



Charu Bhatt

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REF. NO: SBI/695(3/3)/2024-25

DATE: 21.06.2024

1.	A]	Name of Branch/Business, Unit/Office seeking opinion.	STATE BANK OF INDIA, SHIVSAGAR ESTATE BRANCH, WORLI, MUMBAI
	B]	Reference No. And date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Nil
	C]	Name of the Borrower	M/S. SRINIVAS PAPERS PRIVATE LIMITED
2.	A]	Type of Loan	--
	B]	Type of Property	Industrial
3.	A]	Name of the Unit/Concern/ Company/ Person offering the property/ (ies) as security.	M/S. SRINIVAS PAPERS PRIVATE LIMITED
	B]	Constitution of the Unit/Concern/ Person/Body/Authority offering the property for creation of charge.	Private Limited Company
	C]	State as to under what capacity is security offered (whether as Joint applicant for Borrower or as Guarantor etc.)	Borrower/Mortgagor
4.		Value of Loan	--
5.		Complete or full description of the immovable property (ies) offered as security including the following details.	ALL THE PIECE AND PARCEL of the immovable property being Office No. 307 admeasuring 607.00 Square Feet i.e. 56.41 Square Meter, alongwith undivided share in land admeasuring 22.56 Square Meters, lying and located on 3 rd Floor of the building known as "HIGH SCAN" in "APURVA CO. OP. HSG. SHOPS AND OFFICES SOCIETY LIMITED", Constructed





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			on Sub Plot No. 10, of Final Plot No. 306, 307 and 308 bearing T.P. Scheme No. 03, Situated at Village- Changispur, Taluka- Sabarmati, Sub District- Ahmedabad-3 (Memnagar), District- Ahmadabad, Gujarat State.	
	A]	Survey No.	Sub Plot No. 10, of Final Plot No. 306, 307 and 308 bearing T.P. Scheme No. 03	
	B]	Door/House No. (in case House property)	--	
	C]	Extent/area including plinth/ built up area in case of house property.	As above	
	D]	Locations like name of the place, Village City, Registration, Sub-District etc.	Situated at Village- Changispur, Taluka- Sabarmati, Sub District- Ahmedabad-3 (Memnagar), District- Ahmadabad.	
		Boundaries.	East	By Office No. 305;
			West	By Sudarshan Building;
			North	By Office No. 309;
			South	By Under Pass Road;
6.	A]	A] Particulars of the documents scrutinized-serially and chronologically.	As mentioned below Column No. 6(B)	
	B]	B] Nature of documents verified and as to whether they are original or certified copies or registration duly certified. Note: Only originals or certified extracts from the registering/land/revenue/other authorities be examined.	Original/Xerox Copies	
	Sr.	Date	Name/ Nature of the Document	Original/Certified Copy/ In case of copies, whether





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No			certified extract/ photocopy Etc.	the original was scrutinized by the advocate.
1.	17.10.2022	Registered Sale Deed bearing Serial No. 12805/2022 dated 17.10.2022 alongwith its Registration fee Receipt	Copy	--
2.	26.04.2001	Share Certificate No. 2 bearing Share No. 6 to 10 (Duly adjudicated)	Copy	--
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.) (HL : If the value of loan => Rs. 1 Crore and in case of commercial loans irrespective of the loan component)	No	
	B]	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? (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously)	N.A.	





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8.	A]	Whether the records of registrar office or revenue authorities relevant of the property in question are available for verification through are online portal or computer system?	No
	B]	Such online/computer records are available whether any verification or cross checking are made and the comments/finding is 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?	No
	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 Office Ahmedabad-3 (MEMNAGAR)
	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 also please name all such office?	No
	C]	Whether the searches has been made at all offices named at (b) above?	Yes. Receipts enclosed
	D]	Whether the searches in the office 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	As per the ANNEXURE attached herewith





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		property in question from the predecessors in title/interest to the current title holder.	
	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. 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)	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.	There is no minor interest in the above said property
11.	A]	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
		IF OWNERSHIP RIGHTS,	
	A]	Details of the Conveyance Documents	Vide Registered Sale Deed bearing Serial No. 12805/2022 dated 17.10.2022.
	B]	Whether the document is properly stamped.	Yes
	C]	Whether the document is properly registered.	Yes





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	IF LEASEHOLD, WHETHER;	No
A]	The Lease Deed is duly stamped and registered.	N.A.
B]	The Lessee is permitted to mortgage the leasehold right.	N.A.
C]	Duration of the lease/unexpired period of lease.	N.A.
D]	If a Sub-Lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-easing and mortgage by Sub-Lessee also.	N.A.
E]	Whether the Leasehold right permits for the creation of any superstructure (if applicable)?	N.A.
F]	Right to get renewal of the leasehold rights and nature thereof.	N.A.
	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 mortgage with or without conditions?	N.A.
B]	The Mortgagor is competent to create charge on such property.	N.A.
C]	Any permission from Government or any other authority is required for creation of mortgage and if so whether such valid permission is available?	N.A.
	If Occupancy Right, Whether.	No
A]	Such right is heritable and transferable.	N.A.
B]	Mortgage can be created.	N.A.





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12.		Has the property been transferred by way of Gift/Settlement Deed.	No
	A]	The Gift/Settlement Deed is duly stamped and registered.	N.A.
	B]	The Gift/Settlement Deed has been attested by two witnesses.	N.A.
	C]	Whether there is any restriction on the Donor in executing the Gift/Settlement Deed in question.	N.A.
	D]	The Gift/Settlement Deed transfers the property to Donee.	N.A.
	E]	Whether the Donee has accepted the Gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions?	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.
13.		Has the property been transferred by way of partition/family settlement deed	No
	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 effected	N.A.





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	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.	N.A.
	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?	N.A.
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?	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.





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	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
15. s		Whether the property is subject to any Wakf rights/ belongs to church/temple or any religious/other institution?	No
	A]	Any restriction in creation of charges on such properties?	N.A
	B]	Precautions Permission, if any in respect of the above cases for creation of mortgage?	N.A.
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.	N.A
	C]	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N.A.
17.	A]	Whether the property belongs to any trust or is subject to the rights of any trust?	No
	B]	Whether the trust is private or public trust and whether trust deed specifically authorizes the mortgage of the property?	N.A





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	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
18.		If the property is Agricultural land,	No
	A]	Whether the local laws permit mortgage of Agricultural Land and whether there are any restrictions for creation/ enforcement of mortgage.	N.A.
	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 Purpose or otherwise, whether requisite procedure followed/permission obtained?	Yes, Non-Agricultural land
19.	A]	Whether the property is affected by any local laws or other regulation having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulation, Costal Zone Regulation, Environmental clearance, etc.)	No
	B]	Additional aspects relevant for investigation of title as per local laws.	N.A.
20.	A]	Whether the property is subject to any pending or proposed land acquisition proceedings?	No





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	B]	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	N.A
21.	A]	Whether the property is involved in or subject matter of any litigation is pending or concluded?	No
	B]	If so, whether such litigation would adversely affect the creation of a valid mortgage of have any implication of its future enforcement?	N.A
	C]	Whether the title documents have any court seal/making which point out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking.	N.A
22.	A]	In case of Partnership Firm, whether the property belongs to the firm and the deed is properly registered.	N.A
	B]	Property belonging to Partner(s), whether thrown on Hotchpot? Whether formalities for the same have been completed as per applicable law?	N.A
	C]	Whether the person(s) creating mortgage has/have been authority to create mortgage for and on behalf of the firm.	N.A
23.	A]	Whether the property belongs to a Limited Company, check the Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the company registrar (ROC) Article of	Yes, Board Resolution to be obtained





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		Association/provision for common seal etc.	
	B/1]	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm?	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)?	N.A.
	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)?	N.A.
	B/4]	If the Search reveals encumbrances /charges, whether such charges/ encumbrances have been satisfied?	N.A.
24.		In case of Societies, Association the required Authority/Power to Borrower and whether the mortgage can be created, and the requisite resolution, bye-laws.	N.A.
25.	A]	(a) Whether any POA is involved in the chain of title during the period of search?	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	N.A.





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		POA involved is (i) one executed by the Builders viz. Companies/Firms /Individual or proprietary concerns in favour of their Partners/Employee/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreement of sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA)	
	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.	
		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 registered one?	N.A.
		iii] Whether the POA is a Special or General one?	N.A.
		iv] Whether the POA contains a specific authority for execution of title documents in question?	N.A.
	F]	Whether the POA was in force and not revoked or had become invalid on the date of execution of the documents in question? (Please clarify whether the same has been ascertained from the Office of the Sub-Registrar also?)	N.A.
	G]	Please Comment on the genuineness of POA?	N.A.
	H]	The unequivocal opinion on the enforceability and validity of the POA?	N.A.
26.		Whether Mortgage is being created by POA Holder, Check genuineness of the Power of Attorney and the extent of the	No





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		powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	
27.	I.	<u>If the Property is a Flat/Apartment or Residential/Commercial Complex:</u>	
	A]	Promoter's/Land Owner's title to the land/building;	Yes
	B]	Development Agreement/Power of Attorney;	No
	C]	Extent of Authority of the Developer/Builder;	Yes
	D]	Independent title verification of the land and/or building in question;	Yes
	E]	Agreement for Sale (duly registered);	N.A.
	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;	N.A.
	J]	Occupancy Certificate/Allotment Letter/Letter of Possession;	N.A.
	K]	Membership Details in the society etc.;	Yes, vide Share Certificate No. 2 bearing Share No. 6 to 10 dated 26.04.2001
	L]	Share Certificates;	Yes
	M]	No Objection Letter from the Society;	To be obtained
	N]	All legal requirements under the local/Municipal laws, regarding ownership of Flats / Apartments / Building Regulations, Development	Yes





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		Control Regulations, Co-Operative Societies Law's etc.;	
	O]	Requirements, for noting the Bank charges on the records of the Housing Society if any;	Yes
	P]	If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any;	N.A.
	Q]	Whether the numbering pattern of the units/flats tally in all documents such as Approved Plan, Agreement Plan etc.;	N.A.
	II. A]	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016?	No
	B]	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	N.A.
	C]	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	N.A.
	D]	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?	N.A.
28.		Encumbrances, Attachments, and/or claims whether of Government, central or State or the other Local Authorities or Third Party Claims, Lien etc., and details thereof.	Yes, <u>THERE IS CHARGE OF THE LAKSHMI VILAS BANK LTD. OVER THE SUBJECT PROPERTY OF PREVIOUS OWNER i.e. MINAL NIMESH VORA.</u>
29.		The Period covered under the Encumbrances Certificate and the name of the in whose favour the	Yes, 1994 to 2024. <u>THERE IS CHARGE OF THE LAKSHMI VILAS BANK LTD. OVER THE</u>





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		encumbrances is created and if so, satisfaction of charge, if any.	<u>SUBJECT PROPERTY OF PREVIOUS OWNER i.e. MINAL NIMESH VORA.</u>
30.		Details regarding property tax property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	To be Obtained
31.	A]	Urban Land Ceiling Clearance, whether required and if so, details thereon.	N.A.
	B]	Whether No-Objection Certificate under the Income Tax Act is required/obtained.	No. However, suitable undertaking to be obtained from the Mortgagor.
32.	A]	Details of RTC extract/mutation extracts/Khata Extracts pertaining to the property in question.	N.A.
	B]	Whether the name of Mortgagor is reflected as owner in the Revenue/Municipal/Village Records?	Yes. And <u>THERE IS CHARGE OF THE LAKSHMI VILAS BANK LTD. OVER THE SUBJECT PROPERTY OF PREVIOUS OWNER i.e. MINAL NIMESH VORA.</u>
33.	A]	Whether the property offered as security is clearly demarcated?	Yes
	B]	Whether the demarcation/partition of the property is legally valid.	Yes
	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
34.	A]	Whether the property can be identified from the following documents,	
	i)	Document in relation to electricity connection.	To be Obtained
	ii)	Documents relation to water connection.	To be Obtained





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	iii)	Document in relation to Sales Tax Registration, if any applicable.	N.A.
	iv)	Other utility bills, if any.	To be Obtained
	B]	Discrepancy/doubtful circumstances, if revealed on such scrutiny?	No
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)	To be obtained
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]	Whether Original Title Deeds are available for creation of Equitable Mortgage?	Yes
	B]	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.	No
38.		Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	No
39.		The Specific persons who are required to create mortgage/to deposit documents creating mortgage.	M/S. SRINIVAS PAPERS PRIVATE LIMITED

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DATE:- 21.06.2024

PLACE:- Vapi

CHARU BHATT

ADVOCATE





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ANNEXURE

CHAIN OF TITLE TRACING

1. On the basis of documents provided, it transpires that originally the land bearing Sub Plot No. 10, of Final Plot No. 306, 307 and 308 bearing T.P. Scheme No. 03, Situated at Village- Changispur, Taluka- Sabarmati, Sub District- Ahmedabad-3 (Memnagar), District- Ahmadabad, Gujarat State was originally running in the name of "APURVA CO. OP. HSG. SOCIETY LIMITED" and they have acquired the said properties vide various Registered Sale Deeds dated 08.08.1973 and 10.08.1973 respectively, as per the Mutation Entries Nos. 3139, 3141, 3142, 3143, 3144, 3145 & 3146 dated 23.04.1974.
2. It further transpires that said society i.e. APURVA CO. OP. HSG. SOCIETY LIMITED is duly registered under the provision of Gujarat Co. Op. Soc. Act-1961 bearing its Registration No. GH-5331 dated 30.07.1973.
3. It further transpires that the above said Society had obtained necessary Construction Permission from the District Registrar vide their Order No. NADHAN/027/62/480/96 dated 04.05.1996 and on the basis of Construction Permission said society had carried out construction of Residential Cum Commercial Building known as "HIGH SCAN", in "APURVA CO. OP. HSG. SOCIETY LIMITED" over the said land.
4. It further transpires that the above said Society i.e. APURVA CO. OP. HSG. SOCIETY LIMITED. had allotted the Office No. 307 admeasuring 607.00 Square Feet i.e. 56.41 Square Meter, alongwith undivided share in land admeasuring 22.56 Square Meters, lying and located on 3rd Floor of the building known as "HIGH SCAN" in "APURVA CO. OP. HSG. SOCIETY LIMITED", Constructed on Sub Plot No. 10, of Final Plot No. 306, 307 and 308 bearing T.P. Scheme No. 03, Situated at Village- Changispur, Taluka- Sabarmati, Sub District- Ahmedabad-3 (Memnagar), District- Ahmadabad, Gujarat State to SHRI. MUKESHBHAI VASANTLAL GHIA vide Allotment Letter. And the said Society had issued Share Certificate No. 02, bearing Share No. 06 to 10 dated 26.04.2001 in favour of MUKESHBHAI VASANTLAL GHIA.
5. It further transpires that as the above said Society had carried out construction of Commercial building upon obtaining necessary construction permission from the District Registrar vide their Order No. NADHAN/027/62/480/96 dated 04.05.1996, the Society has changed its name from "APURVA CO. OP.





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HSG. SOCIETY LIMITED" to "APURVA CO. OP. HSG. SHOPS AND OFFICES SOCIETY LIMITED" in the land revenue records of the above said property. The said changes were mutated by Patel Talati in the land revenue records of Village Form No. 06 vide Mutation Entry No. 5965 dated 27.06.2006, which was duly certified by the competent authority on dated 01.08.2006.

6. It further transpires from Sale Deed executed and registered in the office of the sub registrar Ahmedabad-3 (Memnagar) vide Serial No. 2478/2009 dated 04.04.2009 that said MINAL NIMESH VORA had purchased the said immovable property being Office No. 307 admeasuring 607.00 Square Feet i.e. 56.41 Square Meter, alongwith undivided share in land admeasuring 22.56 Square Meters, lying and located on 3rd Floor of the building known as "HIGH SCAN" in "APURVA CO. OP. HSG. SHOPS AND OFFICES SOCIETY LIMITED", Constructed on Sub Plot No. 10, of Final Plot No. 306, 307 and 308 bearing T.P. Scheme No. 03, Situated at Village- Changispur, Taluka- Sabarmati, Sub District- Ahmedabad-3 (Memnagar), District- Ahmadabad, Gujarat State from MUKESHBHAI VASANTLAL GHIA. And accordingly, the name of MINAL NIMESH VORA was recorded in the Share Certificate of the said property on dated 14.04.2009
7. It further transpires that the above said owner MINAL NIMESH VORA had availed loan facility from **THE LAKSHMI VILAS BANK LTD.** against the above said property. And the said Mortgage was duly registered with the office of the Sub-Registrar Umbergaon vide Serial No. 4221/2012 dated 24.07.2012. Hence there is charge of **THE LAKSHMI VILAS BANK LTD.** over the Subject property.
8. It further transpires that as per the Notification issued by the Superintendent of Stamps and Registrar Officer, Gujarat State, Gandhinagar dated 02.08.2021 that as per Article 20 (B) of Notification Rule – 1 of the Gujarat Act No. 82/1982 (w.e.f. 12.05.1982) of Gujarat Stamp Act- 1958, any transaction of transfer of property on the basis of Share Certificate will attract the Stamp Duty and needs to be registered. And in the present case, Share Certificate was issued on dated 26.04.2001. Hence, the above said owner MINAL NIMESH VORA had paid the necessary Stamp Duty of Rs. 52,080/- alongwith Penalty of Rs. 5200/- with the Stamp Duty Valuation Department (Vibhag-1), Collector of Stamps, Ahmedabad on the said Share Certificate, on dated 15.10.2022. And





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accordingly the said Authority had adjudicated the said Share Certificate with proper Stamp Duty.

9. It further transpires from Sale Deed executed and registered in the office of the sub registrar Ahmedabad-3 (Memnagar) vide Serial No. 12805/2022 dated 17.10.2022 that said M/S. SRINIVAS PAPERS PRIVATE LIMITED through its authorised Director MR. NIMESH PRATAPRAI VORA had purchased the said immovable property being Office No. 307 admeasuring 607.00 Square Feet i.e. 56.41 Square Meter, alongwith undivided share in land admeasuring 22.56 Square Meters, lying and located on 3rd Floor of the building known as "HIGH SCAN" in "APURVA CO. OP. HSG. SHOPS AND OFFICES SOCIETY LIMITED", Constructed on Sub Plot No. 10, of Final Plot No. 306, 307 and 308 bearing T.P. Scheme No. 03, Situated at Village- Changispur, Taluka- Sabarmati, Sub District- Ahmedabad-3 (Memnagar), District- Ahmadabad, Gujarat State, Gujarat State from MINAL NIMESH VORA.
10. On the basis of the above said facts, said M/S. SRINIVAS PAPERS PRIVATE LIMITED became the absolute owner and possessor of the subject property. And **THERE IS CHARGE OF THE LAKSHMI VILAS BANK LTD. OVER THE SUBJECT PROPERTY OF PREVIOUS OWNER i.e. MINAL NIMESH VORA.**

CHARU BHATT
ADVOCATE





Charu Bhatt

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ANNEXURE- C

CERTIFICATE OF TITLE

I have examined the Title Deeds intended to be deposited relating to the schedule property (ies) and offered as security by way of Registered/Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said 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. **THERE IS CHARGE OF THE LAKSHMI VILAS BANK LTD. OVER THE SUBJECT PROPERTY OF PREVIOUS OWNER i.e. MINAL NIMESH VORA.** 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), **THERE IS CHARGE OF THE LAKSHMI VILAS BANK LTD. OVER THE SUBJECT PROPERTY OF PREVIOUS OWNER i.e. MINAL NIMESH VORA.** I hereby certify the genuineness of the Title Deeds Suspicious/Doubt, if any, has been clarified by making necessary enquiries.

5. There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1994 to 2024 pertaining to the Immovable Property/(ies) covered by above said Certified Copies Title Deeds. The property is shows that **THERE IS CHARGE OF THE LAKSHMI VILAS BANK LTD. OVER THE SUBJECT PROPERTY OF PREVIOUS OWNER i.e. MINAL NIMESH VORA.**

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.





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7. Minor/(s) and his/their interest in the property/(ies) is to the extent of (Specify the share of the Minor with Name). [Not Applicable]

8. The Mortgage if created will be available to the Bank for the Liability of the Intending Borrower **M/S. SRINIVAS PAPERS PRIVATE LIMITED**.

9. I certify that **M/S. SRINIVAS PAPERS PRIVATE LIMITED** have an absolute, clear and Marketable title over the schedule property (ies). **THERE IS CHARGE OF THE LAKSHMI VILAS BANK LTD. OVER THE SUBJECT PROPERTY OF PREVIOUS OWNER i.e. MINAL NIMESH VORA.** 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:

Sr. No.	Name of Documents	Serial No. and Date of Documents
1.	Original Registered Sale Deed alongwith its Registration fee Receipt	Serial No. 12805/2022 dated 17.10.2022
2.	Original Registered Sale Deed alongwith its Registration fee Receipt	Serial No. 2478/2009 dated 04.04.2009
3.	Original Share Certificate No. 2 bearing Share No. 06 to 10, transferred in the name of M/S. SRINIVAS PAPERS PRIVATE LIMITED	26.04.2001, duly adjudicated on dated 15.10.2022
4.	Original Registered Deed of Release executed by The Lakshmi Vilas Bank Ltd. in favour of Previous Owner i.e. MINAL NIMESH VORA, alongwith its Registration fee Receipt	--
5.	Undertaking of the Society for not transferring Office No. 307 and share Certificate without prior written permission of the bank.	--
6.	Undertaking-cum-Consent Letter of the Society for recording the bank as a nominee for Office No. 307 and share certificate of "APURVA CO. OP. HSG. SHOPS AND OFFICES SOCIETY LIMITED"	--





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7.	Original No Objection Certificate From Society for Mortgage of the said Office No. 307 in favour of the Bank	--
8.	Copy of Construction Permission	04.05.1996
9.	Copy of Approved Plan	--
10.	Copy of Tax Paid Receipt	Latest

11. There are no legal impediments for creation of the mortgage under any applicable law/rules in force.

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

SCHEDULE OF THE PROPERTY (IES)

ALL THE PIECE AND PARCEL of the immovable property being immovable property being Office No. 307 admeasuring 607.00 Square Feet i.e. 56.41 Square Meter, alongwith undivided share in land admeasuring 22.56 Square Meters, lying and located on 3rd Floor of the building known as "HIGH SCAN" in "APURVA CO. OP. HSG. SHOPS AND OFFICES SOCIETY LIMITED", Constructed on Sub Plot No. 10, of Final Plot No. 306, 307 and 308 bearing T.P. Scheme No. 03, Situated at Village- Changispur, Taluka- Sabarmati, Sub District- Ahmedabad-3 (Memnagar), District- Ahmadabad, Gujarat State. And bounded as under:-

East	By Office No. 305;
West	By Sudarshan Building;
North	By Office No. 309;
South	By Under Pass Road;

CHARU BHATT
ADVOCATE





Charu Bhatt

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ANNEXURE - C1:

**CERTIFICATE OF TITLE ON THE BASIS OF CERTIFIED COPIES
OF THE TITLE DEEDS**

I have examined the certified copies of Original Title Deeds intended to be deposited relating to the schedule property/(ies) to be offered as security by way of Registered Mortgage and that the certified copies of documents of title referred to in the Opinion are valid as secondary evidence of Right, title and Interest and that the said Registered Mortgage to be created on production of original title deeds will satisfy the requirements of creation of Registered Mortgage and I further certify that:

2. I have examined the certified copies of documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors and undertake to re-examine the original title deeds as and when produced.

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 on production of the original title deeds. **THERE IS CHARGE OF THE LAKSHMI VILAS BANK LTD. OVER THE SUBJECT PROPERTY OF PREVIOUS OWNER i.e. MINAL NIMESH VORA.** 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 and relative certified copies of Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and Encumbrance Certificate (EC). **THERE IS CHARGE OF THE LAKSHMI VILAS BANK LTD. OVER THE SUBJECT PROPERTY OF PREVIOUS OWNER i.e. MINAL NIMESH VORA.** I hereby certify the genuineness on the basis of the certified copies of the Title Deeds. Suspicious/Doubt, if any, has been clarified by making necessary enquiries.

5. There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1994 to 2024 pertaining to the Immovable Property/(ies) covered by above said certified copies Title Deeds. The property appears that **THERE IS CHARGE OF THE LAKSHMI VILAS BANK LTD. OVER THE SUBJECT PROPERTY OF PREVIOUS OWNER i.e. MINAL NIMESH VORA.**





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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.

7. Minor/(s) and his/their interest in the property/(ies) is to the extent of _____
(Specify the share of the Minor with Name). **Not Applicable**

8. The Mortgage if created will be available to the Bank for the Liability of the Intending Borrower **M/S. SRINIVAS PAPERS PRIVATE LIMITED**

9. I certify that **M/S. SRINIVAS PAPERS PRIVATE LIMITED** have an absolute, clear and Marketable title over the schedule property (ies). **THERE IS CHARGE OF THE LAKSHMI VILAS BANK LTD. OVER THE SUBJECT PROPERTY OF PREVIOUS OWNER i.e. MINAL NIMESH VORA.** 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 original title deeds/documents the certified copies of which have been examined would create a valid and enforceable mortgage:
AS PER ANNEXURE-C

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

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

SCHEDULE OF THE PROPERTY (IES)

ALL THE PIECE AND PARCEL of the immovable property being immovable property being Office No. 307 admeasuring 607.00 Square Feet i.e. 56.41 Square Meter, alongwith undivided share in land admeasuring 22.56 Square Meters, lying and located on 3rd Floor of the building known as "HIGH SCAN" in "APURVA CO. OP. HSG. SHOPS AND OFFICES SOCIETY LIMITED", Constructed on Sub Plot No. 10, of Final Plot No. 306, 307 and 308 bearing T.P. Scheme No. 03, Situated at Village- Changispur, Taluka- Sabarmati, Sub District- Ahmedabad-3 (Memnagar), District- Ahmadabad, Gujarat State. And bounded as Under :-

East	By Office No. 305;
West	By Sudarshan Building;
North	By Office No. 309;
South	By Under Pass Road;

CHARU BHATT
ADVOCATE



Inspector General of Registration
Revenue Department, Government of Gujarat
e-Application Receipt

મિલકત નું વર્ણન : OFFICE NO. 307, "HIGH SCAN", APURVA CO. OPERATIVE HOUSING
SHOPS AND OFFICES SOCIETY LIMITED, SUB PLOT NO. 10, FINAL PLOT NO. 306, 307 &
308, T.P. SCHEME NO. 3

ગામ : ચંગીસપુર /CHANGISPUR

પહોંચ નંબર 202400100017316

અરજી નંબર

8411

અરજી વર્ષ

2024

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2024

રજુ કરનારનું નામ : charu g bhatt

ચલણ નંબર : 20240621312263604

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીઓ.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....વર્ષ : 1994 થી 2024

ઈંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીઓ.....

ઈન્ડેક્સ-૨ ફી.....

અન્ય ફી.....

અંકે રૂપિયા ચાર સો વીસ પુરા

અનુબંધ વર્ષનું

કુલ એકદરે રૂ. 420.00



નોંધ: ૧) આ નકલ સીસ્ટમ જનરેટેડ હોવાથી સબરજીસ્ટ્રાર ની સહી ની જરૂરિયાત નથી.

૨) સીસ્ટમ જનરેટેડ e-Application Receipt નકલ માં કોઈ ફેરફાર/ચેડા કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુન્હો બને છે.

૩) આ e-Application Receipt કચેરી કામકાજના ૩ દિવસમાં જે તે સબરજીસ્ટ્રાર કચેરીમાં રજૂ કર્યોથી આપ ભૌતિક રેકર્ડની જાતે ચકાસણી કરી શકશો.



Digitally signed by:
DS INSPECTOR GENERAL OF REGISTRATION
S.R.O - Ahmedabad-3 Memnagar
Date: 21-06-2024 12:34:42 IST
AHMEDABAD ,GUJARAT

21/06/2024 12:34:38

IGR-NIC(G) 202400100017316 (W)

**ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)
મિલકત પરના બોજ અંગેનું પત્રક / Encumbrance Certificate (E.C)**

Search in : charu g bhatt અરજી નંબર : 8411 ગામ નું નામ : CHANGISPUR મિલકતનો પ્રકાર Non-Agriculture
Search Year : 1994 - 2024 મિલકતનું વર્ણન: OFFICE NO. 307, "HIGH SCAN", APURVA CO. OPERATIVE HOUSING SHOPS AND OFFICES SOCIETY LIMITED, SUB PLOT NO. 10, FINAL PLOT NO. 306, 307 & 308, T.P. SCHEME NO. 3
દસ્તાવેજની આ શોધ S.R.O - Ahmedabad-3 Memnagar માં 31 વર્ષના ઈ-રેકર્ડ -2 ની ઉપલબ્ધ માહિતી અને રેકોર્ડ ઉપર થી તેવાર કરવામાં આવી છે. આ શોધનો ઉપરોચ્ચ મિલકત પરના બોજ પુરતોજ મર્યાદિત છે. આ શોધ મા તા 21-06-2024 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

દસ્તાવેજનો પ્રકાર અને અવેજ (બાડા પટાના હિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા ઓદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા ઓદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	થોરો
હકપત્રો અનામત મૂકવા (ત્રણ મહિના પછી પરત)	ડી.પી. સ્કીમ નંબર 3 ના ફાઇલોટ નંબર 306+307+308/10 ની 3438 ચો.ફુટ ગ્રા.ફ્લોર અને 3000 ફુટ બેઝમેન્ટની જમીન ઉપર આવેલ અપુર્વ કો.ઓ.હા.સો.લી., હાઈ-સ્કેન હાઉસ ના સબપ્લોટ નંબર 10 ની 961 ચો.મી. વાળી મીલકત.			Hi-Scan Limited through its Director Mr. Shailesh Desai	Citi Bank	02-08-2006 02-08-2006	8079	
રૂ.62000000.00								

ઈ-પેમેન્ટ ટ્રાન્ઝેક્શન નંબર 20240621312263604 તા.21-06-2024 થી મળેલ છે. Search By : charu g bhatt

ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)
મિલકત પરના બોજ અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : charu g bhatt અરજી નંબર : 8411 ગામ નું નામ : CHANGISPUR મિલકતનો પ્રકાર: Non-Agriculture
 Search Year: 1994 - 2024 મિલકતનું વર્ણન: OFFICE NO. 307, "HIGH SCAN", APURVA CO. OPERATIVE HOUSING SHOPS AND OFFICES SOCIETY LIMITED, SUB PLOT NO. 10, FINAL PLOT NO. 306, 307 & 308, T.P. SCHEME NO. 3

દસ્તાવેજની આ શોધ S.R.O - Ahmedabad-3 Memnagar મા.31 વર્ષના ઇન્ડેક્સ-2 ની ઉપલબ્ધ માહિતી અને રેકોર્ડ ઉપર થી તેષાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજ પુરતોજ મર્યાદીત છે. આ શોધ મા તા.21-06-2024 સુધીના નોંધણી પ્રથેલ દસ્તાવેજોનો સમાવેશ થાયેલ છે.

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના ઉસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	સેક્ટર	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આકેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આકેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માહિતી ફેરખાવ/વિચારણ રૂ.950000.00	ટીપી-3 એક્ટી-306,307,308 સબ-પ્લોટ-નંબર-10-મીનમાની ઓફીસ-નંબર-307 ચો.ફુટ-607 થાને ચો.મી.56-41ખાંધામવાલી મીલકત જમીનમા વ.વ.ચો.મી.22-56અર્પૂર્વ ડો.ઓ.લા.શોસ એન્ડ ઓફીસીસ સો.લી.હાઈ-સ્કેન			મુકેશભાઈ વસંતલાલ ઘીઆ	મિનલ નિમેષ વોરા	04-04-2009 04-04-2009	2478	

ઈન્સપેક્ટર જનરલ નંબર 20240621312263604 તા.21-06-2024 થી મળેલ છે.

Search By : charu g bhatt

ઈન્સોફ્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)
મિલકત પરના બોજ અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : charu g bhatt અરજી નંબર : 8411 ગામ નું નામ : CHANGISPUR મિલકતનો પ્રકાર: Non-Agriculture

Search Year : 1994 - 2024 મિલકતનું વર્ણન: OFFICE NO. 307, "HIGH SCAN", APURVA CO. OPERATIVE HOUSING SHOPS AND OFFICES SOCIETY LIMITED, SUB PLOT NO. 10, FINAL PLOT NO. 306, 307 & 308, T.P. SCHEME NO. 3

દસ્તાવેજની આ શોધ S.R.O - Ahmedabad-3 Memnagar માં 31 વર્ષના ઈ-રેકમ -2 ની ઉપલબ્ધ માહિતી અને રેકોર્ડ ઉપર થી તેના અર્થમાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજ પુસ્તોજ મર્યાદિત છે. આ શોધ માં તા 21-06-2024 સુધીના નોંધણી પ્રથમ દસ્તાવેજનો સમાવેશ થાય છે.

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના હિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુદી આપવામાં આવે ત્યારે તે	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા અદિશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા અદિશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
મોગેજ રૂ.8435000.00	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	૩૧૫૧-૩	આકાર અથવા જુદી આપવામાં આવે ત્યારે તે	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા અદિશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા અદિશના સંબંધમાં વાદીનું નામ	24-07-2012 24-07-2012	4221	
		એકમી-૩૦૬,૩૦૭,૩૦૮ સહાયકોટ-નંબર-૧૦ ત્રીજામાળની ઓફીસનંબર-૩૦૭ ચો.ફુટ.૬૦૭ થાને ચો.મી.૫૬-૪૧ બ્રાંચકમવાલી મીલકત જમીનના વ.વ.ચો.મી.૨૨-૫૬ અર્ધનું ડો.ઓ.હા.શોન્સ એન્ડ ઓફીસીસ સો.લી હાઈ-રેસન		Minal Nimesh Vora S/O. or D/O. Of W/o. Nimesh P. Vora	The Lakshmi Vilas Bank Ltd.			

ઈ -ચેમેન્ટ ટ્રાન્સેક્શન નંબર 20240621312263604 તા 21-06-2024 થી મળેલ છે.

Search By : charu g bhatt

**ઈન્સાપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)
રિક્ત પરના બોજ અંગેનું પત્રક / Encumbrance Certificate (E.C)**

Search in : charu g bhatt અરજી નંબર : 8411 ગામ નું નામ : CHANGISPUR રિક્તનો પ્રકાર : Non-Agriculture

Search Year : 1994 - 2024 રિક્તનું વર્ણન : OFFICE NO. 307, "HIGH SCAN", APURVA CO. OPERATIVE HOUSING SHOPS AND OFFICES SOCIETY LIMITED, SUB PLOT NO. 10, FINAL PLOT NO. 306, 307 & 308, T.P. SCHEME NO. 3

દસ્તાવેજની આ શોધ S.R.O - Ahmedabad-3 Memnagar માં 31 વર્ષના ઈ-રેકર્ડ -2 ની ઉપલબ્ધ માહિતી અને રેકોર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ રિક્ત પરના બોજ પુરતોજ મર્યાદીત છે. આ શોધ મા તા.21-06-2024 સુધીના નોંધપત્રી પ્રથેલ દસ્તાવેજોનો સમાવેશ થશે.

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	થોડો
ભાડાપટ્ટો રૂ.217500.00	ટીપી-3 એક્ટ-306,307,308 સંબંધિત-10 ત્રીજામાની ઓફીસનંબર-307 ચોકુ.607 યાને ચો.મી.56-41 બાંધકામવાલી મીલકત જમીનમા વ.વ.ચો.મી.22-56 અર્પુવ કો.ઓ.હા.શોપ્સ એન્ડ ઓફીસીસ સો.બી હાઈ-રેન			Minal Nimesh Vora	Srinivas Papers Pvt Ltd Through Its Director Nimesh Prataprai Vora	01-09-2021 01-09-2021	7790	

ઈ-પેમેન્ટ ટ્રાન્ઝેક્શન નંબર 20240621312263604 તા.21-06-2024 થી મળેલ છે.

Search By : charu g bhatt

**ઇન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)
મિલકત પરના બોજ અંગેનું પત્રક / Encumbrance Certificate (E.C)**

Search in : charu g bhatt અરજી નંબર : 8411 ગામ. જુ. નામ. : CHANGISPUR મિલકતનો પ્રકાર: Non-Agriculture
Search Year : 1994 - 2024 મિલકતનું વર્ષ: OFFICE NO. 307, "HIGH SCAN", APURVA CO. OPERATIVE HOUSING SHOPS AND OFFICES SOCIETY LIMITED, SUB PLOT NO. 10, FINAL PLOT NO. 306, 307 & 308, T.P. SCHEME NO. 3

દસ્તાવેજની આ શોધ S.R.O - Ahmedabad-3 Memnagar મા 31 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકોર્ડ ઉપર થી તેજાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજ પુરતોજ મર્યાદિત છે. આ શોધ મા તા 21-06-2024 સુધીના નોંધણી શ્રેણી દસ્તાવેજોનો સમાવેશ શ્રેણી છે

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના ઇસ્તમામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	સેલફોન	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	થેરો
માહિતી ફેરખાવવાણું રૂ.4700000.00	ટીપી-3 એડ્રી-306,307,308 સબપ્લોટનંબર-10 ત્રીજામાની ઓફીસનંબર-307 થોડુ2.607 યાને ચો.મી.56-41 બાંધકામવાલી સીલકત જમીનમા વ.વ.ચો.મી.22-56 અપૂર્વ કો.ઓ.હા.શોખ એન્ડ ઓફીસીસ સો.લી હાઈ-સ્કેન		મિનક નિમેષ વોરા	નિમેષ પ્રતાપરાય વોરા SHRINIVAS PAPERS PVT. LTD: ભાગીદારશ્રી MINAL NIMESH VORA,	17-10-2022 17-10-2022	12805		

ઇ -પેમેન્ટ ટ્રાન્સેક્શન નંબર 20240621312263604 તા 21-06-2024 થી મળેલ છે.

Search By : charu g bhatt

શોધ ફી	320.00
EC. ફી	100



૧) આ બોજપત્રક આપનાર સબરજીસ્ટ્રાર કચેરી તેની વિગતોની ચોકસાઈ અથવા ખરાબાણા વિશે બાંહેધરી આપતા નથી. તેમજ નુકસાની માટેના કોઈપણ હકદાર માટે જવાબદાર રહેશે નહીં. સીરટમ જનરેટેડ બોજપત્રક (Encumbrance Certificate) હોવાથી સહી ક્રેલ નથી તેમજ નકલમાં કોઈ ફેરફાર/ચેંડા કરવા કે ખોટી નકલ બનાવવી ફોનદારી ગુન્હો છે. આ અંગે કોઈ વિસંગતા કે વિવાદ વખતે અસલ ચેક માન્ય ગણાશે.
૨) આ બોજપત્રક માત્ર એક જ મિલકત માટે માન્ય ગણાશે.