

**N. B. Kothari**  
B.Com., LL.B.  
**ADVOCATE**

(M) : 94263 38459  
97730 13932

**નિલેશકુમાર બી. કોઠારી**  
બી.કોમ., એલએલ.બી.  
**એડવોકેટ**

ઓફીસ : ૫/૬, પ્રથમ માળ, શ્રીજી આર્કેડ કોમ્પ્લેક્સ, એસ.કે. બેંકની બાજુમાં, ચાર રસ્તા પાસે, મોડાસા-૩૮૩૩૧૫, જી. અરવલ્લી.

Office : 5/6, First Floor, Shreeji Arcade, Nr. S.K. Bank, Nr. Char Rasta, Modasa-383315, Dist. Arvalli.

Date : 22/08/2022

Annexure I

**Legal Opinion Report/Title Search Report**

TO WHOM SO EVER IT MAY CONCERNED

**Subject :-** Title Report for the Property New N.A. Survey No. 184 ( Old Survey No. 425 )(Khata No. 3321 ) Total Admeasuring H. 1-53-50 Sq. Mtr. Land of Moje Modasa under Modasa Taluka, District Arvalli in Name of (1). Chiragkumar Amrutlal Patel (10 % Share ) (2). Arvindbhai Bhikhabhai Patel (10 % Share ) (3). Madhavbhai Jethabhai Patel ( 10 % Share ) (4). Sonalben Daughter of Shamalbhai Patel and wife of Popatbhai Patel (10 % Share ) (5). Ashishbhai Babubhai Patel ( 10 % Share ), (6). Anilkumar Jayantibhai Patel ( 10 % Share ), (7). Ashishkumar Amrutbhai Patel ( 10 % Share ), (8). Vanitaben Chiragkumar Patel ( 10 % Share ) (9). Hareshbhai Nathabhai Patel ( 5 % Share ), (10). Chimanbhai Revabhai Patel ( 5 % Share ), (11). Gitaben Arvindbhai Patel ( 5 % Share ), (12). Hirabhai Virambhai Patel ( 5 % Share ).

Address : Modasa, Ta. Modasa, Dist. Arvalli

1... Name of Present Owners :-

- (1)... Chiragkumar Amrutlal Patel (10 % Share )
- (2)... Arvindbhai Bhikhabhai Patel (10 % Share )
- (3)... Madhavbhai Jethabhai Patel ( 10 % Share )
- (4)... Sonalben Daughter of Shamalbhai Patel and wife of Popatbhai Patel (10 % Share )
- (5)... Ashishbhai Babubhai Patel ( 10 % Share ),
- (6)... Anilkumar Jayantibhai Patel ( 10 % Share ),



- (7)... Ashishkumar Amrutbhai Patel ( 10 % Share ),  
 (8)... Vanitaben Chiragkumar Patel ( 10 % Share )  
 (9)... Hareshbhai Nathabhai Patel ( 5 % Share ),  
 (10)... Chimanbhai Revabhai Patel ( 5 % Share ),  
 (11)... Gitaben Arvindbhai Patel ( 5 % Share ),  
 (12)... Hirabhai Virambhai Patel ( 5 % Share ).

2... Owners constitution : Business

3... Detailed description of the property (mentioning the area of the property, location, survey no, boundaries etc)

Title Report for the Property New N.A. Survey No. 184 ( Old Survey No. 425 )(Khata No. 3321 ) Total Admeasuring H. 1-53-50 Sq. Mtr. Land of Moje Modasa under Modasa Taluka, District Arvalli

East : Survey No. 185

West : Survey No. 182

North : Survey No. 194

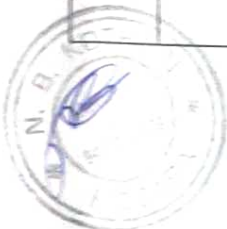
South : Modasa Bypass Road

4... Complete details of the documents scrutinized by the advocate

| <u>S.No.</u> | <u>Date</u> | <u>List of Documents</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <u>Original / Copy</u>             |
|--------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| 1            | 2/11/2021   | Registered Sale Deed No. 4921/2021 in Name of in Name of (1). Chiragkumar Amrutlal Patel (10 % Share ) (2). Arvindbhai Bhikhabhai Patel (10 % Share ) (3). Madhavbhai Jethabhai Patel ( 10 % Share ) (4). Sonalben Daughter of Shamalbhai Patel and wife of Popatbhai Patel ( 10 % Share ) (5). Ashishbhai Babubhai Patel ( 10 % Share ), (6). Anilkumar Jayantibhai Patel ( 10 % Share ), (7). Ashishkumar Amrutbhai Patel ( 10 % Share ), (8). Vanitaben Chiragkumar Patel ( 10 % Share ) (9). Hareshbhai | Copy<br>( Verified with Original ) |



|   |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                |
|---|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
|   |            | Nathabhai Patel ( 5 % Share ), (10). Chimanbhai Revabhai Patel ( 5 % Share ), (11). Gitaben Arvindbhai Patel ( 5 % Share ), (12). Hirabhai Virambhai Patel ( 5 % Share )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                |
| 2 | 7/2/2022   | N.A. Order No. 24/31/10/127/2022, issued by Collector, Arvalli                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Copy           |
| 3 |            | Layout Plan of N.A. Order                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Copy           |
| 4 | 6/7/2022   | Development Permission No. 1036BP2223022 issued by Nagar Palika, Modasa                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Copy           |
| 5 |            | Layout Building Plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Copy           |
| 6 | 30/5/2022  | Property Card of City Survey Property No. NA 184 in Name of (1). Chiragkumar Amrutlal Patel (10 % Share ) (2). Arvindbhai Bhikhabhai Patel (10 % Share ) (3). Madhavbhai Jethabhai Patel ( 10 % Share ) (4). Sonalben Daughter of Shamalbhai Patel and wife of Popatbhai Patel (10 % Share ) (5). Ashishbhai Babubhai Patel ( 10 % Share ), (6). Anilkumar Jayantibhai Patel ( 10 % Share ), (7). Ashishkumar Amrutbhai Patel ( 10 % Share ), (8). Vanitaben Chiragkumar Patel ( 10 % Share ) (9). Hareshbhai Nathabhai Patel ( 5 % Share ), (10). Chimanbhai Revabhai Patel ( 5 % Share ), (11). Gitaben Arvindbhai Patel ( 5 % Share ), (12). Hirabhai Virambhai Patel ( 5 % Share ) | Certified Copy |
| 7 | 15/12/2021 | Village form No. 7/12 and 8-A of New N.A. Survey No. 184 ( Old Survey No. 425 )(Khata No. 3321 ) of Village Modasa under Modasa Taulka, Dist. Arvalli in Name of (1). Chiragkumar Amrutlal Patel (10 % Share ) (2). Arvindbhai Bhikhabhai Patel (10 % Share ) (3). Madhavbhai Jethabhai Patel ( 10 %                                                                                                                                                                                                                                                                                                                                                                                   | Certified Copy |



|   |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                |
|---|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
|   |           | Share) (4). Sonalben Daughter of Shamalbhai Patel and wife of Popatbhai Patel (10 % Share ) (5). Ashishbhai Babubhai Patel ( 10 % Share ), (6). Anilkumar Jayantibhai Patel ( 10 % Share ), (7). Ashishkumar Amrutbhai Patel ( 10 % Share ), (8). Vanitaben Chiragkumar Patel ( 10 % Share ) (9). Hareishbhai Nathabhai Patel ( 5 % Share ), (10). Chimanbhai Revabhai Patel ( 5 % Share ), (11). Gitaben Arvindbhai Patel ( 5 % Share ), (12). Hirabhai Virambhai Patel ( 5 % Share ) |                |
| 8 |           | Revenue Record.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Certified Copy |
| 9 | 17/8/2022 | Search receipt No. 202213400005812 of Sub. Register Office, Modasa                                                                                                                                                                                                                                                                                                                                                                                                                     | Original       |

5... Flow of title of the property at least for the period of last 31 years. In case of need, the flow of title for last 31 years. It should contain how the party acquired the title, details of parent/link documents, etc :

**# Brief History of New N.A. Survey No. 184 ( Old Survey No. 425 )**

**(Khata No. 33271 )**

- 1... That Kodarbhai Kalabhai Patel was Owner of R.S.No. 425.
- 2... **As per Revenue entry No. 5662 on Dt. 12/3/79, Removal of Charged of R.S.No. 425 from Gujarat State Co. Op. Bank Ltd. By Kodarbhai Kalabhai Patel. Entry was Posted and Certified.**
- 3... **As per Revenue entry No. 6301 on Dt. 20/10/81, Order of Easement Right and Order issued by Civil Court, Modasa on Dt. 10/2/95. Entry was Posted and Certified.**
- 4... **As per Revenue entry No. 8170 on Dt. 20/2/87, Kodarbhai Kalabhai Patel was died on Dt. 16/3/81, So names of his Legal heirs Hiraben Kodarbhai**



Patel, Rasikbhai Kodarbhai Patel, Gopalbhai Kodarbhai Patel, Keshavlal Kodarbhai Patel, Shardaben Kodarbhai Patel were entered as a Joint Owner of R.S.No. 425. **Entry was Posted and Certified.**

- 5... **As per Revenue entry No. 25981 on Dt. 12/9/2013, R.S.No. 425 was Mortgage with Corporation Bank, Modasa Branch by Kanubhai Kodarbhai Patel, Gopalbhai Kodarbhai Patel, Keshavlal Kodarbhai Patel. Entry was Posted and Certified.**
- 6... **As per Revenue entry No. 26730 on Dt. 24/3/2014, Order of Land Acquisition. Entry was Posted and Certified.**
- 7... **As per Revenue entry No. 29025 on Dt. 16/7/2015, Order of Re Survey Promulgation. Entry was Posted and Certified.**
- 8... **As per Revenue entry No. 29303 on Dt. 28/10/2015, Order of Civil Suit No. 33/2012 on Dt. 20/2/2013 of Easement Right. Entry was Posted and Certified.**
- 9... **As per Revenue entry No. 29304 on Dt. 28/10/2015, Order of C.A.F.O. No. 20/2013 on Dt. 7/9/2013. Entry was Posted and Certified.**
- 10... **As per Revenue entry No. 29372 on Dt. 11/2/2016, Gopalbhai Kodarlal Patel was died on Dt. 20/1/2016, So Names of his Legal heirs Patel Vasumatibahen Gopalbhai, Patel Mehulkumar Gopalbhai, Patel Artiben Gopalbhai were entered as a Joint Owner with Others Owner of R.S.No. 174, 184. Entry was Posted and Certified.**
- 11... **As per Revenue entry No. 29472 on Dt. 30/8/2016, Removal of Charged of R.S.No. 174, 184 from Corporation Bank, Modasa Branch by Hiraben Kodarlal Patel, Kanubhai Kodarlal Patel, Rasikbhai Kodarlal Patel, Keshavlal Kodarlal Patel, Shardaben Kodarlal Patel, Vasumatiben Gopalbhai Patel, Mehulkumar Gopalbhai Patel, Artiben Gopalbhai Patel. Entry was Posted and Certified.**
- 12... **As per Revenue entry No. 29472 on Dt. 30/8/2016, Removal of Charged of R.S.No. 174, 184 from Corporation Bank, Modasa Branch by Hiraben**



Kodarlal Patel, Kanubhai Kodarlal Patel, Rasikbhai Kodarlal Patel, Keshavlal Kodarlal Patel, Shardaben Kodarlal Patel, Vasumatiben Gopalbhai Patel, Mehulkumar Gopalbhai Patel, Artiben Gopalbhai Patel. **Entry was Posted and Certified.**

- 13... **As per Revenue entry No. 29870 on Dt. 26/10/2018**, Hiraben Kodarlal Patel and Shardaben Kodarlal Patel were release their right in favour of Kanubhai Kodarlal Patel, Rasikbhai Kodarlal Patel, Keshavlal Kodarlal Patel of R.S.No. 174, 184. **Entry was Posted and Certified.**
- 14... **As per Revenue entry No. 30435 on Dt. 30/1/2021**, Rasikbhai Kodarlal Patel was died on Dt. 11/1/2021, So Names of his Legal heirs Kusumben Rasiklal Patel, Yoginiben Rasiklal Patel, Kunal Rasiklal Patel were entered as a Joint Owner with Others Owner of R.S.No. 174, 184. **Entry was Posted and Certified.**
- 15... **As per Revenue entry No. 30554 on Dt. 24/6/2021**, Order of KPJ Durasthi. Order No. KPJ / S.R. No. 41/2021 on Dt. 16/6/2021. **Entry was Posted and Certified.**
- 16... **As per Revenue entry No. 30683 on Dt. 2/11/2021**, R.S.No. 184, Hec. 1-53-50 Land was sold by Kanubhai Kodarlal Patel, Keshavlal Kodarlal Patel, Vasumatiben Gopalbhai Patel, Mehulkumar Gopalbhai Patel, Artiben Gopalbhai Patel, Kusumben Rasiklal Patel, Yoginiben Rasiklal Patel, Kunal Rasiklal Patel to (1). Chiragkumar Amrutlal Patel (10 % Share ) (2). Arvindbhai Bhikhabhai[ Patel (10 % Share ) (3). Madhavbhai Jethabhai Patel ( 10 % Share ) (4). Sonalben Daughter of Shamalbhai Patel and wife of Popatbhai Patel (10 % Share ) (5). Ashishbhai Babubhai Patel ( 10 % Share ), (6). Anilkumar Jayantibhai Patel ( 10 % Share ), (7). Ashishkumar Amrutbhai Patel ( 10 % Share ), (8). Vanitaben Chiragkumar Patel ( 10 % Share ) (9). Hareshbhai Nathabhai Patel ( 5 % Share ), (10). Chimanbhai Revabhai Patel ( 5 % Share ), (11). Gitaben Arvindbhai Patel ( 5 % Share ), (12). Hirabhai Virambhai Patel ( 5 % Share ) by Registered Sale Deed on Dt.



2/11/2021 bearing Registration No. 4921/2021. Entry was Posted and Certified.

- 17... That New Survey No. 184 ( Old S.No. 425 ) was applied for N.A. by Chiragkumar Amrutlal Patel.

N.A. permission was granted by Collector, Arvalli by their Order No. 24/31/10/127/2022 on Dt. 7/2/2022.

- 18... That Nagar Palika, Modasa has granted Permission to Construct as per Plan on New N.A. Survey No. 184 ( Old S.No. 425 ) by issuing Development Permission No. 1036BP22230022 on Dt. 6/7/2022 in Name of Chiragkumar Amrutlal Patel and Others.

- 19... That Property Card of City Survey Property No. NA 184 in Name of (1). Chiragkumar Amrutlal Patel (10 % Share ) (2). Arvindbhai Bhikhabhai Patel (10 % Share ) (3). Madhavbhai Jethabhai Patel ( 10 % Share ) (4). Sonalben Daughter of Shamalbhai Patel and wife of Popatbhai Patel (10 % Share ) (5). Ashishbhai Babubhai Patel ( 10 % Share ), (6). Anilkumar Jayantibhai Patel ( 10 % Share ), (7). Ashishkumar Amrutbhai Patel ( 10 % Share ), (8). Vanitaben Chiragkumar Patel ( 10 % Share ) (9). Harehbhai Nathabhai Patel ( 5 % Share ), (10). Chimanbhai Revabhai Patel ( 5 % Share ), (11). Gitaben Arvindbhai Patel ( 5 % Share ), (12). Hirabhai Virambhai Patel ( 5 % Share ) on Dt. 30/5/2022

- 20... That Village form No. 7/12 and 8-A of New N.A. Survey No. 184 ( Old Survey No. 425 )(Khata No. 3321 ) of Village Modasa under Modasa Taulka, Dist. Arvalli in Name of (1). Chiragkumar Amrutlal Patel (10 % Share ) (2). Arvindbhai Bhikhabhai Patel (10 % Share) (3). Madhavbhai Jethabhai Patel ( 10 % Share) (4). Sonalben Daughter of Shamalbhai Patel and wife of Popatbhai Patel (10 % Share ) (5). Ashishbhai Babubhai Patel ( 10 % Share ), (6). Anilkumar Jayantibhai Patel ( 10 % Share ), (7). Ashishkumar Amrutbhai Patel ( 10 % Share ), (8). Vanitaben Chiragkumar Patel ( 10 % Share ) (9). Harehbhai Nathabhai Patel ( 5 % Share ), (10).



Chimanbhai Revabhai Patel ( 5 % Share ), (11). Gitaben Arvindbhai Patel ( 5 % Share ), (12). Hirabhai Virambhai Patel ( 5 % Share ) on Dt. 15/12/2021

21... Search receipt No. 202213400005812 of Sub. Register Office, Modasa on Dt. 17/8/2022

22... Minor is not Interested.

Looking to Revenue entries and 7/12, 8/A, At Present (1). Chiragkumar Amrutlal Patel (10 % Share ) (2). Arvindbhai Bhikhabhai Patel (10 % Share ) (3). Madhavbhai Jethabhai Patel ( 10 % Share ) (4). Sonalben Daughter of Shamalbhai Patel and wife of Popatbhai Patel (10 % Share ) (5). Ashishbhai Babubhai Patel ( 10 % Share ), (6). Anilkumar Jayantibhai Patel ( 10 % Share ), (7). Ashishkumar Amrutbhai Patel ( 10 % Share ), (8). Vanitaben Chiragkumar Patel ( 10 % Share ) (9). Hareshbhai Nathabhai Patel ( 5 % Share ), (10). Chimanbhai Revabhai Patel ( 5 % Share ), (11). Gitaben Arvindbhai Patel ( 5 % Share ), (12). Hirabhai Virambhai Patel ( 5 % Share ) are Joint Owner of New N.A. Survey No. 184 ( Old Survey No. 425 )(Khata No. 3321 ) Total Admeasuring Hec. 1-53-50 Sq. Mtr. Land of Moje Modasa under Modasa Taluka, District Arvalli.

6... Nature of title (Freehold / Leasehold / full ownership rights / occupancy / possessory rights or any other tenure) : **Joint Ownership Right**

7... If the property is leasehold property : **No**

- a. Whether lease deed has been registered as required under the law : **No**
- b. Residual period of lease : **No**
- c. Whether there are any prejudicial clauses or restrictive covenants in the lease deed which is likely to effect the lease hold interests offered as security : **No**
- d. Whether the consent/permission from the lessor is required to mortgage the property. If yes, whether the permission/consent has been obtained : **No**



- e. Whether the property is granted under Government grant or any other grant. Please specify if any permission is required. If it is whether permission has been obtained : **No**
- f. Whether any adverse conditions in the grant to be mentioned in detail : **No**

8... Encumbrances on the properties :

**No encumbrance on said Property**

- 9... Any litigation pending on the properties : **No**
- 10... In case of Housing Co-operative Societies, whether NOC from Society is available. If in builders possession, whether NOC from builder is available : **No**
- 11... Details of the offices (MRO/Tahsildar/SRO etc.) wherein the physical search has been conducted and for what period? (Copy of the search report and receipt of fee paid for conducting the search) :

**Search Receipt No. 202213400005812 on Dt. 17/8/2022 issued by Sub. Register Office, Modasa**

- 12... Whether the property is mutated in the name of the person creating mortgage : **Not Applicable**
- 13... Whether the property has been notified for acquisition by the Government authorities : **No**
- 14... Whether up to date paid land revenue/municipal tax receipts have been verified and it is ensured that there are no arrears of land revenue/Municipal taxes, as the case may be, over the property : **Not Produce before me**
- 15... Whether minor interest is involved? If yes, steps to be taken for creating effective mortgage and safeguard the Bank Interest. : **No**
- 16... Whether the land holding of the title holder affected by land ceiling legislation in force. If yes remedial measures to safeguard the Bank interest : **No**
- 17... Whether the possession of the property offered as security is in unhindered possession of the Owner of Property and the period for which he/she is in such possession :
- 18... In case of Partition/Settlement deeds whether the original there of is available for



**N. B. Kothari**  
B.Com., LL.B.  
**ADVOCATE**

(M) : 94263 38459  
97730 13932

**નિલેશકુમાર બી. કોઠારી**  
બી.કોમ., એલએલ.બી.  
**એડવોકેટ**

ઓફીસ : ૫/૬, પ્રથમ માળ, શ્રીજી આર્કેડ કોમ્પ્લેક્સ, એસ.કે. બેંકની બાજુમાં, ચાર રસ્તા પાસે, મોડાસા-૩૮૩૩૧૫, જી. અરવલ્લી.  
Office : 5/6, First Floor, Shreeji Arcade, Nr. S.K. Bank, Nr. Char Rasta, Modasa-383315, Dist. Arvalli.

**Final Certificate :**

I hereby certify that I have searched and verified the information furnished in this report and have compared the title deeds given to the me with the copy of it in the office of the Sub Registrar and has found both tallying with each other. The statements and other information given in the report are correct and true. I certify that (1). Chiragkumar Amrutlal Patel (10 % Share ) (2). Arvindbhai Bhikhabhai[ Patel (10 % Share ) (3). Madhavbhai Jethabhai Patel ( 10 % Share ) (4). Sonalben Daughter of Shamalbhai Patel and wife of Popatbhai Patel (10 % Share ) (5). Ashishbhai Babubhai Patel ( 10 % Share ), (6). Anilkumar Jayantibhai Patel ( 10 % Share ), (7). Ashishkumar Amrutbhai Patel ( 10 % Share ), (8). Vanitaben Chiragkumar Patel ( 10 % Share ) (9). Hareshbhai Nathabhai Patel ( 5 % Share ), (10). Chimanbhai Revabhai Patel ( 5 % Share ), (11). Gitaben Arvindbhai Patel ( 5 % Share ), (12). Hirabhai Virambhai Patel ( 5 % Share ) have got a valid, clear, absolute and marketable title over the property shown above.

1... That (1). Chiragkumar Amrutlal Patel (10 % Share ) (2). Arvindbhai Bhikhabhai[ Patel (10 % Share ) (3). Madhavbhai Jethabhai Patel ( 10 % Share ) (4). Sonalben Daughter of Shamalbhai Patel and wife of Popatbhai Patel (10 % Share ) (5). Ashishbhai Babubhai Patel ( 10 % Share ), (6). Anilkumar Jayantibhai Patel ( 10 % Share ), (7). Ashishkumar Amrutbhai Patel ( 10 % Share ), (8). Vanitaben Chiragkumar Patel ( 10 % Share ) (9). Hareshbhai Nathabhai Patel ( 5 % Share ), (10). Chimanbhai Revabhai Patel ( 5 % Share ), (11). Gitaben Arvindbhai Patel ( 5 % Share ), (12). Hirabhai Virambhai Patel ( 5 % Share ) and before that Owners are nor prior Mortgages / Charges whatsoever as could be seen from the encumbrance certificate for the period from 1992 to 2022 Pertaining to the immovable property covered by the above said title deed.



- 2... Looking to the Documents of Property New N.A. Survey No. 184 ( Old Survey No. 425 )(Khata No. 3321 ) Total Admeasuring H. 1-53-50 Sq. Mtr. Land of Moje Modasa under Modasa Taluka, District Arvalli, Title is Clear, Marketable valid and Free from All encumbrances.
- 3... Looking to the Documents of Property Title is clear, Marketable, valid and Free from All encumbrances.

Place : Modasa

Date : 22 / 08 / 2022



NILESHKUMAR B. KOTHARI  
Advocate  
First Floor, Street Arcade  
Nilesh B. Kothari  
Advocate, Arvalli.  
Enrol. No. G/1607/2003

Inspector General of Registration  
Revenue Department, Government of Gujarat

અરજી પહોંચ

મિલકત નું વર્ણન : N.A. Survey No. 184, Old S.No. 425, Total adm. 1-53-50 sq.mtr. Moje. Modasa,  
Ta. Modasa, Dist. Arvalli

Search in : MODASA (REVANU AREA)/MODASA (REVANU AREA)

પહોંચ નંબર ૨૦૨૨૧૩૪૦૦૦૦૫૮૧૨

અરજી નંબર ૧૪૪૨

અરજી વર્ષ ૨૦૨૨

તારીખ ૧૭

માહે ઓગસ્ટ

સને ૨૦૨૨

રજુ કરનારનું નામ NILESHKUMAR BIPINCHANDRA KOTHARI

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....વર્ષ : 1992 થી 2022

૪૨૦.૦૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

અન્ય ફી.....



કુલ-મેકેદર રૂ.

૪૨૦.૦૦

અંકે રૂપિયા ચાર સો વીસ પૂરા

RANJITBHAI MAGANBHAI MODIYA

સબ રજીસ્ટ્રાર

મોડાસા

અંકે રૂ. : 420.00

20220817935605959

સબ રજીસ્ટ્રાર, મોડાસા

**મિલકત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)**

Search in : NILESHKUMAR BIPINCHANDRA KOTHARI અરજી નંબર : 1442 ગામ નું નામ : MODASA (REVANU AREA)

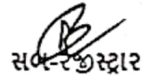
Search Year : 2007 - 2022 મિલકતનું વર્ણન : N.A. Survey No. 184, Old S.No. 425, Total adm. 1-53-50 sq.mtr. Moje. Modasa, Ta. Modasa, Dist. Arvalli

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Modasa મા -31 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પ્રમાણપત્ર પુરતો જ મર્યાદીત છે. આ શોધમાં તા. 17/08/2022 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

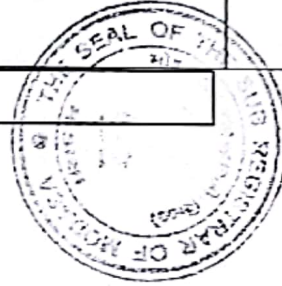
નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી અને એમાંની કોઈપણ માહિતી સંબંધ મા નુકશાની માટેના કોઈપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ.

| દસ્તાવેજનો પ્રકાર અને અવેજ<br>(ભાડા પટાના કિસ્સામાં આકાર<br>પટે આપનાર અથવા પટે<br>રાખનાર આપે છે તે જણાવવું) | સર્વે નંબર પેટા<br>વિભાગ નંબર<br>અને ઘર નંબર(જો<br>કંઈ પણ હોય તો)             | ક્ષેત્રફળ | આકાર અથવા<br>જુડી આપવામાં<br>આવે ત્યારે તે.                                 | દસ્તાવેજ કરી આપનાર પક્ષકારનું<br>નામ અથવા દિવાની કોર્ટના<br>કુકમનામા અથવા આદેશના સંબંધમાં<br>પ્રતિવાદીનું નામ | દસ્તાવેજ કરી લેનાર પક્ષકારનું<br>નામ અથવા દિવાની કોર્ટના<br>કુકમનામા અથવા આદેશના<br>સંબંધમાં વાદીનું નામ | સહીની તારીખ<br>નોંધણીની તારીખ | દસ્તાવેજ નંબર | શેરો |
|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-----------|-----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-------------------------------|---------------|------|
| 45-એ મુજબનું મુખત્યારનામું<br><br>રૂ.0.00                                                                   | ખાતા નં.546<br>જુનો બ્લોક/સ.નં.425<br>નવો સ.નં.184<br>હે.આરે. 01.57.90 ચો.મી. |           | PATEL YOGINUBEN<br>RASIKLAL POWER OF<br>ATTORNEY PATEL<br>KUSUMBEN RASIKLAL | PATEL KUSUMBEN<br>RASIKLAL                                                                                    | 16-10-2021<br><br>16-10-2021                                                                             | 4525                          |               |      |

ઇ-પેમેન્ટ થી ટ્રાન્ઝેક્શન નંબર 20220817935605959 Date 17/08/2022 થી મળેલ છે.

  
સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Modasa



Search in : NILESHKUMAR BIPINCHANDRA KOTHARI ચર્ચા નંબર : 1442 ગીત નંબર : MODASA (REVANU AREA)

Search Year: 2007 - 2022 ગ્રંથનંબર : N.A. Survey No. 184, Old S.No. 425, Total adm. 1-53-50 sq.mtr. Moje. Modasa, Ta. Modasa, Dist. Arvalli

દસ્તાવેજી આ શોધ Sub-Registrar Office(SRO) Modasa માં -31 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કાસ અથવા ખરાબાણા વિશે બાંહેધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધ માનકશાની માટેના કોઇપણ ફકદાવા માટે તે જવાબદાર રહેશે નહિ.

| દસ્તાવેજનો પ્રકાર અને અવેજ<br>(લાડા પટાના હિસ્સામાં આકાર<br>પટે આપનાર અથવા પટે<br>રાખનાર આપે છે તે જણાવવું) | સર્વે નંબર પેટા<br>ઊલગચ નંબર<br>અને ઘર નંબર(જો<br>કઈ પણ હોય તો)                                                        | ફોનક્ષણ | આકાર અથવા<br>જુડી આપવામાં<br>આવે ત્યારે તે.                                                                                                                                                                                                                       | દસ્તાવેજ કરી આપનાર પક્ષકારનું<br>નામ અથવા દિવાની કોર્ટના<br>હુકમનામા અથવા આદેશના સંબંધમાં<br>પ્રતિવાદીનું નામ                                                                                                                                                                                                                | દસ્તાવેજ કરી લેનાર પક્ષકારનું<br>નામ અથવા દિવાની કોર્ટના<br>હુકમનામા અથવા આદેશના<br>સંબંધમાં વાદીનું નામ | સહીની તારીખ | દસ્તાવેજ નંબર | શેરો |
|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-------------|---------------|------|
| માલિકી ફેરબળ/વિભાજન<br><br>રૂ. 35000000.00                                                                  | સ.નં. 184 (નવી)<br>સ.નં. 425 (જુઓ)<br>ઉ.આર. 1.53.50 ચો મી.<br>આકાર રૂ. 2.75 પૈસા<br>ખાતા નં. 546<br>પીપ્પલ ખેતીની જમીન |         | પટેલ કન્નુભાઇ કોદરલાલ<br>પટેલ કેશવલાલ કોદરલાલ<br>પટેલ વસુમતીબહેન ગોપાલભાઇ<br>પટેલ મેકુલકુમાર ગોપાલભાઇ<br>પટેલ આરતીબેન ગોપાલભાઇ<br>પટેલ કુસુમબેન રસીકલાલ પોતે<br>જાતે તથા પટેલ ચોગીનીબેન<br>રસીકલાલ (પાન<br>નં.CGRPP5470Q) ના<br>કુ.મુ.તરીકે<br>પટેલ કૃણાલ રસીકલાલ | પટેલ અરવિંદભાઇ ભીખાભાઇ<br>પટેલ ચિરાગભાઇ<br>અમૃતભાઇ<br>પટેલ માધવભાઇ જેઠાભાઇ<br>પટેલ સોનલબેન શામળભાઇ<br>પટેલ આશિષકુમાર<br>બાબુલાલ<br>પટેલ અનિલભાઇ<br>જયંતિભાઇ<br>આશીષકુમાર અમૃતભાઇ<br>પટેલ<br>પટેલ વનીતાબેન<br>ચિરાગભાઇ<br>પટેલ હરેશકુમાર નાથાભાઇ<br>પટેલ ચીમનભાઇ રેવાભાઇ<br>પટેલ ગીતાબેન<br>અરવિંદભાઇ<br>પટેલ હીરાભાઇ વીરમભાઇ | 02-11-2021<br><br>02-11-2021                                                                             | 4921        |               |      |

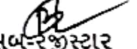
THE SEAL OF THE DISTRICT REGISTRAR OF JAMNAGAR

ઇ-પેમેન્ટ થી ટ્રાન્ઝેક્શન નંબર 20220817935605959 Date 17/08/2022 થી મળેલ છે.

ਪ੍ਰਿੰਟ ਟਾਰੀਖ : 17/08/2022 14:58:50

મિલકત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : NILESHKUMAR BIPINCHANDRA KOTHARI બરજી નંબર : 1442 ગામ નું નામ : MODASA (REVANU AREA)  
Search Year : 2007 - 2022 મિલકતનું વર્ણન : N.A. Survey No. 184, Old S.No. 425, Total adm. 1-53-50 sq.mtr. Moje. Modasa, Ta. Modasa, Dist. Arvalli  
દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Modasa મા -31 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પ્રમાણપત્ર પુરતો જ મર્યાદીત છે. આ શોધમાં તા. 17/08/2022 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 એમાંની ટીકપત્ર માહિતી સંબંધ મા નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ.

  
સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Modasa



પ્રિન્ટ તારીખ : 17/08/2022 14:58:50

e. Whether the property is granted under Government grant or any other grant. Please specify if any permission is required. If it is whether permission has been obtained : **No**

f. Whether any adverse conditions in the grant to be mentioned in detail : **No**

8... Encumbrances on the properties :

**No encumbrance on said Property**

9... Any litigation pending on the properties : **No**

10... In case of Housing Co-operative Societies, whether NOC from Society is available. If in builders possession, whether NOC from builder is available : **No**

11... Details of the offices (MRO/Tahsildar/SRO etc.) wherein the physical search has been conducted and for what period? (Copy of the search report and receipt of fee paid for conducting the search) :

**Search Receipt No. 202213400005812 on Dt. 17/8/2022 issued by Sub. Register Office, Modasa**

12... Whether the property is mutated in the name of the person creating mortgage : **Not Applicable**

13... Whether the property has been notified for acquisition by the Government authorities : **No**

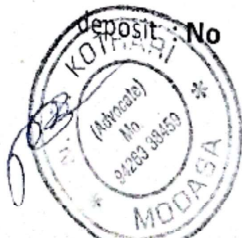
14... Whether up to date paid land revenue/municipal tax receipts have been verified and it is ensured that there are no arrears of land revenue/Municipal taxes, as the case may be, over the property : **Not Produce before me**

15... Whether minor interest is involved? If yes, steps to be taken for creating effective mortgage and safeguard the Bank Interest. : **No**

16... Whether the land holding of the title holder affected by land ceiling legislation in force. If yes remedial measures to safeguard the Bank interest : **No**

17... Whether the possession of the property offered as security is in unhindered possession of the Owner of Property and the period for which he/she is in such possession :

18... In case of Partition/Settlement deeds whether the original there of is available for

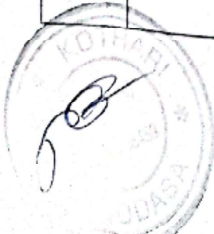


- 19... In case of partition deeds, whether the same is registered under the law for time being in force : **No**
- 20... Whether the local laws or any other law restricts the creation of the mortgage/sale of the property to be mortgage to the Bank : **No**
- 21... Whether the occupancy right is inheritable and assignable : **Yes**
- 22... Whether any restrictive condition is required to be mentioned in the mortgage deed : **No**
- 23... Opinion on Type of mortgage to be created :  
**Mortgage can be created by Property Purchaser.**
- 24... Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security? Property is SARFAESI compliant (Y/N) : **YES**
- 25... Complete details of the documents to be deposited for creation of valid Title Deeds.

| S.No. | Date      | List of Documents                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Original / Copy                    |
|-------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| 1     | 2/11/2021 | Registered Sale Deed No. 4921/2021 in Name of in Name of (1). Chiragkumar Amrutlal Patel (10 % Share ) (2). Arvindbhai Bhikhabhai Patel (10 % Share ) (3). Madhavbhai Jethabhai Patel ( 10 % Share ) (4). Sonalben Daughter of Shamalbhai Patel and wife of Popatbhai Patel (10 % Share ) (5). Ashishbhai Babubhai Patel ( 10 % Share ), (6). Anilkumar Jayantibhai Patel ( 10 % Share ), (7). Ashishkumar Amrutbhai Patel ( 10 % Share ), (8). Vanitaben Chiragkumar Patel ( 10 % Share ) (9). Hareishbhai Nathabhai Patel ( 5 % Share ), (10). Chimanbhai Revabhai Patel ( 5 % Share ), (11). Gitaben Arvindbhai Patel ( 5 % Share ), (12). Hirabhai Virambhai Patel ( 5 % Share ) | Copy<br>( Verified with Original ) |
| 2     | 7/2/2022  | N.A. Order No. 24/31/10/127/2022, issued by Collector, Arvalli                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Copy                               |



|   |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                |
|---|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 3 |            | Layout Plan of N.A. Order                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Copy           |
| 4 | 6/7/2022   | Development Permission No. 1036BP2223022 issued by Nagar Palika, Modasa                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Copy           |
| 5 |            | Layout Building Plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Copy           |
| 6 | 30/5/2022  | Property Card of City Survey Property No. NA 184 in Name of (1). Chiragkumar Amrutlal Patel (10 % Share ) (2). Arvindbhai Bhikhabhai Patel (10 % Share ) (3). Madhavbhai Jethabhai Patel ( 10 % Share ) (4). Sonalben Daughter of Shamalbhai Patel and wife of Popatbhai Patel (10 % Share ) (5). Ashishbhai Babubhai Patel ( 10 % Share ), (6). Anilkumar Jayantibhai Patel ( 10 % Share ), (7). Ashishkumar Amrutbhai Patel ( 10 % Share ), (8). Vanitaben Chiragkumar Patel ( 10 % Share ) (9). Hareshbhai Nathabhai Patel ( 5 % Share ), (10). Chimanbhai Revabhai Patel ( 5 % Share ), (11). Gitaben Arvindbhai Patel ( 5 % Share ), (12). Hirabhai Virambhai Patel ( 5 % Share ) | Certified Copy |
| 7 | 15/12/2021 | Village form No. 7/12 and 8-A of New N.A. Survey No. 184 ( Old Survey No. 425 )(Khata No. 3321 ) of Village Modasa under Modasa Taulka, Dist. Arvalli in Name of (1). Chiragkumar Amrutlal Patel (10 % Share ) (2). Arvindbhai Bhikhabhai Patel (10 % Share) (3). Madhavbhai Jethabhai Patel ( 10 % Share) (4). Sonalben Daughter of Shamalbhai Patel and wife of Popatbhai Patel (10 % Share ) (5). Ashishbhai Babubhai Patel ( 10 % Share ), (6). Anilkumar Jayantibhai Patel ( 10 % Share ), (7). Ashishkumar Amrutbhai Patel ( 10 % Share ), (8). Vanitaben Chiragkumar Patel ( 10 % Share ) (9). Hareshbhai Nathabhai Patel ( 5 % Share ), (10).                                  | Certified Copy |



|   |           |                                                                                                                                           |                   |
|---|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
|   |           | Chimanbhai Revabhai Patel ( 5 % Share ), (11).<br>Gitaben Arvindbhai Patel ( 5 % Share ), (12).<br>Hirabhai Virambhai Patel ( 5 % Share ) |                   |
| 8 |           | Revenue Record.                                                                                                                           | Certified<br>Copy |
| 9 | 17/8/2022 | Search receipt No. 202213400005812 of Sub. Register<br>Office, Modasa                                                                     | Original          |

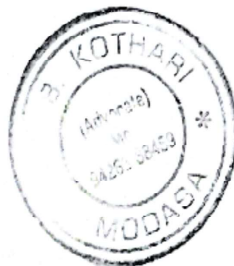
26... The report should clearly state that the title is clear, marketable, valid and binding on the mortgagor and a valid mortgage can be created by the mortgagor in favour of the Bank :

**Looking to the Documents of Property at Present**

Looking to Revenue entries and 7/12, 8/A, At Present (1). Chiragkumar Amrutlal Patel (10 % Share ) (2). Arvindbhai Bhikhabhai[ Patel (10 % Share ) (3). Madhavbhai Jethabhai Patel ( 10 % Share ) (4). Sonalben Daughter of Shamalbhai Patel and wife of Popatbhai Patel (10 % Share ) (5). Ashishbhai Babubhai Patel ( 10 % Share ), (6). Anilkumar Jayantibhai Patel ( 10 % Share ), (7). Ashishkumar Amrutbhai Patel ( 10 % Share ), (8). Vanitaben Chiragkumar Patel ( 10 % Share ) (9). Hareshbhai Nathabhai Patel ( 5 % Share ), (10). Chimanbhai Revabhai Patel ( 5 % Share ), (11). Gitaben Arvindbhai Patel ( 5 % Share ), (12). Hirabhai Virambhai Patel ( 5 % Share ) are Joint Owner of New N.A. Survey No. 184 ( Old Survey No. 425 )(Khata No. 3321 ) Total Admeasuring H. 1-53-50 Sq. Mtr. Land of Moje Modasa under Modasa Taluka, District Arvalli, Title is Clear, Marketable valid and Free from All encumbrances.

Place : Modasa

Date : 22 / 08 / 2022



*N. B. Kothari*  
**Nilesh B. Kothari**  
First Floor, Chiragji Arcade  
Nr. S. K. R. Chiragji Rasta  
Enrol. No: G/1607/2001  
Mo. 9426038459, 9426038459