



HARI OM



BANKIM PATEL

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Name : Mr. Chandralal Bulchand Ambwani

& Mr. Rameshlal Bulchand Ambwani



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Mobile: 9824387070, E-mail ID – bankim.advocate@gmail.com

Date:

Ref:

FILE NO. T.C. : INDV2 : 2020-21

To,
Mr. Chandralal Bulchand Ambwani &
Mr. Rameshlal Bulchand Ambwani
71-A, Gayatri Bhavan,
Nr. Akshardham Society,
Kubernagar, Ahmedabad.

Advocate's Opinion on Title of the Property

1. Details of Property :-

(a) Revenue details with Property description and specification :-

The Titles of Property of Non Agricultural Land admeasuring about 1196 Sq. Mtrs., Khata No. 1258, Akaar 0.36, situated on the land bearing Block/Survey No. 294/1/1, situate lying and being at Mouje Motera, Taluka Sabarmati, District : Ahmedabad in the Registration District Ahmedabad & Sub Register District Naroda, Ahmedabad – 6 is owned by **Mr. Chandralal Bulchand Ambwani & Mr. Rameshlal Bulchand Ambwani.**

(b) Postal Address in different from above :-

As above



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2. **Title Flow Chart :-**

Sources & Short History of the Title:

- Prior to the Year 2013, the said property situate lying and being at Mouje Motera, Taluka Sabarmati, District : Ahmedabad was belonging to Satyabhamadevi Bulchand Ambwani.
- Thereafter, Satyabhamadevi Bulchand Ambwani died intestate and hence the said property was transferred in the name of her legal heirs - (1) Visniben Bulchand Ambwani, (2) Chandralal Bulchand Ambwani, (3) Rameshlal Bulchand Ambwani, (4) Gayatridevi Ambwani and (5) Laxmiben Bulchand Ambwani. An Entry to this effect was made in the Village form 6 vide its Entry No. 7397, Dated: 09-05-2013.
- Thereafter, (1) Visniben Bulchand Ambwani, (2) Gayatridevi Ambwani and (3) Laxmiben Bulchand Ambwani released their all rights, titles and interest from the said property in favor of other co owners - (1) Chandralal Bulchand Ambwani, (2) Rameshlal Bulchand Ambwani. Hence the said property came in the name of two brothers - **(1) Chandralal Bulchand Ambwani, (2) Rameshlal Bulchand Ambwani**. An Entry to this effect was made in the Village form 6 vide its Entry No. 7407, Dated: 28-05-2013.
- N.A. permission of the said property was already issued by District Collector of Ahmedabad vide its Order No. CB/LND-2/C-4019/08, Dated: 30-01-2008.

Observation on :-

- 1) **Mutation/ Sub-division :-**
Refer point 3 below.
- 2) **Details of Municipal Tax Bill & Electricity Bill**
Party to directly produce when received.



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3) Search Report / Encumbrance :-

Investigation of the Titles of Property of Non Agricultural Land admeasuring about 1196 Sq. Mtrs., Khata No. 1258, Akaar 0.36, situated on the land bearing Block/Survey No. 294/1/1, situate lying and being at Mouje Motera, Taluka Sabarmati, District : Ahmedabad in the Registration District Ahmedabad & Sub Register District Naroda, Ahmedabad - 6 is owned by **Mr. Chandralal Bulchand Ambwani & Mr. Rameshlal Bulchand Ambwani** and it is clear and marketable & free of any encumbrances and the Boundaries of the said property are as below:

On or towards East	:	As per Map
On or towards West	:	As per Map
On or towards North	:	As per Map
On or towards South	:	As per Map

4. Details of Search taken from the Sub Register Office.

Necessary searches taken on 26-02-2021 vide Application No. 3971 & Receipt No. 2021006008688 in Sub Register Office of Naroda, and Necessary searches taken on 05-03-2021 vide Application No. 7176 & Receipt No. 2021048016019 in Sub Register Office of Gandhinagar.

5. Certificate :-

I hereby certify that Titles of Property of Non Agricultural Land admeasuring about 1196 Sq. Mtrs., Khata No. 1258, Akaar 0.36, situated on the land bearing Block/Survey No. 294/1/1, situate lying and being at Mouje Motera, Taluka Sabarmati, District : Ahmedabad in the Registration District Ahmedabad & Sub Register District Naroda, Ahmedabad - 6 is owned by **Mr. Chandralal Bulchand Ambwani & Mr. Rameshlal Bulchand Ambwani** and it is clear and marketable & free of any encumbrances. The Property can be taken as Security.



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6. I have verified/perused the following documents in Original and Zerox Copies as mention below :-

Sr. No.	Particulars of Documents Scrutinized
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- | | |
|----|--|
| 1. | Latest Copy of 7/12 Form of the land bearing Block/Survey No. 294/1/1, situate lying and being at Mouje Motera, Taluka Sabarmati, District : Ahmedabad. |
| 2. | Necessary searches taken on 26-02-2021 vide Application No. 3971 & Receipt No. 2021006008688 in Sub Register Office of Naroda and
Necessary searches taken on 05-03-2021 vide Application No. 7176 & Receipt No. 2021048016019 in Sub Register Office of Gandhinagar. |
| 3. | Copy of N.A. Permission. |
| 4. | Copy of Approved Plan Pass. |
| 5. | Copy of Form Village 6 showing the Entry No. 7397, Dated: 09-05-2013. |
| 6. | Copy of Form Village 6 showing the Entry No. 7407, Dated: 28-05-2013. |

7. Details of Necessary Documents required for creating the security should be taken by the Bank / Branch :-

In order to create a valid registered mortgage the aforesaid person shall have to deposit the title deeds and documents and further comply as follows :-



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Sr. No.

**Particulars Of Documents to be
taken by the Branch**

1. Latest Copy of 7/12 Form of the land bearing Block/Survey No. 294/1/1, situate lying and being at Mouje Motera, Taluka Sabarmati, District : Ahmedabad.
2. Necessary searches taken on 26-02-2021 vide Application No. 3971 & Receipt No. 2021006008688 in Sub Register Office of Naroda and
Necessary searches taken on 05-03-2021 vide Application No. 7176 & Receipt No. 2021048016019 in Sub Register Office of Gandhinagar.
3. Copy of N.A. Permission.
4. Copy of Approved Plan Pass.
5. Copy of Form Village 6 showing the Entry No. 7397, Dated: 09-05-2013.
6. Copy of Form Village 6 showing the Entry No. 7407, Dated: 28-05-2013.
7. A usual declaration to be obtained from the owner of the property regarding genuineness of papers / documents Title Deeds and said property is not subject matter or encumbered or any kind of liability whatsoever.



8. Opinion :-

In View of what is stated here in above, I have verified relevant revenue records and carried out necessary searches from Office of Sub Register Naroda & Gandhinagar for last 30 Years form available records, I am of the Opinion that:-

The Titles of Property of Non Agricultural Land admeasuring about 1196 Sq. Mtrs., Khata No. 1258, Akaar 0.36, situated on the land bearing Block/Survey No. 294/1/1, situate lying and being at Mouje Motera, Taluka Sabarmati, District : Ahmedabad in the Registration District Ahmedabad & Sub Register District Naroda, Ahmedabad - 6 is owned by **Mr. Chandralal Bulchand Ambwani & Mr. Rameshlal Bulchand Ambwani** and it is clear and marketable & free of any encumbrances.

9. Any safeguard to be observed by the Bank.

It is necessary to make charge of the Bank in the Revenue Record and in Village Form or Property Card of the above Property.

Dated the 5th Day of March, 2021



B. J. Patel
Bankim J. Patel
Advocate



અરજી પહોંચ

મિલકત નું વર્ણન : બ્લોક-294/1/1

Search in : મોટેરા /Motera

પહોંચ નંબર ૨૦૨૧૦૦૬૦૦૮૬૮૮

અરજી નંબર

૩૮૭૧

અરજી વર્ષ

૨૦૨૧

તારીખ ૨૬

માહે

ફેબ્રુઆરી

સને

૨૦૨૧

રજુ કરનારનું નામ બંકીમ પટેલ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 2010 2021

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....



૨૩૦.૦૦

કુલ અકદરે રૂ.

૨૩૦.૦૦

અંકે રૂપીયા બે સો ત્રીસ પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

Vijaybhai Malubhai Patel
સબ રજીસ્ટ્રાર
અમદાવાદ-૬- નરોડા

અંકે રૂ. : 230.00

20210226843632619

સબ રજીસ્ટ્રાર, અમદાવાદ-૬- નરોડા

2010

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

2021

મિલકત પરના બોજા અંગેનું પત્રક

Search in બંકીમ પટેલ

અરજી નંબર : 3971

ગામ નું નામ : Motera

મિલકતનું વર્ણન બ્લોક-294/1/1

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Ahmedabad-6 Naroda મા -12 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા_____ સસુંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
----- NO DATA AVAILABLE -----								
રૂ.								

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Ahmedabad-
6 Naroda