



ALPITKUMAR R. PATEL

B.A., D.L.P., LL.B. ADVOCATE

Office.. : 306, 3rd Floor, Krishna Landmark, Opp. Panchwati Party Plot,
Nr. City Point Hotel, Anand - Sojitra Road, ANAND - 388 001
(M) +91 989 859 6720, E-MAIL ID-alpitpateladv@gmail.com

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.	Ashirvad Procon Pvt. Ltd., Director's
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Dt. : 26/12/2022
2		Name of the Borrower.	Ashirvad Procon Pvt. Ltd Through it's Directors, 1. Firojibhai Hasanbhai Virani, 2. Monish Umedbhai Virani, 3. Mumtazben Rajubhai Virani, 4. Gulzarben Firojibhai Virani
3	a	Name of the unit / concern / company / person offering the property (ies) as security.	Ashirvad Procon Pvt. Ltd Through it's Directors, 1. Firojibhai Hasanbhai Virani, 2. Monish Umedbhai Virani, 3. Mumtazben Rajubhai Virani, 4. Gulzarben Firojibhai Virani
	b	Constitution of the unit / concern / person / body / authority offering the property for creation of charge.	Joint Ownership
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
4	a	Complete or full description of the immovable property (ies) offered as security including the following details. Moje Karamsad, Registration & Sub-registration District of Anand, 1). Block / Survey No. 109/5/C, H. 0-46-54, T.P. Scheme No. 1, Final Plot No. 100/2, <u>City Survey No. 573/3</u> admeasuring area 1689.00 Sq. Meter, and 2). Block / Survey No. 106 H. 0-70-82, T.P. Scheme No. 1, Final Plot No. 108, <u>City Survey No. 578/1</u> , admeasuring area 5531.00 Sq. Meter, Non Agricultural land 1 and 2 property <u>Consolidation City Survey No. 573/3</u> Total admeasuring area 7220.00 Sq. Meter, situated within the limits of village Karamsad, Ta & Dist. Anand.	



ASHIRVAD PROCON PRIVATE LIMITED

Page

DIRECTOR

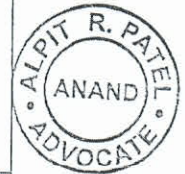


ALPITKUMAR R. PATEL

B.A., D.L.P., LL.B. ADVOCATE

Office.. : 306, 3rd Floor, Krishna Landmark, Opp. Panchvati Party Plot,
Nr. City Point Hotel, Anand - Sojitra Road, ANAND - 388 001
(M) +91 989 859 6720, E-MAIL ID-alpitpateladv@gmail.com

5	a	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	T.P. No. 1, F.P. No. 108
		T.P. No. 1, F.P. No. 100/2	East By : T.P. No. 1, F.P. No. 105.
		East By : Survey No. 103.	West By : T.P. No.1, F.P. No. 107+101/2.
		West By : T.P. No. 1, F.P. No. 101/2.	North By : C.S No. 573/2.
		North By : D.P. Road.	South By : 9.00 Meter T.P. Road.
		South By : T.P. No. 1, F.P. No. 108.	
6	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.	
	Sr. No	DETAILS OF DOCUMENTS	ORIGINAL / CERTIFIED / PHOTO COPY
	1	Reg. Sale Deed No. 15121 in favour of Ashirvad Procon Pvt. Ltd Through it's Directors 1. Firojbhai Hasanbhai Virani, 2. Monish Umedbhai Virani, 3. Mumtazben Rajubhai Virani, 4. Gulzarben Firojbhai Virani executed on Dt. 07/10/2022 at Sub Registrar Office, Anand	Photocopy
	2	Reg. Sale Deed No. 15632 in favour of Ashirvad Procon Pvt. Ltd Through it's Directors 1. Firojbhai Hasanbhai Virani, 2. Monish Umedbhai Virani, 3. Mumtazben Rajubhai Virani, 4. Gulzarben Firojbhai Virani executed on Dt. 17/10/2022 at Sub Registrar Office, Anand	Photocopy
	3	N.A Permission vide Permission No. LND / N.A / S.R / 76 / 99 - 2000 on Dt. 19/03/2001 issued by Collator, Anand (Block / Survey No. 106)	Photocopy
	4	N.A Permission vide Permission No. JMN-1 / N.A / S.R / 67 / 34 / 2011 - 12 / Vashi / 9205 to 9212 on Dt. 21/10/2011 issued by Collator, Anand (T.P. No. 1, F.P. No. 100/2)	Photocopy
	7	Consolidation Order vide Order No. CTS / Akatar / Vashi-345 / 2020-2021 on Dt. 20/12/2022 issued by City Survey Superintendent office, Anand	Photocopy
	8	Extract copy of Property Card	Photocopy
	9	Search Receipt on Dt. 28/12/2022	Original



ASHIRVAD PROCON PRIVATE LIMITED


DIRECTOR



ALPITKUMAR R. PATEL

B.A., D.L.P., LL.B. ADVOCATE

Office.. : 306, 3rd Floor, Krishna Landmark, Opp. Panchvati Party Plot,
Nr. City Point Hotel, Anand - Sojitra Road, ANAND - 388 001
(M) +91 989 859 6720, E-MAIL ID-alpitpateladv@gmail.com

7	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.)	Yes, Same is produced by Borrower
8	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?	The online Portal is Available on internet
	b	If such online / computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	The online Portal is Available on internet
	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?	The online Portal is Available on internet
	d	Whether proper registration of documents completed. Details thereof to be provided.	Yes
9	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub - Registrar, Anand, Ta. Dist. Anand
	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?	The Document Should be registered with the Concerned Sub registrar office only
	c	Whether search has been made at all the offices named at (b) above?	Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
10	A	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.	SEPARATE HISTORY SHEET ATTACHED
	b	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.	No
	c	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	No
11	a	Nature of Title of the intended Borrower over the Property (whether full ownership rights, Leasehold Rights, Occupancy / Possessory Rights or Inam Holder or Govt. Grantee / Allottee etc.)	Joint ownership rights
		If Ownership Rights,	Yes
	a	Details of the Conveyance Documents	Yes, Reg. Sale Deed No. 15632/2022 and 15121/2022
	b	Whether the document is properly stamped.	Yes



ASHIRWAD PROCON PRIVATE LIMITED

3 | Page

DIRECTOR



ALPITKUMAR R. PATEL

B.A., D.L.P., LL.B. ADVOCATE

Office.. : 306, 3rd Floor, Krishna Landmark, Opp. Panchvati Party Plot,
Nr. City Point Hotel, Anand - Sojitra Road, ANAND - 388 001
(M) +91 989 859 6720, E-MAIL ID-alpitpateladv@gmail.com

c	Whether the document is properly registered.	Yes
		No
	If leasehold, whether;	
a	The Lease Deed is duly stamped and registered	Not Applicable
b	The 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 permit for the creation of any superstructure (if applicable)?	Not Applicable
f	Right to get renewal of the leasehold rights and nature thereof.	Not Applicable
	If Govt. grant / allotment / Lease - cum/Sale Agreement / Occupancy / Inam Holder / Allottee etc, whether;	No
a	Grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	Not Applicable
b	The mortgagor is competent to create charge on such property?	Not Applicable
c	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
	If occupancy right, whether;	Yes
a	Such right is heritable and transferable,	Yes
b	Mortgage can be created.	Yes
12	Has the property been transferred by way of Gift / Settlement Deed	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
d	Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	Not Applicable
e	The Gift / Settlement Deed transfers the property to Donee;	Not Applicable
f	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions?	Not Applicable
g	Whether the Donee is in possession of the gifted property?	Not Applicable
h	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
i	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
13	Has the property been transferred by way of partition / family settlement deed	N.A



ASHIRWAD PROCON PRIVATE LIMITED



ALPITKUMAR R. PATEL

B.A., D.L.P., LL.B. ADVOCATE

Office.. : 306, 3rd Floor, Krishna Landmark, Opp. Panchvati Party Plot,
Nr. City Point Hotel, Anand - Sojitra Road, ANAND - 388 001
(M) +91 989 859 6720, E-MAIL ID-alpitpateladv@gmail.com

a	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 affected	N.A
c	Whether the mortgagor is in possession and enjoyment of his share.	N.A
d	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	N.A
e	In respect of partition by a decree of court, whether such decree has become final and all other conditions / formalities are completed / complied with.	Not Applicable
f	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?	No
14	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 Applicable
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.	Not Applicable
15	Whether the property is subject to any wakf rights / belongs to church / temple or any religious / other institutions	No
a	any restriction in creation of charges on such properties?	Not Applicable
b	Precautions / permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
16	a Where the property is a HUF / joint family property?	No
b	Whether 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
c	Please also comment on any other aspect which may	Not Applicable





ALPITKUMAR R. PATEL

B.A., D.L.P., LL.B. ADVOCATE

Office.. : 306, 3rd Floor, Krishna Landmark, Opp. Panchvati Party Plot,
Nr. City Point Hotel, Anand - Sojitra Road, ANAND - 388 001
(M) +91 989 859 6720, E-MAIL ID-alpitpateladv@gmail.com

		adversely affect the validity of security in such cases?	
17	a	Whether the property belongs to any trust or is subject to the rights of any trust?	No
	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
18		Is the property an Agricultural land	No
	a	Whether the local laws permit mortgage of Agricultural land 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 or otherwise, whether requisite procedure followed / permission obtained?	Yes, Necessary N.A Permission has been obtained from the Competent Authority
19	a	Whether the property is affected by any local laws or special enactments or other regulations having a bearing on the security creation / mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)?	No
	b	Additional aspects relevant for investigation of title as per local laws.	Not Applicable
20	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 search / enquiry is made with the Land Acquisition Office.
21	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	N.A
	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?	Not Applicable
22	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly	Not Applicable





ALPITKUMAR R. PATEL

B.A., D.L.P., LL.B. ADVOCATE

Office.. : 306, 3rd Floor, Krishna Landmark, Opp. Panchvati Party Plot,
Nr. City Point Hotel, Anand - Sojitra Road, ANAND - 388 001
(M) +91 989 859 6720, E-MAIL ID-alpitpateladv@gmail.com

		registered?	Not Applicable
	b	Property belonging to partner(s), whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	Not Applicable
23	a	Whether the property belongs to a Limited Company, check the Board resolution, authorization to create mortgage / execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association / provision for common seal etc.	Not Applicable
	b/1	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
	b/2	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
	b/3	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ?	Not Applicable
	b/4	If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied?	Not Applicable
24		In case of Societies, Association, the required authority / power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not Applicable
25	a	Whether any POA is involved in the chain of title during the period of search?	Yes
	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).	Yes
	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.	Yes



ASHIRWAD PROCON PRIVATE LIMITED

7 | Page

DIRECTOR



ALPITKUMAR R. PATEL

B.A., D.L.P., LL.B. ADVOCATE

Office.. : 306, 3rd Floor, Krishna Landmark, Opp. Panchvati Party Plot,
Nr. City Point Hotel. Anand - Sojitra Road, ANAND - 388 001
(M) +91 989 859 6720, E-MAIL ID-albitopateladv@gmail.com

e	In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	
	i) Whether the original POA is verified and the title investigation is done on the basis of original POA?	Yes
	ii) Whether the POA is a registered one?	Yes, POA is registered
	iii) Whether the POA is a special or general one?	Yes, POA is general
	iv) Whether the POA contains a specific authority for execution of title document in question?	Yes
f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Yes
g	Please comment on the genuineness of POA?	Yes
h	The unequivocal opinion on the enforceability and validity of the POA.	Yes
26	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.	No
27	I. If the property is a flat/apartment or residential / commercial complex	Residential
a	Promoter's / Land owner's title to the land / building;	No
b	Development Agreement / Power of Attorney;	No
c	Extent of authority of the Developer / builder;	No
d	Independent title verification of the Land and / or building in question;	No
e	Agreement for sale (duly registered);	No
f	Payment of proper stamp duty;	Yes
g	Requirement of registration of sale agreement, development agreement, POA, etc.;	No
h	Approval of building plan, permission of appropriate / local authority, etc.;	Yes
I	Conveyance in favour of Society / Condominium concerned;	No
j	Occupancy Certificate / allotment letter / letter of possession;	No
k	Membership details in the Society etc.;	No
l	Share Certificates;	No
m	No Objection Letter from the Society;	No
n	All legal requirements under the local / Municipal laws, regarding ownership of flats / Apartments / Building Regulations, Development Control Regulations, Co - operative Societies' Laws etc.;	No
o	Requirements, for noting the Bank charges on the records of the Housing Society, if any;	N.A.
P	If the property is a vacant land and	No



ASHIRWAD PROCON PRIVATE LIMITED

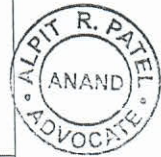


ALPITKUMAR R. PATEL

B.A., D.L.P., LL.B. ADVOCATE

Office.. : 306, 3rd Floor, Krishna Landmark, Opp. Panchvati Party Plot,
Nr. City Point Hotel, Anand - Sojitra Road, ANAND - 388 001
(M) +91 989 859 6720, E-MAIL ID-alpitpateladv@gmail.com

		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.	Yes
28		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
29		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.	No charge found
30		Details regarding property tax or land revenue or other statutory dues paid / payable as on date and if not paid, what remedy?	All taxes paid
31	a	Urban land ceiling clearance, whether required and if so, details thereon	No
	b	Whether No Objection Certificate under the Income Tax Act is required / obtained?	No
32	a	Details of RTC extracts / mutation extracts / Katha extract pertaining to the property in question.	N.A
	b	Whether the name of mortgagor is reflected as owner in the revenue / Municipal / Village records?	N.A
33	a	Whether the property offered as security is clearly demarcated?	N.A
	b	Whether the demarcation / partition of the property is legally valid?	N.A
	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).	N.A
34	a	Whether the property can be identified from the following documents : 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
	b	Discrepancy / doubtful circumstances, if any revealed on such scrutiny?	N.A
35	a	Whether the documents i.e. Valuation report / approved sanction plan reflect / indicate any difference / discrepancy in the boundaries in relation to the Title Document / other document. (If the valuation report and /or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).	No difference / discrepancy found in the boundaries.
36	a	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
	b	Property is SARFAESI compliant (Y/N)	Yes
37	a	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	No





ALPITKUMAR R. PATEL

B.A., D.L.P., LL.B. ADVOCATE

Office.. : 306, 3rd Floor, Krishna Landmark, Opp. Panchvati Party Plot,
Nr. City Point Hotel, Anand - Soljira Road, ANAND - 388 001
(M) +91 989 859 6720, E-MAIL ID-alpapateladv@gmail.com

	be taken by the Bank in this regard.	N.A
38	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	
39	The specific persons who are required to create mortgage / to deposit documents creating mortgage.	Ashirwad Procon Pvt. Ltd Through it's Directors, 1. Firojbhai Hasanbhai Virani, 2. Monish Umedbhai Virani, 3. Mumtazben Rajubhai Virani, 4. Gulzarben Firojbhai Virani

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

Date : 28.12.2022

Place: Anand



Signature of the Advocate

(Signature)
(ALPIT R. PATEL)

ANNEXURE-C

CERTIFICATE OF TITLE

1. 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 (*please specify the kind of mortgage) and that the document 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 requirement of creation of Registered/Equitable Mortgage and I further certify that:
2. I have examined the Document in the detail, taking into account all the Guideline on 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 Office/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 Deed, 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.

ASHIRWAD PROCON PRIVATE LIMITED
10 | Page

(Signature)
DIRECTOR



ALPITKUMAR R. PATEL

B.A., D.L.P., LL.B. ADVOCATE

Office.. : 306, 3rd Floor, Krishna Landmark, Opp. Panchvati Party Plot,
Nr. City Point Hotel, Anand - Sojitra Road, ANAND - 388 001
(M) +91 989 859 6720, E-MAIL ID-alpitpateladv@gmail.com

5. There are no prior Mortgage/charges/encumbrances whatsoever, as could be seen from the Encumbrances Certificate for the period from 1993 to 2022 pertaining to the /immovable Property/(ies) covered by above said Title Deeds. The property is free from all encumbrances.
6. In case of seconds/subsequent charge in favour of the Bank, 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 N.A. (Specify the share of the Minor with Name).
8. The Mortgage if created will be available to the Bank for the /Liability of the Intending Borrowers Ashirvad Procon Pvt. Ltd Through it's Directors, 1. Firojbhai Hasanbhai Virani, 2. Monish Umedbhai Virani, 3. Mumtazben Rajubhai Virani, 4. Gulzarben Firojbhai Virani.
9. I certify that Ashirvad Procon Pvt. Ltd Through it's Directors, 1. Firojbhai Hasanbhai Virani, 2. Monish Umedbhai Virani, 3. Mumtazben Rajubhai Virani, 4. Gulzarben Firojbhai Virani 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 DEPOSITE OF TITLE DEEDS,
I/WE CERTIFY THAT THE DEPOSITE OF FOLLOWING TITLE
DEEDS/DOCUMENTS WOULD CREATE A VALID AND ENFORCEABLE
MORTGAGE :

Sr. No.	DETAILS OF DOCUMENTS	ORIGINAL / CERTIFIED / PHOTO COPY
1	Reg. Sale Deed No. 15121 in favour of Ashirvad Procon Pvt. Ltd Through it's Directors 1. Firojbhai Hasanbhai Virani, 2. Monish Umedbhai Virani, 3. Mumtazben Rajubhai Virani, 4. Gulzarben Firojbhai Virani executed on Dt. 07/10/2022 at Sub Registrar Office, Anand	Original .
2	Reg. Sale Deed No. 15632 in favour of Ashirvad Procon Pvt. Ltd Through it's Directors 1. Firojbhai Hasanbhai Virani, 2. Monish Umedbhai Virani, 3. Mumtazben Rajubhai Virani, 4. Gulzarben Firojbhai Virani executed on Dt. 17/10/2022 at Sub Registrar Office, Anand	Original
3	N.A Permission vide Permission No. LND / N.A / S.R / 76 / 99 - 2000 on Dt. 19/03/2001 issued by Collator, Anand (Block / Survey No. 106)	Photocopy





ALPITKUMAR R. PATEL

B.A., D.L.P., LL.B. ADVOCATE

Office.: 303, 3rd Floor, Krishna Landmark, Opp. Panchvati Party Plot,
Nr. City Point Hotel, Anand - Sojitra Road, ANAND - 388 001
(M) 991 989 850 8720, E-MAIL: ID-alpitpateladv@gmail.com

4	N.A Permission vide Permission No. JMN-1 / N.A / S.R / 67 / 34 / 2011 - 12 / Vashi / 9203 to 9212 on Dt. 21/10/2011 issued by Collator, Anand (T.P. No. 1, F.P. No. 100/2)	Photocopy
5	Consolidation Order vide Order No. CTS / Akatur / Vashi-345 / 2020-2021 on Dt. 20/12/2022 issued by City Survey Superintendent office, Anand	Photocopy
6	Extract copy of Property Card	Photocopy
7	Search Receipt on Dt. 28/12/2022	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)

Moje Karamsad, Registration & Sub-registration District of Anand, 1). Block / Survey No. 109/5/C, H. 0-46-54, T.P. Scheme No. 1, Final Plot No. 100/2, City Survey No. 573/3 admeasuring area 1689.00 Sq. Meter, and 2). Block / Survey No. 106 H. 0-70-82, T.P. Scheme No. 1, Final Plot No. 108, City Survey No. 578/1, admeasuring area 5531.00 Sq. Meter, Non Agricultural land 1 and 2 property Consolidation City Survey No. 573/3 Total admeasuring area 7220.00 Sq. Meter, situated within the limits of village Karamsad, Ta & Dist. Anand.

> Boundary :-

T.P. No. 1, F.P. No. 100/2	T.P. No. 1, F.P. No. 108
East By : Survey No. 103.	East By : T.P. No. 1, F.P. No. 105.
West By : T.P. No. 1, F.P. No. 101/2.	West By : T.P. No. 1, F.P. No. 107+101/2.
North By : D.P. Road.	North By : C.S No. 573/2.
South By : T.P. No. 1, F.P. No. 108.	South By : 9.00 Meter T.P. Road.

Date : .12.2022
Place : Anand



Signature of the Advocate

(Signature)
(ALPIT R. PATEL)

ASHIRWAD PROCON PRIVATE LIMITED

12 | Page

(Signature)
DIRECTOR



ALPITKUMAR R. PATEL

B.A., D.L.P., LL.B. ADVOCATE

Office.. : 306, 3rd Floor, Krishna Landmark, Opp. Panchvalli Party Plot,
Nr. City Point Hotel, Anand - Sojitra Road, ANAND - 388 001
(M) +91 989 859 6720, E-MAIL ID-alpitpateladv@gmail.com

SEPARATE HISTORY SHEET

10. Chain of the 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.

➤ R.S No. 109/5/C H. 0-46-54, C.S No. 573/3, T.P. No. 1, F.P. No. 100/2

Admeasuring area 1689.00 Sq. Meter,

The said property bearing R.S No. 109/5/C Total H. 0-46-54 Situated At. Karamsad, Ta. & Dist. Anand was originally belonged to Manubhai Chotabhai, Kantibhai Chotabhai, Kirtibhai Chotabhai before since 1990.

Then after, the said owner have N.A. Permission for R.S No. 109/5/C Total H. 0-46-54 vide order no. : LND / N.A / S.R / 132 Dt. 21/03/1994 and the said N.A. Permission was recorded in the Revenue survey record by Mutation Entry No. 24741 on 06/04/1994 which was certified by Authorized Officer.

Then After, Manubhai Chotabhai self and P.OA. Holder of Kantibhai Chotabhai, Kirtibhai Chotabhai sold the property R.S No. 109/5/C Total H. 0-46-54, paiki T.P. No. 1, F.P. No. 100/2 H. 0-23-27 Situated At. Karamsad, Ta. & Dist. Anand to **Ashishbhai Sureshbhai Amin** by registered sale deed no. : 1916 executed on 04/05/1994 and the said transaction was recorded by Mutation Entry No. 24882 on 31/05/1994 which was certified by Authorized Officer.

Then After, Ashishbhai Sureshbhai Amin sold the property R.S No. 109/5/C Total H. 0-46-54, paiki T.P. No. 1, F.P. No. 100/2 H. 0-23-27 Situated At. Karamsad, Ta. & Dist. Anand to **Rameshbhai Himmatlal Shah and Krishnakant Gordhanlal Shah** by registered sale deed no. : 7202 executed on 16/07/2010 and the said transaction was recorded by Mutation Entry No. 38332 on 01/08/2010 which was certified by Authorized Officer.

Then after, the said owner have Revised N.A. Permission for R.S No. 109/5/C Total H. 0-46-54, paiki T.P. No. 1, F.P. No. 100/2 H. 0-23-27 vide order no. : JMN-1 / N.A / S.R / 67 / 34 / 2011 - 12 / Vashi / 9205 to 9212 on Dt. 21/10/2011 issued by Collator, Anand was recorded in the Revenue survey record by Property Card Entry No. 806 on 01/08/2022 which was certified by Authorized Officer.

Then After, Krishnakant Gordhanlal Shah sold the property R.S No. 109/5/C

ASHIRWAD PROCON PRIVATE LIMITED
13 | Page

DIRECTOR



ALPITKUMAR R. PATEL

B.A., D.L.P., LL.B. ADVOCATE

Office.. : 306, 3rd Floor, Krishna Landmark, Opp. Panchvati Party Plot,
Nr. City Point Hotel, Anand - Sojitra Road, ANAND - 388 001
(M) +91 989 859 6720, E-MAIL ID-alpitpateladv@gmail.com

Total H. 0-46-54, paiki T.P. No. 1, F.P. No. 100/2 H. 0-23-27 paiki 1163.50 Sq. Meter Situated At. Karamsad, Ta. & Dist. Anand to Paresh Manubhai Patel by registered sale deed no. : 3740 executed on 02/04/2014 and the said transaction was recorded by Mutation Entry No. 44845 on 26/08/2014 which was certified by Authorized Officer.

Then After, Paresh Manubhai Patel sold the property R.S No. 109/5/C Total H. 0-46-54, paiki T.P. No. 1, F.P. No. 100/2 H. 0-23-27 paiki 1163.50 Sq. Meter Situated At. Karamsad, Ta. & Dist. Anand to Rameshbhai Himmatlal Shah by registered sale deed no. : 4150 executed on 30/03/2018 and the said transaction was recorded by Mutation Entry No. 49868 on 16/04/2018 which was certified by Authorized Officer.

Then After, Rameshbhai Himmatlal Shah sold the property R.S No. 109/5/C Total H. 0-46-54, paiki T.P. No. 1, F.P. No. 100/2 H. 0-23-27 Situated At. Karamsad, Ta. & Dist. Anand to Ashirvad Procon Pvt. Ltd Through it's Directors, 1. Firojbhai Hasanbhai Virani, 2. Monish Umedbhai Virani, 3. Mumtazben Rajubhai Virani, 4. Gulzarben Firojbhai Virani by registered sale Deed no. : 15121 executed on 07/10/2022 and the said transaction was recorded by Property Card Entry No. 929 on 14/12/2022 which was certified by Authorized Officer.

➤ Block / Survey No. 106 Total H. 0-70-82, T.P. Scheme No. 1, Final Plot No. 108, City Survey No. 578/1, admeasuring area 5531.00 Sq. Meter,

The said property bearing Block / Survey No. 106 Total H. 0-70-82 Situated At. Karamsad, Ta. & Dist. Anand was originally belonged to Kantibhai Ravjibhai Patel and Other before since 1980.

Then after, the said owners have N.A. Permission for R.S No. 106 Total H. 0-70-82 vide order no. : LND / N.A / S.R / 76 / 99 – 2000 on Dt. 19/03/2001 issued by Collator, Anand and was recorded in the Revenue survey record.

Then After, 1). Kantibhai Ravjibhai Patel self and P.O.A. Holder of Aswinbhai Ravjibhai Patel, Shantaben wd/o Anandbhai Ravjibhai, Maheshbhai Anandbhai Patel, Rikil Maheshbhai Patel, Meghan Maheshbhai Patel, Virenbhai Navinbhai alias Nalinbhai, Surekhaben Shantilal Patel, Harshit Shantilal Patel, Parulben Shantilal Patel, 2). Niruben Anilbhai Patel self and P.O.A Holder of Purvi Anilbhai Patel, Ankita Anilbhai Patel, 3). Virendrabhai alias Vishnubhai Anandbhai Patel, 4).



ASHIRVAD PROCON PRIVATE LIMITED

DIRECTOR



ALPITKUMAR R. PATEL

B.A., D.L.P., LL.B. ADVOCATE

Office.. : 306, 3rd Floor, Krishna Landmark, Opp. Panchvati Party Plot,
Nr. City Point Hotel, Anand - Sojitra Road, ANAND - 388 001
(M) +91 989 859 6720, E-MAIL ID-alpitpateladv@gmail.com

Geetaben Navinbhai alias Nalinbhai Patel, 5). Saurin Navinbhai alias Nalinbhai Patel sold the property Block / Survey No. 106 Total H. 0-70-82, T.P. Scheme No. 1, Final Plot No. 108, City Survey No. 578/1, admeasuring area 5531.00 Sq. Meter to Ashirvad Procon Pvt. Ltd Through it's Directors, 1. Firojbhai Hasanbhai Virani, 2. Monish Umedbhai Virani, 3. Mumtazben Rajubhai Virani, 4. Gulzarben Firojbhai Virani by registered sale deed no. : 15632 executed on 17/10/2022 and the said transaction was recorded by Property Card Entry No. 930 on 14/12/2022 which was certified by Authorized Officer.

- Then After, 1). City Survey No. 573/3 admeasuring area 1689.00 Sq. Meter, City Survey No. 578/1, admeasuring area 5531.00 Sq. Meter, are consolidated to Non Agricultural land 1 and 2 property Consolidation City Survey No. 573/3 consolidated properties having Total admeasuring area 7220.00 Sq. Meter, vide Consolidation Order No. CTS / Akatar / Vashi-345 / 2020-2021 on Dt. 20/12/2022 issued by City Survey Superintendent office, Anand vide under Process Property Card Entry No. 1011 on 20/12/2022.

Thus, Ashirvad Procon Pvt. Ltd Through it's Directors, 1. Firojbhai Hasanbhai Virani, 2. Monish Umedbhai Virani, 3. Mumtazben Rajubhai Virani, 4. Gulzarben Firojbhai Virani is Full ownership Holder of 1). Block / Survey No. 109/5/C, H. 0-46-54, T.P. Scheme No. 1, Final Plot No. 100/2, City Survey No. 573/3 admeasuring area 1689.00 Sq. Meter, and 2). Block / Survey No. 106 H. 0-70-82, T.P. Scheme No. 1, Final Plot No. 108, City Survey No. 578/1, admeasuring area 5531.00 Sq. Meter, Non Agricultural land 1 and 2 property Consolidation City Survey No. 573/3 Total admeasuring area 7220.00 Sq. Meter, situated within the limits of village Karamsad, Ta & Dist. Anand.

Date: 28.12.2022

Place: Anand

Signature of the Advocate


(ALPIT R. PATEL)



Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચી

મિકેલ નું વર્ણન : R.S.No.109/5/C.T.P.No.1,F.P.No.100/2,C.S.No.573/3, Adm.1689 Sq.mt.,&
R.S.No.106,T.P.No.1,F.P.No.108,C.S.No.578/1,Adm.5531 Sq.mt.,
Consolidation C.S.No.573/3, Adm.7220.00 Sq.mt.

Search in : સરમસદ /KARAMSAD

પહોંચી નંબર ૨૦૨૨૦૩૭૦૦૦૩૧૭૭૫ અરજી નંબર ૮૬૭૭ અરજી વર્ષ ૨૦૨૨
તારીખ ૨૮ માહે ડિસેમ્બર સને ૨૦૨૨

રજુ કરનારનું નામ PATEL ALPITKUMAR RAMESHBHAI

દાખલ નંબર 20221228364651597

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીઓ.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા સાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસફી.....વર્ષ : 1993 થી 2022
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીઓ.....
ઈન્ડેક્સ-૨ ફી.....
અન્ય ફી

૪૧૦.૦૦



કુલ ચેકદરે રૂ. ૪૧૦.૦૦

અંકે રૂપિયા ચાર સો દસ પૂરા

M R Gujar
સબ રજીસ્ટ્રાર
આણંદ

મિક્ત પડના બીજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

નજીવ - સરકારે આ કાનૂનના અમલમાં આવેલા અંગત અને જાહેર સ્થાનો પર સ્ત્રીઓને પ્રવેશ નહીં આપવાનો આદેશ આપ્યો છે. આ કાનૂનના અમલમાં આવેલા સ્થાનો પર સ્ત્રીઓને પ્રવેશ નહીં આપવાનો આદેશ આપ્યો છે.

દસ્તાવેજનો પ્રકાર અને અવેજ (લાઇ પટાના હિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આરો છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધાર નંબર (જો કંઈ પણ હોય તો)	ફોટોફાઇલ	આકાર અથવા ફોટો આપવામાં આવે ત્યારે તે	દસ્તાવેજ કરી આપનાર પસંદગરનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી દેનાર પસંદગરનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	દસ્તાવેજ નંબર	ફોટો
NO DATA AVAILABLE							

ઇ-પોસ્ટ થી ટ્રાન્સમિશન નંબર 28/12/2022 થી પ્રતિદિન

12/2022-11-14

ઇ-પેમેન્ટ થી ટ્રાન્ઝેક્શન નંબર 20221228364651597 Date 28/12/2022

2125-28212

Sub-Registrar Office(SRO) Anand

ASHIRWAD PROCON PRIVATE LIMITED

DIRECTOR

પ્રિન્ટ તારીખ : 28/12/2022 13:40:53

1001