



Charu Bhatt

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Advocate

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REF. NO: SBI/695(1/3)/2024-25

DATE: 19.06.2024

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 Loans	--
	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 Industrial Gala No. 48, admeasuring about- 3250.00 Square Feets i.e. 302.044 Square Meters of built up area, Ground + Mezzanine + First Floor and undivided share in plot of land admeasuring about- 2000.00 Square Feets i.e. 185.87 Square Meters, lying and located in "ROYAL INDUSTRIAL HUB", Constructed on Non-Agricultural land bearing Survey No. 1529 (Old Survey No. 30+31+2/2/Paikee 2),





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			admeasuring about- H 03 – 04 Are – 00 Square Meters, Situated within the Village limits of Valvada, Taluka- Umbergaon, District- Valsad, Gujarat State.								
	A]	Survey No.	Survey No. 1529 (Old Survey No. 30+31+2/2/Paikee 2)								
	B]	Door/House No. (in case House property)	Property No. 2289								
	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 within the Village limits of Valvada, Taluka- Umbergaon, District- Valsad, Gujarat State.								
		Boundaries.	<table border="1"><tr><td>East</td><td>By Open Land & N.H. No. 48;</td></tr><tr><td>West</td><td>By Internal Road;</td></tr><tr><td>North</td><td>By Gala No. 47;</td></tr><tr><td>South</td><td>By Gala No. 49;</td></tr></table>	East	By Open Land & N.H. No. 48;	West	By Internal Road;	North	By Gala No. 47;	South	By Gala No. 49;
East	By Open Land & N.H. No. 48;										
West	By Internal Road;										
North	By Gala No. 47;										
South	By Gala No. 49;										
6.	A]	A] Particulars of the documents scrutinized-serially and chronologically.	As mentioned below in 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. No	Date	Name/ Nature of the Document	Original/Certified Copy/ extract/ photocopy Etc.	In case of copies, whether the original was scrutinized by the advocate.
1.	05.12.2023	Registered Sale Deed bearing Serial No. 5919/2023 dated 05.12.2023	Copy	No





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		alongwith its Registration fee Receipt	
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.
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





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	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 Pardi & Umbergaon
	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 property in question from the predecessors in title/interest to the current title holder.	As per the ANNEXURE attached herewith
	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	There is no minor interest in the above said property





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		permission to be obtained and the reasons for coming to such conclusion.	
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. 5919/2023 dated 05.12.2023.
	B]	Whether the document is properly stamped.	Yes
	C]	Whether the document is properly registered.	Yes
		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.





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	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.
		<u>If Occupancy Right, Whether.</u>	No
	A]	Such right is heritable and transferable.	N.A.
	B]	Mortgage can be created.	N.A.

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	N.A.





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		be followed to create a valid and enforceable mortgage.	
	B]	Whether mutation has been effected	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.	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
	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	N.A





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		mother/Original title deeds are to be explained.	
15.		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
	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	N.A.





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		laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	
	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
	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





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	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 Association/provision for common seal etc.	Yes, Board Resolution to be obtained
	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.





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25.	A]	(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.	No
	C]	In case the title document is executed by the POA holder, please clarify whether 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)	Yes, (Builders 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.	No
	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	Yes





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		question? (Please clarify whether the same has been ascertained from the Office of the Sub-Registrar also?)	
	G]	Please Comment on the genuineness of POA?	It is genuine
	H]	The unequivocal opinion on the enforceability and validity of the POA?	It is enforceable and valid
26.		Whether Mortgage is being created by 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.	<u>If the Property is a Flat/Apartment or Residential/Commercial Complex:</u>	
	A]	Promoter's/Land Owner's title to the land/building;	N.A.
	B]	Development Agreement/Power of Attorney;	N.A.
	C]	Extent of Authority of the Developer/Builder;	N.A.
	D]	Independent title verification of the land and/or building in question;	N.A.
	E]	Agreement for Sale (duly registered);	N.A.
	F]	Payment of Proper Stamp Duty;	N.A.
	G]	Requirement of Registration of Sale Agreement, Development Agreement, POA etc.;	N.A.
	H]	Approval of Building Plan, Permission of Appropriate/Local Authority etc.;	N.A.
	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.;	N.A.
	L]	Share Certificates;	N.A.
	M]	No Objection Letter from the Society;	N.A.





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	N]	All legal requirements under the local/Municipal laws, regarding ownership of Flats / Apartments / Building Regulations, Development Control Regulations, Co-Operative Societies Law's etc.;	N.A.
	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 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.	No
29.		The Period covered under the Encumbrances Certificate and the name of the in whose favour the encumbrances is	Yes, 1994 to 2024.





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		created and if so, satisfaction of charge, if any.	
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
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
	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



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PAN No : ADGPT5746B
Page 1 of 1

Invoice No : 2024-25/358 Invoice Date : 22/06/2024 File No(s) : 695

Party : SHRINIVAS PAPERS PVT ,LTD
STATE BANK OF INDIA SHIVSAGAR ESTATE BRANCH WORLI
MUMBAI

Description	Amount
--> TITLE REPORT	24000.00
ACCOUNT HOLDER NAME : . CHARU APURVA TRIVEDI ACCOUNT TYPE : CURRENT ACCOUNT BANK :- ICICI BANK LTD BRANCH :- VAPI A/C. NO. :- - 017905011230 IFSC CODE:- ICIC0000179	
Total Amount :	24,000.00

In Words : TWENTY FOUR THOUSAND ONLY

Udyam Registration No : - UDYAM-GJ-25-0054847

Advocates has privilege of not to pay GST on their output supply, while the taxes on their supplies has to be paid by recipient under Reverse Charge Mechanism (RCM)
Vide Notification No. 13/2017 - Central Tax (Rate)

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Advocate



Handwritten signature of Charu Bhatt



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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

DATE:- 19.06.2024

PLACE:- Vapi

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ADVOCATE**





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ANNEXURE

CHAIN OF TITLE TRACING

1. On the basis of documents provided, It transpires that originally the land bearing Survey No. 30/2 and 31/2 was an Agricultural land and it was owned by MR. RAICHAND GULABCHAND SHAH and from him the said land was purchased by MR. RAMANBHAI MANGALBHAI PATEL by Registered Sale Deed dated 28.11.1968. The necessary Mutation Entry No. 928 was carried out on the revenue record on 18.03.1969 and the same was certified by competent authority.
2. It further transpires that said MR. RAMANBHAI MANGALBHAI PATEL had applied to entered (1) NARMADABEN JAGANBHAI PATEL (2) KAMUBEN RAMANLAL PATEL and (3) SHAILESHKUMAR RAMANBHAI PATEL name as a Joint Owner of the said land the necessary Mutation Entry No. 1737 was carried out on the revenue record on 06.03.1993 and the same was certified by the competent authority.
3. It further transpires that MR. RAMANBHAI MANGALBHAI PATEL, NARMADABEN JAGANBAHI PATEL, KAMUBEN RAMANBHAI PATEL and SHAILESHKUMAR RAMANBHAI PATEL had sold Acre – 4 -35 Guntha land of S. No. 31/2 to (1) MRS. KAPILABEN DHANSUKBHAI PANCHAL (2) TARULATTABEN JAYANTILAL PANCHAL and (3) JYOTSHNABEN NARENDRA PANCHAL by executing Registered Sale Deed. The necessary Mutation Entry No. 1754 was mutated on 20.10.1993 and the same was certified by the competent authority.
4. It further transpires that said KAPILABEN DHANSHUKHLAL PANCHAL (2) TARUNABEN JAYANTILAL PANCHAL and JYOTSHNABEN NARENDRA PANCHAL had purchased A-4-35 Guntha land of S. No. 30/2 from (1) MR. RAMANBHAI MANGALBHAI PATEL (2) NARMADAEN JAGANBHAI PATEL (3) KAMUBEN RAMANLAL PATEL and (4) SHAILESHKUMAR RAMANBHAI PATE by Registered Sale Deed the necessary Mutation Entry No. 1755 was mutated on 20.10.1993 and the same was certified by the competent authority.
5. It further transpires that said (1) MRS. KAPILABEN DHANSUKBHAI PANCHAL (2) TARULATTABEN JAYANTILAL PANCHAL and (3) JYOTSHNEBEN NARENDRA PANCHAL has purchased A-4-11 Guntha land of S. No. 30/2/Paikee from (1) MR. RAMANBHAI MANGALBHAI PATEL (2) NARMADABEN JAGANBHAI PATEL (3) KAMUBEN RAMANLAL PATEL and (4) SHAILESHKUMAR RAMANBHAI PATE by Registered Sale Deed No. 2059/1993 dated 27.09.1993. The necessary Mutation Entry No. 2059 dated 27.09.1993.the necessary Mutation Entry No. 1756 was mutated on 20.10.1993 and the same was certified by the competent authority.





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6. It further transpires that said (1) MRS. KAPILABEN DHANSUKBHAI PANCHAL (2) TARULATTABEN JAYANTILAL PANCHAL and (3) JYOTSHNEBEN NARENDRA PANCHAL has purchased 02 H – 02 Are – 35 Square Meters i.e. 05 Acre – 00 Gunthas land of S. No. 30/2 from (1) MR. RAMANBHAI MANGALBHAI PATEL (2) NARMADABEN JAGANBHAI PATEL (3) KAMUBEN RAMANLAL PATEL and (4) SHAILESHKUMAR RAMANBHAI PATE by Registered Sale Deed No. 2060/1993 dated 27.09.1993.
7. It further transpires that said (1) MRS. KAPILABEN DHANSUKBHAI PANCHAL (2) TARULATTABEN JAYANTILAL PANCHAL and (3) JYOTSHNEBEN NARENDRA PANCHAL has purchased admeasuring about- 02 H– 05 Are – 39 Square Meters of S. No. 31/2 from (1) MR. RAMANBHAI MANGALBHAI PATEL (2) NARMADABEN JAGANBHAI PATEL (3) KAMUBEN RAMANLAL PATEL and (4) SHAILESHKUMAR RAMANBHAI PATE by Registered Sale Deed No. 2061/1993 dated 27.09.1993.
8. It further transpires that said MRS. KAPILABEN DHANSUKHBHAI PANCHAL and Others applied to Hon. Mamlatdar Saheb to amalgamate the land of S. No. 30/2 and 31/2 on 19.07.1996 and Hon. Mamlatdar Saheb has amalgamated both the S. No. by his Order No. LND/EKATRIKARAN REGI 2/96 dated 26.08.1996 and the new amalgamated S. No. 30/2 was given to the said land. The necessary Mutation Entry No. 1855 was mutated on 28.08.1996 and the same was certified by the competent authority.
9. It further transpires that the owner of the said land bearing S. No. 30/2, MRS. KAPILABEN DHANSUKBHAI PANCHAL (2) TARULATTABEN JAYANTILAL PANCHAL and (3) JYOTSHNEBEN NARENDRA PANCHAL has applied to enter thereon Husband's Name and deleting their name from the said land. And as per the said application and statements of applicants' name were deleting their name and entered them Husband's name (1) DHANSUKHBHAI K. PANCHAL (2) JAYANTILAL K. PANCHAL and (3) NARENDRA K. PANCHAL in the revenue record the necessary Mutation Entry No. 1858 was mutated on 04.10.1996 and the same was certified by the competent authority.
10. It further transpires that the said owner DHANSUKHBHAI K. PANCHAL and Others were applied to T.D.O Umbergaon to convert the said Agriculture land into Non Agriculture Purpose; the said application was granted by T.D.O. Umbergaon and convert the said land into Non Agricultural by his Order No. TP/NA/REGI.58/98-99/VASHI/2269/99 dated 24.05.1999 the necessary Mutation Entry No. 21942 was mutated and the same was certified by the competent authority.





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- 11.** It further transpires that said N.A. land admeasuring about 30400.00 Sq. Mtrs of S. No. 30+31+2/2 Paikie 2 is purchased by M/S. ROYAL INFRASTRUCTURE, A Partnership Firm by executing Registered Sale Deed No. 1979/2011 on 17.10.2011 from DHANSUKHBHAI k. PANCHAL, JAYANTILAL K. PANCHAL and NARENDRA K. PANCHAL. The necessary Mutation Entry No. 2743 was mutated on 20.10.2011 and the same was certified by the competent authority.
- 12.** It further that now said M/S. ROYAL INFRASTRUCTURE, A Partnership Firm became the sole owner of the above said land bearing S. No. 30+31+2/2/Paikie 2 admeasuring about H-3-04 Are -00 Square Meters (30400.00 Sq. Mtrs.)
- 13.** It further transpires that said M/S. ROYAL INFRASTRUCTURE, A Partnership Firm has prepared a building Plan and applied for Revised N.A. Permission to construction Industrial Gala upon said land to District Development Officer, Valsad and the necessary Revised N.A. Permission is granted by Dy. D.D.O. Valsad Vide No. DP/LNA/REGI-16/11-12/VASHI/3409-18/2013 dated 19.08.2013.
- 14.** It further transpires that the above said land owners had obtained necessary Construction Permission on dated 29.10.2013 from Gram Panchayat, Valvada, thereafter the above said land owner's M/S. ROYAL INFRASTRUCTURE, A Partnership Firm has started the construction of Industrial Galas upon the said land and the said project is known as "ROYAL INDUSTRIAL HUB".
- 15.** It further transpires from Mutation Entry No. 3410 dated 19.02.2018 that Promulgation and Re-Survey of Village- Valwada was carried out as per Order of the Superintendent of Land Records Cum Amalgamation Officer Valsad. And upon having necessary inquiries, various amendments were carried out in the land records of Village- Valwada. And accordingly by virtue of the Order passed by the Superintendent of Land Records cum Amalgamation Officer Valsad Vide Order No. D.S.O./Re-Survey/Umbergaon-4/Valwada-016/2017 dated 09.02.2017, New Survey Numbers and areas has been allotted to all the lands of Village- Valwada. The said changes were mutated by Patel Talati in Village Form No. 06, Vide above mentioned Mutation Entry.
- 16.** It further transpires from Sale Deed executed and Registered in the office of the Sub-Registrar Umbergaon vide Serial No. 4313/2021 dated 12.11.2021 that said MRS. MINAL NIMESH VORA had purchased the said immovable property being Industrial Gala No. 48, admeasuring about- 3250.00 Square Feets i.e. 302.044 Square Meters of built up area, Ground + Mezzanine + First Floor and undivided share in plot of land admeasuring about- 2000.00 Square Feets i.e. 185.87 Square





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Meters, lying and located in "ROYAL INDUSTRIAL HUB", Constructed on Non-Agricultural land bearing Survey No. 1529 (Old Survey No. 30+31+2/2/Paikee 2), admeasuring about- H 03 – 04 Are – 00 Square Meters, Situated within the Village limits of Valvada, Taluka- Umbergaon, District- Valsad, Gujarat State from M/S. ROYAL INFRASTRUCTURE, A Partnership Firm Through its Authorized Partners ALPESHBHAI S. KALAVADIA Himself and as a Power of Attorney Holder 1) M/S. KAKARIA HOUSING AND INFRASTRUCTURE LTD. Through its Director MR. VIPUL KAKARIA, 2) VARUN LAXMINARAYAN GARG, 3) MR. BHAVESH BHUPATRAI SHAH AND 4) MR. MANSUKH KARSANBHAI ROJIVADIA.

17. It further transpires from Sale Deed executed and Registered in the office of the Sub-Registrar Umbergaon vide Serial No. 5919/2023 dated 05.12.2023 that said M/S. SRINIVAS PAPERS PRIVATE LIMITED through its authorised Director MR. NIMESH PRATAPRAI VORA had purchased the said immovable property being Industrial Gala No. 48, admeasuring about- 3250.00 Square Feets i.e. 302.044 Square Meters of built up area, Ground + Mezzanine + First Floor and undivided share in plot of land admeasuring about- 2000.00 Square Feets i.e. 185.87 Square Meters, lying and located in "ROYAL INDUSTRIAL HUB", Constructed on Non-Agricultural land bearing Survey No. 1529 (Old Survey No. 30+31+2/2/Paikee 2), admeasuring about- H 03 – 04 Are – 00 Square Meters, Situated within the Village limits of Valvada, Taluka- Umbergaon, District- Valsad, Gujarat State from MRS. MINAL NIMESH VORA.

18. 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.

From the above facts it transpires that the title of the above said property is Clear, marketable and free from any encumbrances and reasonable doubts.

**CHARU BHATT
ADVOCATE**





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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. I am liable/responsible if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

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

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 Free From Encumbrance.

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). I further certify that the above





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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. 5919/2023 dated 05.12.2023
2.	Original Registered Conveyance Deed alongwith its Registration fee Receipt	Serial No. 4313/2021 dated 12.11.2021
3.	Copy of N.A. Permission	19.08.2013
4.	Copy of Construction Permission	29.10.2013
5.	Copy of Approved Plan	--
6.	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 Industrial Gala No. 48, admeasuring about- 3250.00 Square Feets i.e. 302.044 Square Meters of built up area, Ground + Mezzanine + First Floor and undivided share in plot of land admeasuring about- 2000.00 Square Feets i.e. 185.87 Square Meters, lying and located in "ROYAL INDUSTRIAL HUB", Constructed on Non-Agricultural land bearing Survey No. 1529 (Old Survey No. 30+31+2/2/Paikee 2), admeasuring about- H 03 – 04 Are – 00 Square Meters, Situated within the Village limits of Valvada, Taluka- Umbergaon, District- Valsad, Gujarat State. And bounded as Under :-

East	By Open Land & N.H. No. 48;
West	By Internal Road;
North	By Gala No. 47;
South	By Gala No. 49;

**CHARU BHATT
ADVOCATE**



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

મિલકત નું વર્ણન : GALA NO. 48, "ROYAL INDUSTRIAL HUB" SURVEY NO. 1529, OLD
SURVEY NO. 30+31+2/2/PAIKEE2

ગામ : વલવાડા /Valvada

પહોંચ નંબર 202410600009488

અરજી નંબર 6749

અરજી વર્ષ 2024

તારીખ 19

માહે જુન

સને 2024

રજુ કરનારનું નામ : CHARU GAJANAND BHATT

ચલણ નંબર : 20240619906611428

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી..... વર્ષ : 1994 થી 2010

280

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

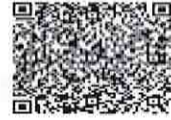
ઈન્ડેક્સ-૨ ફી.....

અન્ય ફી.....

અંકે રૂપીયા બે સો એંશી પુરા

અનુબંધ તચનમ્

કુલ એકંદરે રૂ. 280.00



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 કર્યેથી આપ લૌતિક રેકર્ડની જાતે ચકાસણી કરી શકશો.

Digitally signed by:
DS INSPECTOR GENERAL OF REGISTRATION
S.R.O - PARADI
Date: 19-06-2024 13:11:28,IST
VALSAD ,GUJARAT

IGR-NIC(G) 202410600009488 (W)

19/06/2024 13:11:22

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

Search in : CHARU GAJANAND BHATT અરજી નંબર : 6705 ગામ નું નામ : Vapi મિલકતનો યાર Non-Agriculture

Search Year : 1994 - 2014

મિલકતનું વર્ણન: GALA NO. 48, "ROYAL INDUSTRIAL HUB" SURVEY NO. 1529, OLD SURVEY NO. 30+31+2/2/PAIKEE2

દસ્તાવેજની આ શોધ S.R.O - PARADI મા 4 વર્ષના ઇન્ડેક્સ -2 ની ઉપબંધ માહિતી અને કેટલું ઉપર થી તેયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજ પુસ્તોજ મર્યાદિત છે. આ શોધમાં તા 18-06-2024 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે આપનાર આરો 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 અદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા અદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શ્રેણી
NO DATA AVAILABLE								

ઇન્-સપોર્ટેડ રજીસ્ટ્રેશન ID No.20240618446089599 તા 18-06-2024 થી મળેલ છે.

Search By : CHARU GAJANAND BHATT

શોધ ફી	50.00
EC. ફી	100



- આ બોજપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી તેની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાહેધરી આપતા નથી. તેમજ નકશાની માટેના કોઈપણ હકદાવા માટે જવાબદાર રહેશે નહીં. સીરમ જનરેટેડ બોજપત્રક (Encumbrance Certificate) હોવાથી સહી ક્ષેત્ર નથી તેમજ નકશામાં કોઈ ફેરફાર/ચિંતા કરવા કે ખોટી નકશ બનાવવી ફોલ્ગદારી ગુનો છે. આ અંગે કોઈ વિસંગતા કે વિવાદ વખતે અસલ રેકર્ડ માન્ય ગણાશે.
- આ બોજપત્રક માત્ર એક જ મિલકત માટે માન્ય ગણાશે.

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

મિલકત નું વર્ણન : GALA NO. 48, "ROYAL INDUSTRIAL HUB" SURVEY NO. 1529, OLD
SURVEY NO. 30+31+2/2/PAIKEE2

ગામ : VALWADA.. /VALWADA..

પહોંચ નંબર 202423500006235

અરજી નંબર 2152

અરજી વર્ષ 2024

તારીખ 19

માહે જુન

સને 2024

રજુ કરનારનું નામ : CHARU GAJANAND BHATT

ચલણ નંબર : 20240619887788947

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી..... વર્ષ : 2010 થી 2024

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

અન્ય ફી.....

અંકે રૂપીયા બે સો સાઈઠ પુરા

અનુબંધ વચનમ્

કુલ એકદરે રૂ. 260.00



- નોંધ: ૧) આ નકલ સીસ્ટમ જનરેટેડ હોવાથી સબરજીસ્ટ્રાર ની સહી ની જરુરિયાત 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.



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DS INSPECTOR GENERAL OF REGISTRATION

S.R.O - UMBERGAON

Date: 19-06-2024 13:25:13 IST

VALSAD ,GUJARAT

IGR-NIC(G) 202423500006235 (W)

19/06/2024 13:25:08

સિક્કત પરના બોજ અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : CHARU GAJANAND BHATT અરજી નંબર : 2152 ગામ નું નામ : VALWADA.. સિક્કતનો પ્રકાર: Non-Agriculture

Search Year : 2010 - 2024 સિક્કતનું વર્ષ: GALA NO. 48, "ROYAL INDUSTRIAL HUB" SURVEY NO. 1529, OLD SURVEY NO. 30+31+2/2/PAIKEE2

દસ્તાવેજની આ શોધ S.R.O - UMBERGAON માં 15 વર્ષના ઇ-સેઝ-2 ની ઉપલબ્ધ માહિતી અને રેકોર્ડ ઉપર થી તેશર કરવામાં આવી છે. આ શોધનો ઉપયોગ સિક્કત પરના બોજ પુરતોજ સર્જાઈ છે. આ શોધ માં તા 19-06-2024 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના હિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આરો છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તેો)	ભેટકળ	આકાર અથવા જુદી આપવામાં આવે ત્યારે તે	દસ્તાવેજ કરી આપનાર પસંદકરનું નામ અથવા હિવાની કોર્ટના હુકમનામા અથવા આરોજના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પસંદકરનું નામ અથવા હિવાની કોર્ટના હુકમનામા અથવા આરોજના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફેરબદલિયાણું રૂ.7400000.00	an Industrial Gala No. 48, admeasuring 3250.00 square feet i.e. 302.044 square meters of Built-up Area consisting Ground + Mezzanine + First Floor and undivided share in plot of land, admeasuring 2000.00 square feet i.e. 185.87 square meters, constructed on the non-agricultural land bearing Survey No. 30+31+2/2/PAikee 2, admeasuring about H. 3-04 Are-00 Square Meters (New Promulgation Survey No. 1529) in the 'Royal Industrial Hub', Village Panchayat, vide Property No. 2289			MINAL NIMESH VORA	SRINIVAS PAPERS PRIVATE LIMITED ની અધિકૃત વ્યક્તિ NIMESH PRATAPRAI VORA	05-12-2023 05-12-2023	5919	

ઈ -મેસેજ ટ્રાન્સકેશન નંબર 20240619887788947 તા 19-06-2024 થી મળેલ છે.

Search By : CHARU GAJANAND BHATT

શોધ ફી	160.00
EC. ફી	100



૧) આ બોજપત્રક આપનાર સબરજીસ્ટ્રાર કચેરી તેની વિગતોની ચોકસાઈ અથવા ખરાબી વિશે ખાંડેસરી આપતા નથી. તેમજ પુસ્તાની માટેના કોઈપણ હકદાર માટે જવાબદાર રહેશે નહીં. સીસ્ટમ જનરેટ્ડ બોજપત્રક (Encumbrance Certificate) હોવાથી સહી કરેલ નથી તેમજ નકલમાં કોઈ ફેરફાર/ચેડા કરવા કે ખોટી નકલ બતાવવી ફોજદારી ગુનો છે. આ અને કોઈ વિસંગતા કે વિવાદ વખતે અસલ રેકોર્ડ માન્ય ગણાશે.
૨) આ બોજપત્રક માત્ર એક જ સિક્કત માટે માન્ય ગણાશે.