

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

મિલકત નું વર્ણન : JOSHIPARA R.S.NO. 49/2/PAIKI 3/PAIKI 1, GOLDEN PLOTING, PLOT NO. 1
AND 2, LAND SQ.MTR. 3339.00

Search in : જોશીપરા /JOSHIPARA

પહોંચ નંબર 202300800001628

અરજી નંબર 831

અરજી વર્ષ 2023

તારીખ 1

માહે ફેબ્રુઆરી

સને 2023

રજુ કરનારનું નામ VIVEK V. UNADKAT - ADVOCATE & NOTARY

ટ્રાન્ઝેક્સન નંબર 20230130116439754

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 54 થી 59).....

શોધ અગર તપાસણી.....વર્ષ : 1993 થી 2012

ઈંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી

અન્ય ફી



210.00

કુલ એકંદરે રૂ.

210.00

અંકે રૂપિયા બે સો દસ પ્રા

H.D. Baldu
સબ રજીસ્ટ્રાર
જુનાગઢ-ટીંબાવાડી

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

મિલકત નું વર્ણન : JOSHIPARA R.S.NO. 49/2/PAIKI 3/PAIKI 1, GOLDEN PLOTING, PLOT NO. 1
AND 2, LAND SQ.MTR. 3339.00

Search in : જોશીપરા /JOSHIPARA

પહોંચ નંબર	૨૦૨૩૩૩૦૦૦૦૦૪૬૪	અરજી નંબર	૩૧૦	અરજી વર્ષ	૨૦૨૩
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રજુ કરનારનું નામ VIVEK V. UNADKAT - ADVOCATE & NOTARY

ડ્રાન્જેક્સન નંબર 20230130312180446

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 : 2013 થી 2014.....
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઇન્ડેક્સ-૨ ફી.....
અન્ય ફી

રૂ. પૈસા



૩૦.૦૦

કુલ એકંદરે રૂ.	૩૦.૦૦
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અંકે રૂપીયા ત્રીસ પુરા

jaydeep vallabh bhai devaliya
સબ રજીસ્ટ્રાર

એસ.આર.ઓ - જુનાગઢ - 2 Rural

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

મિલકત નું વર્ણન : JOSHIPARA R.S.NO. 49/2/PAIKI 3/PAIKI 1, GOLDEN PLOTING, PLOT NO. 1
AND 2, LAND SQ.MTR. 3339.00

Search in : જોશીપરા /JOSHIPARA

પહોંચ નંબર ૨૦૨૩૪૩૧૦૦૦૦૦૬૬૪

અરજી નંબર ૨૨૩

અરજી વર્ષ ૨૦૨૩

તારીખ ૧

માહે કેબુઆરી

સને ૨૦૨૩

રજુ કરનારનું નામ VIVEK V. UNADKAT - ADVOCATE & NOTARY

ટ્રાન્ઝેક્શન નંબર 20230130648505990

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 : 2015 થી 20.....

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

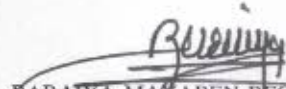
ઇન્ડેક્સ-૨ ફી.....

અન્ય ફી.....

કુલ એકંદરે રૂ.

૨૦૦.૦૦

અંકે રૂપિયા બે સો પુરા


BARATIYA MATYABEN BECHARBHAI
સબ રજીસ્ટ્રાર
એસ.આર.ઓ -Junagadh City Taluka

Search in : VIVEK V. UNADKAT - ADVOCATE & NOTARY અરજી નંબર : 223 ગામ નું નામ : JOSHIPARA

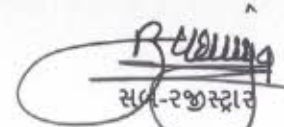
Search Year : - 2023 મિલકતનું વર્ણન : JOSHIPARA R.S.NO. 49/2/PAIKI 3/PAIKI 1, GOLDEN PLOTING, PLOT NO. 1 AND 2, LAND SQ.MTR. 3339.00

દસ્તાવેજની આ શોધ S.R.O-Junagadh City Taluka મા -9 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પ્રમાણપત્ર પુરતો જ મર્યાદીત છે. આ શોધમા તા. 01/02/2023 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધ મા નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ.

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

ઇ-પેમેન્ટ થી ટ્રાન્ઝેક્શન નંબર 20230130648505990 Date 30/01/2023 થી મળેલ છે.


સબ-રજીસ્ટ્રાર
S.R.O-Junagadh City Taluka





unadkatvivek@gmail.com

Mob. 93766 60008

V. G. Unadkat

Vivek V. Unadkat

M.Com, LL.B

B.Com, LL.B, D.LL.P, PGDCA

Advocate - Gujarat High Court & Notary (Govt. of India)

202-B, B. M. Square-1, Opp. Reliance Mall, Moti baug Road, Junagadh-362001.

To,
Whom so ever it may concern.

Dt : 01/02/2023

Dear Sir,

Reference : Title opinion of the property namely An Industrial property of open land of Plot No. 1 and Plot No. 2 total land area 3339-00 sq.mtrs. of the land of Revenue Survey No. 49/2/p-3/p-1 total area 5565-00 sq.mtr. converted into non-agriculture for Industrial purpose which is now known as "Golden Plotting" situated at Joshipara, Junagadh, in the registration of District and Sub-District Junagadh and within the limit of Municipal Corporation, Junagadh.

With reference to your letter no..... dated I, on the basis of the original title deeds forwarded to me pertaining to the said immovable property and the other information submitted by you, have conducted a detailed search and investigation and submit my report as under :-

1. Name(s) and Address(es) of the Mortgager(s) / Title Holder(s).

Kantilal Naranbhai Barvadiya.
Resi. Junagadh.

2. Title Deed in Original / Xerox true copy seen by me.

1. Certified copies of revenue records of village form nos. 7/12, 8-A 6 and 2.
2. Xerox copy of N. A. order along with lay out plan with terms and conditions given by Collector office, Junagadh vide order No. 315/12/12/078/2022 Dtd. 19/10/2022.
3. Certified copy of City survey property card.



3. Description of Immovable property.

An Industrial property of open land of Plot No. 1 and Plot No. 2 total land area 3339-00 sq.mtrs. of the land of Revenue Survey No. 49/2/p-3/p-1 total area 5565-00 sq.mtr. converted into non-agriculture for Industrial purpose which is now known as "Golden Plotting" situated at Joshipara, Junagadh, in the registration of District and Sub-District Junagadh and within the limit of Municipal Corporation, Junagadh.

Boundaries of the captioned property of are as under :-

East : Land of R.S. No. 49.
West : Road.
North : Land of R.S. No. 50.
South : Road.

(i) Location of property.

An Industrial property of open land of Plot No. 1 and Plot No. 2 total land area 3339-00 sq.mtrs. of the land of Revenue Survey No. 49/2/p-3/p-1 total area 5565-00 sq.mtr. converted into non-agriculture for Industrial purpose which is now known as "Golden Plotting" situated at Joshipara, Junagadh, in the registration of District and Sub-District Junagadh and within the limit of Municipal Corporation, Junagadh.

(ii) Investigation, flow/tracing of Title and Search.

The said property of R.S. No. 49/2 was Originally an agricultural land situated at Joshipara locality and within the limit of Municipal Corporation belonged to joint ownership of Dhaniben Naranbhai, Keshavbhai Naranbhai, Kantilal Naranbhai, Jentilal Naranbhai, Savitaben Naranbhai, Vijiyaben Naranbhai, Nanuben Naranbhai, Narshibhai Naranbhai, Govindbhai Naranbhai, Sureshkumar Naranbhai.

Then, aforesaid joint owners paiki Govindbhai Naranbhai, Narshibhai Naranbhai, Savitaben Naranbhai, Vijiyaben Naranbhai and Nanuben Naranbhai withdrawal their rights from said property in favor of Dhaniben Naranbhai, Keshavbhai Naranbhai, Kantibhai Naranbhai, Jentibhai Naranbhai, Nanuben Naranbhai, and Sureshbhai Naranbhai vide entry No. 2494 in V.F. No. 6 Dtd. 13/05/1992.

Then, from aforesaid joint owners paiki Dhaniben Naranbhai withdrawal her rights in favor of other joint owner and then distribution of said land made between remaining joint owners, and as per distribution, land of sur. No. 49/2-paiki land Acr. 2-06 Gts. was came to the share of Kantilal Naranbhai and Sureshkumar Naranbhai vide entry No. 2597 in V.F. No. 6. Dtd 04/11/1992.



Then, as per family distribution between aforesaid joint owners of land of sur. No. 49/2-p Sureshkumar Naranbhai Barvadiya withdrawal his rights in favor of Kantilal Naranbhai Barvadiya vide entry No. 5470 in V.F. No. 6 Dtd. 22/05/2000. And as such Kantilal Naranbhai Barvadiya became sole owner of said land of sur. No. 49/2-paiki.

Then, Kantilal Naranbhai Barvadiya obtained necessary N.A. permission to convert said land paiki land of sur. No. 49/2/p-3/-1 for industrial purpose from Collector office, Junagadh vide order No. 315/12/15/078/2022 Dtd. 196/10/2022 and entry were made in V.F. No. 6 vide entry No. 20235. And city survey property card also issued by city survey office, Junagadh in the name of Kantilal Naranbhai Barvadiya. And said N.A. land is known as Golden Plotting".

- (iii) Whether the property is ancestral and/or under joint ownership. If so, details of the Co-Parceners / Karta and/or the Co – Owners. The respective shares should be incorporated specifically.
- Not Applicable.
- (iv) Minor's interest if any.
- Not Applicable.
- (v) Documents pending for registration.
- Not applicable.
- (4) Whether the property is acquired under Land Acquisition Act, 1894 and applicability of other State Legislations.
-The property is not acquired under the Land Acquisition Act, 1894.
- (5) Leasehold immovable property. (whether land/building is lease hold, please verify the terms of lease, whether any permission/NOC from the lessor/competent authority is required for creating of mortgage of such leasehold property and advise the precautions to be taken while obtaining such property in mortgage)
-Not applicable.
- (6) Investigation under Income Tax Act, 1961, pending litigation related to property If any.
-Not applicable.
- (7) The details of the certified copies of the revenue records obtained to confirm that no dues are outstanding by the Mortgagor.
-During the course of my search for the period of last 30 years from 1993 to 2023, in the office of the Sub – Registrar, Junagadh. I have not found any act of encumbrance, on the above property. Search Receipts and E.C. certificate are attached herewith.
- (8) Any other special enactment which is applicable to the property proposed to be mortgaged and affects the title.
-No.



- (9) If it is a property owned by the Company the additional safeguards like search before the Registrar of Companies to be obtained be stated.
-Not applicable with this land.
- (10) Whether the property belongs to any trust or is subject to the rights of any trust ? Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property? Is there any bar under local laws for creation of mortgage? The additional precautions/ permissions to be obtained for creation of valid mortgage as per the respective state/central laws.
-Not Applicable.
- (11) In Case of Societies, Association, Check the required authority/power to borrow and whether the mortgage can be created as per their constitutional documents and applicable laws, and the requisite resolutions, bye-laws etc. The additionally precautions/permissions to be obtained for creations of valid mortgage as per the respective state/central laws to be stated.
- Not Applicable.
- (12) Any bar/ restriction for creation of mortgage under any local or special enactments, details of property registration of documents, payment of proper stamp duty etc.
- Not Applicable.

- :: CERTIFICATE :: -

I have examined the Original Title Deeds intended to be deposited relating to the aforesaid property/ies and offered as security by way of 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 Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage.

I hereby further certify that I have searched and verified the information furnished in this report and have compared the title deeds given to me with the records/copy of it in the office of the Sub Registrar for and has found both tallying with each other. I confirm having made 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. As per the documents provided to me, I do not find anything adverse which would prevent the Title holders from creating a valid Mortgage. As per the documents of the said property, which is provided to me, the statements and other information given in the report are correct and true. The said property is clear and marketable and free from any lien and encumbrances.



I certify that, there are no prior Mortgage/charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from **1993 to 2023** pertaining to the immovable property/(ies) covered by above said title Deeds. The property is free from all encumbrances, charges or claims.

I certify that **Kantilal Naranbhai Barvadiya** got a valid, clear, absolute and marketable title over the property shown above free of any encumbrances, charge or claims shown above.

- Original Search receipts and Original Encumbrances Certificate issued by Sub-Registrar office, Junagadh dtd. 01/02/2023 are enclosed herewith.

Thanking you.

Yours faithfully,

Vivek V. Unadkat
(Advocate & Notary – Govt. of India)
(Enrl. No. G/1453/2008)

