

RECEIPT

Login ID PDEN	8022023864295	BARCODE		Printed On	29/07/2023 16:29:31
Department	Superintendent of Stamps And Inspector General Of Registration	Payer Details			
Details		TAX ID (If Any)			
Office Name	S.R.O - RADHANPUR	Full Name	M H MULANI		
Location	PATAN	Address	RADHANPUR		
Year	2023-2024 One time				
Transaction No	Account Head Details	Amount (RS.)	Bank CIN	Date	Bank-Branch
20230729730989943	Registration Fee (0030-03-104-00) 280.00 Stamp Duty (0030-02- 102-01) 5.00	285.00	57000013551003029072387318	29/07/2023	SBIEPAY
Total Amount :-		285.00			
Total Amount In Words :-		Rupees Two Hundred Eighty Five Only			
Remarks (If Any)					

SS&IGR-GUJARAT

Disclaimer: This is a digitally system generated receipt, Which does not require signature.

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

મિલકત નું વર્ણન : RE SO NO 463+464+465/8 P

Search in : રાધનપુર /RADHANPUR

પહોંચ નંબર	૨૦૨૩૦૮૨૦૦૦૦૩૫૮૦	અરજી નંબર	૧૨૦૮	અરજી વર્ષ	૨૦૨૩
તારીખ	૧૮	માહે	જુલાઈ	સને	૨૦૨૩

રજુ કરનારનું નામ M H MULANI

ડ્રાન્જેક્સન નંબર 20230719892171722

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 : 1993 થી 2007
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી
અન્ય ફી



અંકે રૂપિયા એક સો સાઈઠ પૂરા

કુલ એકદરે રૂ.	૧૬૦.૦૦
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NAVINKUMAR MANNABHAI CHAUDHARI
સબ રજીસ્ટ્રાર
રાધનપુર

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Advocate
Gujarat High Court
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Radhanpur Office : 1/2 Jalaram Estate, Radhanpur, Dist. Patan (North Gujarat.) (O) 02746 277205

Date. 02/08/2023

TITLE SEARCH REPORT

The Branch Manager,
The Mehsana Urban Co-Op Bank Ltd,
Radhanpur

Respected Sir,

Re : Title Clearance Report on the property of Balaji Treding centre Radhanpur partner
– Jayesh B. Thakkar. Resi.At.Radhanpur Dist.Patan

Details Of Land

Non Agricultural land for commercial purpose which bearing Revenue Survey No.463+464+465/8/p And which city survey no.6599 and 6600 of Radhanpur Dist.Patan, Ad-measuring 3485 Sq.Mts.

I/We refer to your letter No--NIL- dated-NIL- assigning to provide Title Clearance Report on the captioned property for the purpose of granting loan and advances by the bank.

1. I have visited the office of sub-Registrar, Radhanpur and has carried out search of the captioned property for the last -30- years. Necessary fee has been paid vide receipt No-202308200003590 dated :19-07-2023, For year 1993 to 2007 and receipt No-20230729730989943 dated : 29/07/2023, For year 2007 to 2023. (On Line)
2. Description & Area of property proposed to be mortgaged with boundaries etc. (Give the specific survey number, ward numbers, address of plot, house, bldg., flat, shop, etc.)

Non Agricultural land for commercial purpose which bearing Revenue Survey No. 463+464+465/8/p And which city survey no.6599 and 6600 of Radhanpur Dist.Patan, Ad-measuring 3485 Sq.Mts.

The Boundries of the property are as under

II East : R.S.No.460
II West : R.S.No.463
II North : Radhanpur Sardarpura Way
II South : R.S.No.463

3. Nature of the property: State specifically (agricultural, non-agricultural, commercial, residential or industrial, etc.).

Open Land

4. Please specify: Property Status/type of property i.e lease hold, free hold, co-owner, or joint owner or any other type-state specifically and how it is acquired (whether self-acquired, ancestral/ inheritance or by succession or otherwise).

Self - acquired

5. Name of mortgagor/s and in which Capacity/Status (Individual, Sole proprietor, Partner, Director, Trustee, Agent or Guarantor or Co-borrower).

Balaji Treding Centre, Radhanpur – Partner
Jayeshbhai B. Thakkar Resi.At.Radhanpur Dist.Patan

6. Describe: the mortgagor has (a) absolute right and interest in the property or (b) any other right in the property to create valid and enforceable mortgage.

As a Partner (Authorized letter from all remain partner should be required)

7. Mortgagor is in exclusive possession of property proposed to be mortgaged?

Yes

8. Give the complete chain of the documents/title deeds, starting from original owner and how subsequent ownership has changed/acquired from one hand to another and to the last owner/s of the property. (Give details to set out chain of documents in detail & in chronology i.e. land revenue records to Non-Agriculture, first sale deed and subsequent sale deeds of the property till the last transfer of ownership. The Nature of document/Deed conveying the title should be mentioned along with the type of right it creates together with names and descriptions of Parties to the documents).

Shri Jayeshkumar B. Thakkar a partner Balaji Treding Centre, Radhanpur has produce related records, regarding above property I've verified the same. I found that, Vaghri Manjibhai Shivabhai was the "old khatedar" of the land, And which original bearing revenue survey no.465/2. Above land was on the name of Vaghri Manjibhai Shivabhai by mutation entry no.408, which is posted at the time of promulgation.

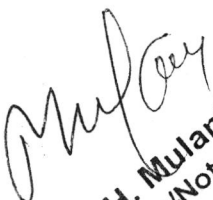
Looking to the mutation entry no.238 which is posted at the time of promulgation, I found that, Vaghri Okhabhai Shivabhai was the "old khatedar" of the land which bearing revenue survey no.463/3.

Looking to the mutation entry no.800 of KAYAM KHARDA which is posted in the revenue records, I found that, the measurement & revenue survey number are decided as below.

Old R.S.No.	Ad-measuring Acer-Guntha	New.R. S.No.	Ad-measuring Acer-Guntha	Name
465/2	0.25	463/8	0.31	Vaghri Manjibhai Shivabhai
464/7	0.30	464/11	1.21	Vaghri Icchabhai Ramabhai

Looking to the mutation entry no.2585 date.15/07/85, I found that there was a charge of Vadhiyar Group Seva Sahkari Mandli, Radhanpur on R.S.No.463/4, 466/5 & 345/p on the name of Vaghri Manjibhai Sivabhai.

Looking to the mutation entry no.2825 date.8/8/88, I found that, after the death of Vaghri Icchabhai Ramabhai name of his legal heirs are posted in R.S.No.463+464+466/11


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Advocate/Notary

Acer 01.21 Guntha. Above entry is sanctioned by the authority.

Accrding to entry the name of hairs are as under.

- (1) Vaghri Manguben Methabhai
- (2) Vaghri Kashiben Icchabhai
- (3) Vaghri Mankuben Lakhabhai
- (4) Vaghri Mafabhai Lakhabhai
- (5) Vaghri Devabhai Lakhabhai
- (6) Vaghri Daiyaben Lakhabhai

Looking to the records above land which bearing revenue survey no.465+464+465/11 which that Ad-measuring Acer 01.21 Gunthas, which is posted on above hairs. Looking to the records out of above land 0.28 Gunthas of North side is purchased by (1) Popat Bharatbhai Shambhulal and (2) Popat Dasrathbhai Shambhulal by regd sale deed no.906 dated 18/09/2002.

Regarding a mutation entry no.6651 dated.04/12/02 is posted and which is sanctioned by the authority on 13/04/13.

Looking to the records above land which Ad-measuring Acer 0.28 Gunthas i.e. 2833 Sq.Mts. purchased by Sulochnaben Kanjibhai Tanna W/O Vinodkumar Maganlal by regd sale deed no.1937 dated 27/09/2007, from (1) Bharatkumar Shambhulal Popat (2) Dasrathbhai Sambhulal Popat.

Looking to the records a land which bearing revenue survey number 463+464+465/8 which allotted to Vaghri Muljibhai Manjibhai by entry no.4037, and he was in Possession of land he sold 652 Sq.Mts. land (HRA 0-06-52) to Bharatbhai Shambhulal Popat by regd sale deed no.1007 dated.05/05/06.

Regarding above sale transaction a mutation entry no.7675 dated.06/09/96 is posted, which is sanctioned by the authority.

Looking to the mutation entry no.7738 dated 23/11/06, I found that Shri Dasrathlal Shambhulal Thakkar become joint owner with Bharatbhai Shambhulal Popat by regd sale deed no.2198 dated.15/11/06, in land ad-measuring 0/06/52 (652 sq.mt.)

Looking to the records above 0-06-52 HAR (i.e.652 Sq.Mts.) land also purchased by Sulochnaben Kanjibhai Tanna W/O Vinodkumar Maganlal Thakkar by regd sale deed no.1938 dated.27/09/07.

Regarding above sale transaction a mutation entry no.8129 posted on dated. 28/09/07, which is sanctioned by the authority on 08/11/07.

Looking to mutation entry no.8761 dated.19/01/2010. I found that Mamlatdar Radhanpur has passed on order no.Vasi/09/dated.23/10/09 Regarding "AKTRI KARAN" of the all pieces of land which belongs to Sulochnaben Kanjibhai, which she has purchased by separate sale deeds by which New survey number and new measurement allotted to it. Above entry is sanctioned by the authority on 20/02/2010.

According to above order, New survey number 463+464+465/8/p Ad-measuring HRA 0-34-85 allotted to it.

Looking to the mutation entry number 8921 dated.19/06/2010. I found that, above


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Advocate/Notary

land which bearing city survey no.6599 and 6600 and now New Revenue Survey no.463+464+465/8/p Ad-measuring HRA.0-34-85 (i.e. Sq.Mts.3485) Converted in to N.A. for Commercial Purpose by the order of Dy.Collector Radhanpur by their order no.SR/80 Date.15/06/10.

Above entry is sanctioned by the authority.

Looking to the records, I found that above N.A. land Ad-measuring 3485 Sq.Mts. purchased by below mentioned persons jointly from Sulochnaben Kanjibhai Tanna W/O Vinodkumar Maganlal Thakkar.

The name of purchaser are as under

- (1) Pravinbhai Harjivanbhai Thakkar (12.5 %)
- (2) Prakashkumar Kesavlal Thakkar (12.5 %)
- (3) Amrutlal Kuvarjibhai Thakkar (50. %)
- (4) Prasakhkumar Mayaram Tanna (25 %)

Above sale deed executed before sub-registrar, Radhanpur by regd no.3009 dated.15/11/2014.

Looking to the records, I found that, out of above purchaser Shri Amrutlal Kuvarjibhai Thakkar was expired on 20/08/2020 and looking to the property card of city survey office I found that the name of hairs are posted. According to entry no.5002 dated.30/08/22 the name of hairs of Amrutlal Kuvarjibhai are as under.

- (1) Thakkar Savitriben
- (2) Thakkar Snehalben
- (3) Thakkar Pratikbhai
- (4) Thakkar Jigarbhai

Above entry is sanctioned by the authority.

Looking to the records out of above original purchaser Prakashkumar Mayarambhai Tanna has sold his 25 % Share to Thakkar Jayeshkumar Bhagvandas by regd sale deed no.2016 dated.25/07/22.

Regarding above transaction an entry no.5006 dated. 02/09/22 is posted in city survey records, which is sanctioned by the authority on 18/10/22.

Looking to the records the three hairs of Late.Amrutlal K. Thakkar i.e. Savitriben, Snehalben and Jigarbhai have waived their right in favour of Pratikbhai Amrutlal Thakkar by regd deed no.1643 dated.2/5/23.

Regarding the above transaction an entry no.5317 dated.15/05/23 is posted in city survey records, which is sanctioned by the authority on 01/07/23.

Looking to the records, I found that, by regd sale deed.no.543 dated.1/03/23, below mention all co-sharers & owner have sold the above property to balaji trade centre partner Jayesh. B. Thakkar by regd deed No.534 dated.1/3/23. The name of transferee (seller) are as under.

- (1) Thakkar Pravinbhai Harjivanbhai (12.5 %)

(2) Thakkar Prakashkumar Kesavlal (12.5 %)

(3) Thakkar Jayeshkumar Bhagvandas (25. %)

(4) Thakkar Pratik Amrutlal (25 %)

Regarding above transaction a mutation entry no.5318 dated.12/05/23 is posted. Which is sanctioned by the authority on 4/7/23.

Before issuing the certificate a public notice is also issued by me in Daily News Paper Divya Bhaskar on dated 15/7/23.

I've also verified revenue records and city survey records and records of sub-registrar office.

9. All original deed/documents have been made available and scrutinized? All the Deeds are duly executed/stamped and registered? Please also clarify that there is no doubt/ suspicion as to their genuineness or existence or validity or enforceability of any of the documents/title deeds.

Yes

10. Any additional documents required/ formalities to be completed by the proposed mortgagor (State specifically in case of flats / properties in co-op. societies whether allotment letter, possession letter, share certificate, affidavit, power of attorney, etc is required)

(1) Partnership Deed

(2) Authorize letter from all Partners or Power of Attorney

11. Is there any Bar/ restriction for creation of equitable/registered mortgage under any of the prevailing Act, state law or rule/notification (like Urban Ceiling Act, Land Acquisition Act, State Coop. Societies Act, Societies Registration Act or Apartments/Flat Ownership Act or Income Tax Act). Give brief details.

No

12. Any permission /consent/ no objection is required to create valid and enforceable mortgage in favour of the bank ? If so, Is it obtained /available? (State the letter no. and the Authority / Statutory Body/Court concerned)

No

13. All the statutory dues such as property tax/municipal tax etc. society dues or any other due on the said property is paid up to date or not?

Yes

14. List out the documents/papers/deeds to be obtained/deposited to create valid equitable/registered mortgage in favour of Bank by above said mortgagor. (state clearly original or copy before the name of the documents/deeds)


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Advocate/Notary

Sr. No	Documents/Papers / Deed Details	Original Or Photo Copy
1	Revenue records i.e. Gam Namuna No.6,7,8-A, 12	Certified copy
2	Property card of City survey no.6599 & 6600	Certified copy
3	Sale deed no.906 dated.18/09/2002	Photo Copy
4	Sale deed no.1937 dated.27/09/2007	Photo Copy
5	Sale deed no.1007 dated.5/5/2006	Photo Copy
6	Sale deed no.2198 dated.15/11/2006	Photo Copy
7	Sale deed no.1938 dated.27/09/2007	Photo Copy
8	Copy of the order of Mamlatdar, Radhanpur regarding "AKATRI KARAN" Date.23/10/09	Photo Copy
9	Copy of N.A. order of Dy.Collector Radhanpur Date.15/06/10	Photo Copy
10	Layout Plan	Photo Copy
11	Sale deed no.3009 dated.15/11/2014	Original
12	Copy Of Death certificate of Thakkar Amrutlal Kuvarji	Photo Copy
13	Regd sale deed no.2016 dated 25/07/22	Original
14	Regd sale deed no.1643 dated 2/05/23	Original
15	Regd sale deed no.543 dated 1/03/23	Original
16	Public Notice- Divya Bhaskar Of 15/07/23	Original
17	Search fees Receipts (Both)	Original

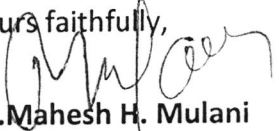
15. CERTIFICATE/OPINION REPORT:

I hereby certify that I have gone through the entire chain of the documents/ deeds/papers of the captioned property and observe that:

16. The captioned property is free from all the encumbrances, there is no due on the property as on date,
17. There is no litigation/dispute/any attachment order/s or any kind is there on the property which may adversely affect the interest of the mortgagor/bank on the said property.
18. All the documents which are require have been made available and are up to our satisfaction.

I further, certify and opined that title of the captioned property is clear and marketable & saleable, bank can create valid and enforceable mortgage by obtaining the documents as listed under point No. -14- of this report.

Yours faithfully,


Dr. Mahesh H. Mulani

Advocate

G/190/1988

DR. M. H. Mulani
Advocate/Notary