

G. M. BRAHMBHATT
ADVOCATE & NOTARY (Govt. of India)
 B.Com., L.L.B.
 Office:
 Ground Floor, Komal Bungalow,
 Nr. Flora Gharghanti,
 Anand-388 001.

HARDIK G. BRAHMBHATT
ADVOCATE
 B.A., L.L.B.
 Ph. (02692) 263055
 Mo.: 98250 40760
 99092 54555



Email ID: gmbrahmbhatt1962@gmail.com

TITLE INVESTIGATION REPORT (TIR)

1.	Name of Borrower/Mortgagor	ASHIRVAD PROCON PVT. LTD. THROUGH ITS DIRECTORS, (1) FIROJBHAI HASANBHAI VIRANI, (2) MONISH UMEDBHAI VIRANI, (3) MUMTAZBEN RAJUBHAI VIRANI & (4) GULZARBEN FIROJBHAI VIRANI
2.	Particulars of the documents scrutinized-serially and chronologically. Nature of the documents certified and as whether they are originals or certified copies or registration extracts duly certified. Note: Only original or certified extracts from the registering /land/ revenue/ other authorities to be examined.	
	Sr. No.	Details of documents
		Original / Certified Copy/Photo Copy/True Copy
	1.	Regi. Sale Deed No.14642 dated 21/12/2018 Along with Approved Plan.
	2.	Regi. Sale Deed No.11915 dated 10/10/2018 Along with Approved Plan.
	3.	Latest City Survey property card.
	4.	N.A. Permission issued by Collector, Anand dated 15/10/2019.
	5.	Construction Permission issued by Chief Executive Officer, AVKUDA, Anand dated 14/03/2019 Along with Approved Plan.
	6.	Public Notice issued in daily news paper "Naya Padkar" dated 04/10/2018.
	7.	Search Receipt No.2019037024713 for the last 30 years issued by Sub-Registrar, Anand dated 11/11/2019.
3.	Description of the Property proposed for mortgage	Commercial Complex namely "JAYDEV SHANKUL" situated on the non-agricultural land bearing C.S.No.238, Plot No.K-138 total admeasuring 840.66 sq.mtrs., within limits of village Vallabh Vidyanagar, Ta & Dist. Anand.
4.	Locations like of the place, village, city, Registration Sub-District, District etc.	Jaydev Shankul, AP: V.V.Nagar, Ta. & Dist. Anand.
5.	Boundaries. East by: West by: North by: South by:	As mentioned in the Schedule.

G. M. BRAHMBHATT
ADVOCATE & NOTARY (Govt. of India)
 B.Com., L.L.B.
 Office:
 Ground Floor, Komal Bungalow,
 Nr. Flora Gharghanti,
 Anand-388 001.

HARDIK G. BRAHMBHATT
ADVOCATE
 B.A., L.L.B.

Ph. (02692) 263055
 Mo.: 98250 40760
 99092 54555

Email ID: gmbrahmbhatt1962@gmail.com



6.	Flow of titles tracing out of the title of the intended and his/ its predecessors in interest from the Mother Deed to the latest Title deeds and whether Minor's interest or other clog on title is involved, for a further period, depending on the need for clearance of such clog on the Title. (Separate Sheets may be used.)	Attached Separate Sheet
7.	Nature of title of the Intending Borrower over the property (Whether full ownership rights, Leasehold Rights, occupancy/ Possessor Rights or Inam Holder or Govt. Grantee/Allotee etc.)	The Borrower has absolute rights over the said property.
8.	Encumbrances, Attachments, and/ as per claims. Whether of Government, Central or State or Other Local authorities or Third Party claims, Liens etc. If yes, give the details thereof.	During my search; I have not found any encumbrance over the said property.
9.	The period covered under the Encumbrances Certificate and the name of the person in whose favor the encumbrance is created and if so, satisfaction of charge, if any.	N.A.
10.	Details regarding property tax or land revenue or other statutory dues paid / payable as on date and if not paid, what remedy.	The said owner has fully paid up the taxes relating to the said property.
11.	Details of RTC extracts/ Mutation extracts/Khata extracts pertaining to the property in question.	N.A.
12.	In case of absence of original titles deeds, details of legal and other requirements as also any precaution to be taken by the Existing Owner in this regard.	N.A.
13.	Any suggestion relating to safeguard of the bank.	It is advisable for the bank to obtain the original title deeds from the Borrower before creation of mortgage.

G. M. BRAHMBHATT
ADVOCATE & NOTARY (Govt. of India)
B.Com., L.L.B.
Office:
Ground Floor, Komal Bungalow,
Nr. Flora Gharghanti,
Anand-388 001.

HARDIK G. BRAHMBHATT
ADVOCATE
B.A., L.L.B.
Ph. (02692) 263055
Mo.: 98250 40760
99092 54555

Email ID: gmbrahmbhatt1962@gmail.com



CERTIFICATE OF TITLE

I have examined the original Title Deeds relating to scheduled property and offered the documents of title referred to in the Opinion are valid evidence of Right, title and interest and I further certify that:

1. I have examined the documents in detail, taking into account all the guidelines in the checklist vide Para-3 and the other relevant factors.
2. I confirm having made a search in the land/ Revenue records. I do not find anything adverse.
3. Following scrutiny of land Records/ Revenue Records and relative Title Deeds, I hereby certify the genuineness of the Title Deeds.
4. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1990 to 2019 pertaining to the Immovable Property covered by above said Title Deeds. - **The property is free from all Encumbrances.**
5. Minor/ (s) and his/ their interest in the property to the extent of - N.A.
6. I certify that **ASHIRVAD PROCON PVT. LTD. THROUGH ITS DIRECTORS, (1) FIROJBHAI HASANBHAI VIRANI, (2) MONISH UMEDBHAI VIRANI, (3) MUMTAZBEN RAJUBHAI VIRANI & (4) GULZARBEN FIROJBHAI VIRANI** are absolute owner & occupant of the said property and have clear & marketable title over the scheduled property.
7. That the mortgage by deposit of title deeds can be created by depositing the following documents:

SCHEDULE OF THE PROPERTY

Commercial Complex namely "JAYDEV SHANKUL" situated on the non-agricultural land bearing C.S.No.238, Plot No.K-138 total admeasuring 840.66 sq.mtrs., within limits of village Vallabh Vidyanagar, Ta & Dist. Anand. The entire property is bounded as under:

East by: C.S.No.232 & C.S.No.239.
West by: Parking.
North by: C.S.No.237.
South by: C.S.No.239.

Date: 11/1/2019.
Place: Anand.



G. M. BRAHMBHATT
ADVOCATE & NOTARY

G. M. BRAHMBHATT
ADVOCATE & NOTARY (Govt. of India)
B.Com., L.L.B.
Office:
Ground Floor, Komal Bungalow,
Nr. Flora Gharghanti,
Anand-388 001.

HARDIK G. BRAHMBHATT
ADVOCATE
B.A., L.L.B.

Ph. (02692) 263055
Mo.: 98250 40760,
99092 54355.

Email ID: gmbrahmbhatt1962@gmail.com



(COLUMN NO.6 SEPARATE SHEET)

I have investigated the title of the described in the Schedule and I have caused to be taken necessary searches of revenue records and registration records for the last 30 years.

SHORT HISTORY

Investigation of the title to Commercial Complex namely "JAYDEV SHANKUL" situated on the non-agricultural land bearing C.S.No.238, Plot No.K-138 total admeasuring 840.66 sq.mtrs., within limits of village Vallabh Vidyanagar, Ta & Dist. Anand, belongings to ASHIRVAD PROCON PVT. LTD. THROUGH ITS DIRECTORS, (1) FIROJBHAI HASANBHAI VIRANI, (2) MONISH UMEDBHAI VIRANI, (3) MUMTAZBEN RAJUBHAI VIRANI & (4) GULZARBEN FIROJBHAI VIRANI.

9
The property bearing C.S.No.238 total admeasuring 840.66 sq.mtrs., within limits of village Vallabh Vidyanagar, Ta & Dist. Anand. Originally belonging to (1) CHANCHALBEN Wd/o CHHAGANBHAI NATHABHAI PATEL, (2) HIMANSHU MOTIBHAI PATEL, (3) SHAKARBEN MOTIBHAI PATEL, (4) DILIPBHAI MOTIBHAI PATEL, (5) INDIRABEN ALIAS ARUNA MOTIBHAI PATEL, (6) BHUPENDRABHAI MOTIBHAI PATEL, (7) BINA CHUNIBHAI PATEL & (8) TARULATTABEN CHUNIBHAI PATEL. Their names were posted in the city survey record since 1990 i.e. prior to 30 years.

Afterwards, the said owners (1) CHANCHALBEN Wd/o CHHAGANBHAI NATHABHAI PATEL, (2) HIMANSHU MOTIBHAI PATEL Self And As P.O.A. Holder of (A) SHAKARBEN MOTIBHAI PATEL, (B) DILIPBHAI MOTIBHAI PATEL, (C) INDIRABEN ALIAS ARUNA MOTIBHAI PATEL, (D) BHUPENDRABHAI MOTIBHAI PATEL sold out ½ portion of 420.33 sq.mtrs. out of C.S.No.238 total admeasuring 840.66 sq.mtrs., within limits of village Vallabh Vidyanagar, Ta & Dist. Anand. worth Rs.60,00,000/- to ASHIRVAD PROCON PVT. LTD. THROUGH ITS DIRECTORS, (1) FIROJBHAI HASANBHAI VIRANI, (2) MONISH UMEDBHAI VIRANI, (3) MUMTAZBEN RAJUBHAI VIRANI & (4) GULZARBEN FIROJBHAI VIRANI, by executing Regi. Sale deed No.14642 dated 21/12/2018, which event mention in the city survey record vide M.E.No.12311 dated 27/12/2018. It is duly certified.

Afterwards, the said owners (1) BINA CHUNIBHAI PATEL SELF AND AS P.O.A. HOLDER OF (2) TARULATTABEN CHUNIBHAI PATEL sold out ½ portion of 420.33 sq.mtrs. out of C.S.No.238 total admeasuring 840.66 sq.mtrs., within limits of village Vallabh Vidyanagar, Ta & Dist. Anand. worth Rs.60,00,000/- to ASHIRVAD PROCON PVT. LTD. THROUGH ITS DIRECTORS, (1) FIROJBHAI HASANBHAI VIRANI, (2) MONISH UMEDBHAI VIRANI, (3) MUMTAZBEN RAJUBHAI VIRANI & (4) GULZARBEN FIROJBHAI VIRANI, by executing Regi. Sale deed No.14642 dated 21/12/2018, which event mention in the city survey record vide M.E.No.12311 dated 27/12/2018. It is duly certified.

Afterwards, the said owner have obtained necessary N.A. Permission from the Collector, Anand vide order no.JAMAN-1/ N.A./ 65(A)-67/ S.R./ 31/ 2019-20/ VASHI/ 17327 to 17336 dated 15/10/2019.

Afterwards, the said owner have obtained Construction Permission Along with Approved Plan from the Chief Executive officer, AVKUDA, Anand vide ref. no.AVKUDA/ LAY OUT/ V.P./ VASHI/ 266 dated 14/03/2019.

Further, I have issued the Public Notice inviting any objection in respect of the said property in the daily news paper "NAYA PADKAR" dated 04/10/2018 but none has

G. M. BRAHMBHATT
ADVOCATE & NOTARY (Govt. of India)
B.Com., L.L.B.
Office:
Ground Floor, Komal Bungalow,
Nr. Flora Gharghanti,
Anand-388 001.

HARDIK G. BRAHMBHATT
ADVOCATE
B.A., L.L.B.
Ph. (02692) 263035
Mo.: 98250 4076
99092 54555

Email ID: gmbrahmbhatt1962@gmail.com



filed any objection in respect of the said during the proposed time period. That please note.

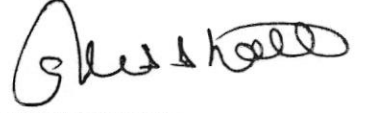
Afterwards, the said owner organized Commercial complex namely "JAYDEV SHANKUL" in the said land.

According to that all relevant papers, documents and careful examination of the same, **ASHIRVAD PROCON PVT. LTD. THROUGH ITS DIRECTORS, (1) FIROJBHAI HASANBHAI VIRANI, (2) MONISH UMEDBHAI VIRANI, (3) MUMTAZBEN RAJUBHAI VIRANI & (4) GULZARBEN FIROJBHAI VIRANI** become absolute owner & occupants of the aforesaid property and hold the title of **Commercial Complex namely "JAYDEV SHANKUL"** situated on the non-agricultural land bearing C.S.No.238, Plot No.K-138 total admeasuring 840.66 sq.mtrs., within limits of village Vallabh Vidyanagar, Ta & Dist. Anand. The said property is clear and marketable and free from any reasonable doubts. Moreover it does not indicate any registry of any charge or encumbrance free from any reasonable doubts.

Date: 11/11/2019.

Place: Anand




G. M. BRAHMBHATT
ADVOCATE & NOTARY