhai Patel and others got an
N.A. order from District Collector Gandhinagar, vide order
No. CB/N.A./Gandhinagar/SAI/143/3/1008854/2019, Dt. 07-06-19.

Thereafter AUDA gave a Final Plot No. 298, Admeasur-
ing 1153.00 sq.mtrs. and also gave a T.P. Scheme No. 6 (Kalol-
Saij-Borisana) to above said land.

Thereafter (1) Patel Bhikhabhai Laljibhai (2) Patel



G-78/79, City Mall-2, Navjivan Mill Compoud, Kalol (N.G.)

Title_Private_B.T.Developers R.S.No. 143.3

RAJESH I. BRAHMBHATT

(Advocate)

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B. D. BRAHMBHATT

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Enrollment No.: G/1634/1999

Welfer No.: MEH/KLL/12780

RIB



Office : **RAJESH I. BRAHMBHATT ASSOCIATES**
G/78-79, City Mall-2, Navjivan Mill Compound, Kalol. Dist. Gandhinagar.



04

Madhuben Kantibhai (3) Patel Kailashben Kantibhai (4) Patel
Bharatbhai Kantibhai (5) Patel Vishnubhai Kantibhai through
his POA Patel Bharatbhai Kantibhai (6) Patel Taraben Kalabhai
through her POA Patel Alpesh Kalabhai (7) Patel Alpesh
Kalabhai (8) Patel Pintubhai Kalabhai through his POA Patel
Alpesh Kalabhai sold this land to B.T. Developers a
partnership firm by regi. sale deed, vide regi. No. 7219,
Dt. 04-07-2019 and said effect was made in revenue record,
vide entry No. 10635, Dt. 22-07-2019.

By the way of above sale deed, present title holder B.T.
Developers a partnership firm has become an owner of the
above said land.



Thereafter the said firm got a development permission

G-78/79, City Mall-2, Navjivan Mill Compound, Kalol (N.G.)

Title_Private_B.T. Developers_R.S.No. 143-3

RAJESH I. BRAHMBHATT

(Advocate)

Mo.: 9825753325, 9712904541

Enrollment No.: G/239/1990

Welfer No.: MEH/KLL/224

Email : rajeshbrahmbhatt.advocate@gmail.com

B. D. BRAHMBHATT

(Advocate)

Mo.: 9825799321

Mo.: 7801892984

Enrollment No.: G/1634/1999

Welfer No.: MEH/KLL/12780



Office : **RAJESH I. BRAHMBHATT ASSOCIATES**
G/78-79, City Mall-2, Navjivan Mill Compoud, Kalol. Dist. Gandhinagar.



05

for residential purpose from AUDA, vide serial No.
1114BP19200003, Dt. 05-12-2019 and the scheme known as
"Ajay Heights".

I gave a public notice appeared in the daily News Paper
"Sandesh" on Dt. 12 - 12 - 2019 inviting claims if any in upon
or to the said land from any person whomsoever. But till date
we have not received any objection from anybody. I have also
taken a search from sub registrar records. But I don't found
any record against the title of the above said land.

Looking to the above history I can say that the property
described here-in-above is clear, marketable and free from
all reasonable doubts.

Place : Kalol

Date : 19 - 12 - 2019

Signature of the Advocate


Rajesh I. Brahmbhatt

BANK



T I T L E C L E A R
C E R T I F I C A T E

Rajesh I. Brahmhatt

(Advocate)

M:98257 53325

RAJESH I. BRAHMBHATT

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Office : RAJESH I. BRAHMBHATT ASSOCIATES
G/78-79, City Mall-2, Navjivan Mill Compoud, Kalol. Dist. Gandhinagar.



To,

The Manager,

State Bank of India,

Kalol, Ta. Kalol.

HISTORY OF THE PROPERTY

This is to certify that B.T. Developers a partnership firm through its partners is holding the possession of an N.A. land, the scheme known as "Ajay Heights", situated in Revenue Survey No. 143/3, T.P. Scheme No. 6, Final Plot No. 298, Total Admeasuring 1153-00 sq.mtrs., At Village- Saij, Ta. Kalol, Dist. Gandhinagar.

Original owner of the Revenue Survey No. 143/3 was Patel Ramabhai Jesangbhai prior to 1990 and thereafter the death of Ramabhai Jesangbhai on Dt. 28-08-1989 his legal heirs (i) Patel



G-78/79, City Mall-2, Navjivan Mill Compoud, Kalol (N.G.)

Title_SBI_Latest_B.T. Developers_R.S.No. 143-3

Surajben wd/o Ramabhai Jesangbhai (2) Patel Kantibhai
Ramabhai (3) Patel Kankuben Ramabhai (4) Patel Laljibhai
Ramabhai became owners of the above said land by right of
inheritance and said effect was made in revenue record, vide
entry No. 4696 and it was certified on Dt. 18-11-1990.

Thereafter Patel Kankuben Ramabhai waived her right
from the above said land and said effect was made in revenue
record, vide entry No. 5457, Dt. 10-02-99.

Thereafter the death of Patel Laljibai Ramabhai his
legal heirs (1) Patel Jyotsanaben Laljibhai (2) Patel Ramilaben
Laljibhai (3) Patel Bhikhabhai Laljibhai (4) Patel Ranjanben
Laljibhai became owners of the above said land by right of
inheritance and said effect was made in revenue record, vide
entry No. 9286.



Thereafter the death of Patel Kantibhai Ramabhai his

legal heirs (1) Patel Madhuben Kantibhai (2) Patel Kailashben Kantibhai (3) Patel Bharatbhai Kantibhai (4) Patel Vishnubhai Kantibhai (5) Patel Taraben Kalabhai (6) Patel Alpesh Kalabhai (7) Patel Pintu Kalabhai became owners of the above said land by right of inheritance and said effect was made in revenue record, vide entry No. 9288.

Thereafter Bhikhabhai Laljibhai Patel and others got an N.A. order from District Collector Gandhinagar, vide order No. CB/N.A./Gandhinagar/SAJ/143/3/1008854/2019, Dt. 07-06-19.

Thereafter AUDA gave a Final Plot No. 298, Admeasuring 1153.00 sq.mtrs. and also gave a T.P. Scheme No. 6 (Kalol-Saij-Borisana) to above said land.

Thereafter (1) Patel Bhikhabhai Laljibhai (2) Patel Madhuben Kantibhai (3) Patel Kailashben Kantibhai (4) Patel Bharatbhai Kantibhai (5) Patel Vishnubhai Kantibhai through



his POA Patel Bharatbhai Kantibhai (6) Patel Taraben Kalabhai through her POA Patel Alpesh Kalabhai (7) Patel Alpesh Kalabhai (8) Patel Pintubhai Kalabhai through his POA Patel Alpesh Kalabhai sold this land to B.T. Developers a partnership firm by regi. sale deed, vide regi. No. 7219, Dt. 04-07-2019 and said effect was made in revenue record, vide entry No. 10635, Dt. 22-07-2019.

By the way of above sale deed, present title holder B.T. Developers a partnership firm has become an owner of the above said land.

Thereafter the said firm got a development permission for residential purpose from AUDA, vide serial No. 1114BP19200003, Dt. 05-12-2019 and the scheme known as "Ajay Heights".

I gave a public notice appeared in the daily News Paper "Sandesh" on Dt. 12 - 12 - 2019 inviting claims if any in upon

A handwritten signature in black ink is written over a circular official stamp. The stamp contains some text, but it is mostly illegible due to the signature and the quality of the scan.

G-78/79, City Mall-2, Navjivan Mill Compoud, Kalol (N.G.)

Title_SBI_Latest_B.T. Developers_R.S.No. 143-3

or to the said land from any person whomsoever. But till date we have not received any objection from anybody. I have also taken a search from sub registrar records. But I don't found any record against the title of the above said land.

Looking to the above history I can say that the property described here-in-above is clear, marketable and free from all reasonable doubts.

Place : Kalol

Date : ~~19~~12-2019

Signature of the Advocate


Rajesh T. Brahmbhatt

Annexure-B

Report of Investigation of Title in respect of immovable Property

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

1	a) Name of the Branch/ Business Unit/Office seeking opinion.	SBI Kalol
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	--
	c) Name of the Borrower.	As Mentioned Below
2.	a) Name of the unit/concern/ company/person offering the property/ (ies) as security.	B.T. Developers a partnership firm
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Person
	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.	
	a) Survey No.	143/3
	b) Door/House no. (in case of house property)	--
	c) Extent/ area including plinth/ built up area in case of house property	1153-00 sq.Mtrs.
	d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	As per Annexure-C, Para-12- 'Schedule of the property'

(Description of Property)

District Sub.Dist.	Village	Block/ Survey No.	Flat No.	Built up Area
Gandhinagar, Kalol.	Saij	143/3	--	1153-00 Sq.Mtrs.
"Ajay Heights"				

⇒ Boundary of the property:

North

: survey no: 143/1

South

: survey no: 144

East

: survey no: 143/4

West

: 12 mtr. Road.



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.			As mentioned below. As mentioned below.	
	Sl. No.	Date	Name/ Nature of the Document	Original/ certified copy/ certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the advocate.
	1.	04-07-2019	Regi. Sale deed No. 7219	Original	
	2.		Partnership deed of B.T. Developers	Certified	Yes
	3.	07-06-2019	N.A. order	Certified	Yes
	4.	05-12-2019	Development Permission	Certified	Yes
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 the TIR.)				Not Required to obtain as earlier I have seen original 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?				Not Applicable in this case.
	b) ii) Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced. (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).				Yes & No discrepancy observed.
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?				Computer record is available and search report is available for cross checking. We have also checked the record.
	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?				Yes.
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?				Kalol

	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	No
	c) Whether search has been made at all the offices named at (b) above?	Search in taken in Sub-Registrar, Gandhinagar.
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	N.A.
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	Separate Sheet is attached.
9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	Full Ownership Rights.
10.	If leasehold, whether; a) lease Deed is duly stamped and registered b) lessee is permitted to mortgage the Leasehold right, c) duration of the Lease/unexpired period of lease, d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also. e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? f) Right to get renewal of the leasehold rights and nature thereof.	For, 10(a) to (f) No, and therefore Not Applicable in this case, as the land is not leasehold land.
11.	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; a) grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions? b) The mortgagor is competent to create charge on such property? c) any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	For, 11(a) to (c) No, and therefore Not Applicable in this case.
12.	If occupancy right, whether; a) Such right is heritable and transferable, b) Mortgage can be created.	Yes Yes
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.	N.A.
14.	If the property has been transferred by way of Gift/Settlement Deed, whether: a) The Gift/Settlement Deed is duly stamped and registered;	N.A. N.A.

	b) The Gift/Settlement Deed has been attested by two witnesses;	N.A.
	c) The Gift/Settlement Deed transfers the property to Donee;	N.A.
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions?	N.A.
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	N.A.
	f) Whether the Donee is in possession of the gifted property?	N.A.
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	N.A.
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N.A.
15.	a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	N.A.
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	N.A.
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	N.A.
	d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	N.A.
	e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	N.A.
16.	Whether the title documents include any testamentary documents /wills?	N.A.
	a) In case of wills, whether the will is registered will or unregistered will?	N.A.
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N.A.
	c) Whether the property is mutated on the basis of will?	N.A.
	d) Whether the original will is available?	N.A.
	e) Whether the original death certificate of the testator is available?	N.A.
	f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	N.A.
	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.)	N.A.
17.	a) Whether the property is subject to any wakf rights?	No
	b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	N.A.
	c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	N.A.

18.	a) Where the property is a HUF/joint family 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.	N.A.
	b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N.A.
19.	a) Whether the property belongs to any trust or is subject to the rights of any trust?	N.A.
	b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	N.A.
	c) If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	N.A.
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	N.A.
20.	a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	<i>The said land is not an Agri. Land.</i>
	b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	N.A.
	c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	Yes
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	No
22.	a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	No
23.	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	<i>No, the property is not involved or subject matter of any litigation.</i>
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N.A.
	c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking?	No.
24.	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	Yes.
	b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	<i>Formalities have been completed as per law.</i>
	c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	Yes

25.	a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	N.A.
	b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	N.A.
	ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser)?	N.A.
	iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes / No.	N.A.
	iv) If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No	N.A.
26.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	N.A.
27.	a) Whether any POA is involved in the chain of title?	No
	b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	N.A.
	c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	N.A.
	d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	N.A.
	e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	N.A.
	i) Whether the original POA is verified and the title investigation is done on the basis of original POA?	N.A.
	ii) Whether the POA is a registered one?	
	iii) Whether the POA is a special or general one?	
	iv) Whether the POA contains a specific authority for execution of title document in question?	
	a) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	N.A.
	b) Please comment on the genuineness of POA?	N.A.

	c) The unequivocal opinion on the enforceability and validity of the POA.	N.A.
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	N.A.
29.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following: a) Promoter's/Land owner's title to the land/ building; b) Development Agreement/Power of Attorney; c) Extent of authority of the Developer/builder; d) Independent title verification of the Land and/or building in question; e) Agreement for sale (duly registered); f) Payment of proper stamp duty; g) Requirement of registration of sale agreement, development agreement, POA, etc.; h) Approval of building plan, permission of appropriate/local authority, etc.; i) Conveyance in favour of Society/ Condominium concerned; j) Occupancy Certificate/allotment letter/letter of possession; k) Membership details in the Society etc.; l) Share Certificates; m) No Objection Letter from the Society; n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.; o) Requirements, for noting the Bank charges on the records of the Housing Society, if any; p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any. q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Para-29 (a) to (q) as per History of the TCR. The title of the land owner has been dealt in this report. N.A. Yes Yes, as per history of TCR. N.A. As per law. No Yes N.A. N.A. N.A. N.A. N.A. Fulfilled as per law. N.A. Property is not a vacant land. Constructio of Flats have been done on the said land. Yes
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.	As per Anne-A.
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	The Search is taken as per law and circular of the Bank, which is mentioned in the certificates.
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Paid
33.	a) Urban land ceiling clearance, whether required and if so, details thereon.	Not Required, Act is repealed.

	b) Whether No Objection Certificate under the Income Tax Act is required/ obtained?	No.
34.	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	As per Annex-A.
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? b) Whether the demarcation/ partition of the property is legally valid? c) Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes Yes 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; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any.	Yes Yes N.A. N.A.
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.	There is no difference/ discrepancy in any of the title document or any other documents.
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.)	Plan is approved by Competent Authority, therefore it is available.
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
41.	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes.
	Property is SARFAESI compliant (Y/N)	Y.
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.	The documents are required to take for equitable mortgage are mentioned in Annexure-C.
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	No
44.	Additional aspects relevant for investigation of title as per local	No

	laws.	
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.	B.T. Developers a partnership firm
47.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	Y.
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	Yes
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Yes
	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?	Yes

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

Place : Kalol

Date : 19-12-2019

Signature of the advocate


Rajesh T. Brahmbhatt

Certificate of title

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

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

3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

:- **"As per Para-4 of Annexure-B"**

5. There is no prior Mortgage/ Charges/ encumbrances of Whatsoever, as could be seen from the Encumbrance Certificate for the period from 1990 to 2019 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.

6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).

:- **"Not Applicable in this case."**

7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of _____
(Specify the share of the Minor with Name). (Strike out if not applicable).

"Not Applicable in this case"

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower. Shri/Smt/M/s. B.T. Developers a partnership firm.

9. I certify that Shri/ Smt/ M/s. B.T. Developers a partnership firm has / have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:

<u>Sr. No.</u>	<u>Date</u>	<u>Name of the Documents</u>	<u>Whether Original/ Certified/True Copy/ Photostat.</u>
1.	04-07-2019	Regi. Sale deed No. 7219	Original
2.	--	Form No. 7/12 of Survey No. 143/3	Original
3.	29-01-2019	Partnership Deed of B.T. Developers	Certified
4.	--	Approved plan	Certified
5.	07-06-2019	N.A. order	Certified
6.	05-12-2019	Development Permission of AUDA	Certified
7.	13-11-2019	Search Receipt No. - 2029050031011	Original

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

12. It is certified that the property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY (IES):-

(Description of Property)

District Sub.Dist.	Village	Block/ Survey No.	Flat No.	Built up Area
Gandhinagar, Kalol.	Saij	143/3	--	1153-00 Sq.Mtrs.
"Ajay Heights"				

⇒ Boundary of the property: 

North : Surve no: 143/1

South : Surve no: 144

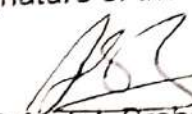
East : Surve no: 143/4

West : 12 mtrs Road 

Place : Kalol

Date : 19-12-2019

Signature of the advocate


Rajesh I. Brahmbhatt

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

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

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

3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s) Office(s). Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

:- **"As per Para-4 of Annexure-B"**

5. There is no prior Mortgage/ Charges/ encumbrances of Whatsoever, as could be seen from the Encumbrance Certificate for the period from 1990 to 2019 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.

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(Specify the share of the Minor with Name). (Strike out if not applicable).

"Not Applicable in this case"