

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

મિલકત નું વર્ણન : Khamdhrol S. No. 138 land sqr. mtrs. 10,825, and S. No. 139 land sqr. mtrs. 14,164, open land.

Search in : ખામધ્રોળ /KHAMDHROL

પહોંચ નંબર 202300800000720 અરજી નંબર 361 અરજી વર્ષ 2023
તારીખ 13 માહે જાન્યુઆરી સને 2023

રજુ કરનારનું નામ Uday D Ruparelia

ટ્રાન્ઝેક્સન નંબર 20230113823764083

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 તપાસફી.....વર્ષ 1993 થી 2012.....

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

અન્ય ફી.....



210.00

કુલ એકંદરે રૂ.

210.00

અંકે રૂપીયા બે સો દસ પુરા


H.D. Baldu
સબ રજીસ્ટ્રાર
જુનાગઢ-ટીંબાવાડી

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

મિલકત નું વર્ણન : Khamdhrol S. No. 138 land sqr. mtrs. 10,825, and S. No. 139 land sqr. mtrs. 14,164, open land.

Search in : ખામધ્રોળ /KHAMDHROL

પહોંચ નંબર	202333000000200	અરજી નંબર	127	અરજી વર્ષ	2023
તારીખ	13	માહે	જાન્યુઆરી	સને	2023

રજુ કરનારનું નામ Uday D Ruparelia

ટ્રાન્ઝેક્સન નંબર 20230113432168943

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

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 : 2013 થી 2014 (ગ્રામ્ય)

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

અન્ય ફી



30.00

કુલ એકદરે રૂ.

30.00

અંકે રૂપીયા ત્રીસ પુરા


H.K. Humbal
સબ રજીસ્ટ્રાર

એસ.આર.ઓ - જુનાગઢ -2 Rural

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

મિલકત નું વર્ણન : Khamdhrol s. No. 138 land sqr. Mtrs. 10,825 and S. No. 139 land sqr. Mtrs.
14,164, open land

Search in : ખામધ્રોળ /KHAMDHROL

પહોંચ નંબર 202343100000254

અરજી નંબર 90

અરજી વર્ષ 2023

તારીખ 13

માહે જાન્યુઆરી

સને 2023

રજુ કરનારનું નામ Uday D Ruparelia

ડ્રાન્ટેક્સન નંબર 20230113250879722

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ 58 થી 59).....

શોધ અગર તપાસણી.....

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

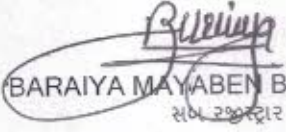
અન્ય ફી.....

190.00

કુલ એકદરે રૂ.

190.00

અંકે રૂપિયા એક સો નેવું પુરા


BARAIYA MAYABEN BECHARBHAI
સબ રજીસ્ટ્રાર
એસ.આર.ઓ -Junagadh City Taluka

Search in : Uday D Ruparelia અરજી નંબર : 90 ગામ નું નામ : KHAMDHROL

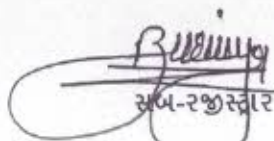
Search Year : - 2022 મિલકતનું વર્ણન : Khamdhrol s. No. 138 land sqr. Mtrs. 10,825 and S. No. 139 land sqr. Mtrs. 14,164, open land

દસ્તાવેજની આ શોધ **S.R.O-Junagadh City Taluka** મા -8 વર્ષના ઇન્કેક્ષ -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. 13/01/2023 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બ્રાંહેધરી આપતા નથી અને એમાની કોઇપણ માહિતી સબંધ 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 20230113250879722 Date 13/01/2023 થી મળેલ છે.


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



ઉદય ડી. રૂપારેલીયા
એડવોકેટ



Uday D. Ruparelia
Advocate

ઓફીસ : ૧૩, "અંબા આર્કેડ" એમ. જી. રોડ,
જેનીલી શોપીંગ સેન્ટર પાસે, જૂનાગઢ.
મોબાઈલ : ૯૯૨૫૨ ૪૫૨૭૦

Offi. : 13, "Amba Arced" M.G. Road
Nr. Jenili Shopping Centre, Junagadh
Mobile : 9925245270

Sanad No. :-G/1852/2009

Date : 16/01/2023.

To.

- (1) Khodabhai Devrakhibhai Kambaliya
- (2) Lakhmanbhai Gobarbhai
- (3) Maldebhai Gobarbhai
- (4) Bhikhubhai Devrkhibhai

Junagadh.

Subject:

Title Opinion Report certifying non-Encumbrance of A N.A. land Admeasuring 10825.00 Sq. Mtr. of R.S.No.138 and N.A. land Admeasuring 14164.00 Sq. Mtr. R.S.No.139 total land Admeasuring 24989.00 Sq. Mtr. situated at. Khamdhrol within the limits of Junagadh Municipal Corporation, Taluka Junagadh, District Junagadh. owned by (1) Khodabhai Devrkhibhai Kambaliya (2) Lakhmanbhai Gobarbhai (3) Maldebhai Gobarbhai (4) Bhikhubhai Devrkhibhai Kambaliya.



Account: (1) Khodabhai Devrkhibhai Kambaliya (2) Lakhmanbhai Gobarbhai (3) Maldebhai Gobarbhai (4) Bhikhubhai Devrkhibhai Kambaliya..

I refer to your requesting me to furnish Non-encumbrances and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property of (1) Khodabhai Devrkhibhai Kambaliya (2) Lakhmanbhai Gobarbhai (3) Maldebhai Gobarbhai (4) Bhikhubhai Devrkhibhai Kambaliya.

1. **Description and Area of the property proposed to be mortgaged. Specific number(s) and address of property along with boundaries and measurements.**

A N.A. land Admeasuring 10825.00 Sq. Mtr. of R.S.No.138 and N.A. land Admeasuring 14164.00 Sq. Mtr. R.S.No.139 total land Admeasuring 24989.00 Sq. Mtr. situated at. Khamdhrol within the limits of Junagadh Municipal Corporation, Taluka Junagadh, District Junagadh, bounded as under:-

To the East by : Adj. Land of R.S.No. 142 at present R.T.O. Office.
To the West by : Adj. 24-00 Mtrs. T.P. Road.

To the North by : Adj. Agricultural land of R.S.No. 140 and 141
and R.T.O. Office in the land of R.S.No. 142.

To the South by : Adj. Land of R.S.No. 137 at present Subhash

Academy.

2. ***Nature of property: (Whether Agricultural, Non-Agricultural, Commercial, Residential or Industrial. If Non-Agricultural, the reference; date of conversion order from the competent authority should also be mentioned.***

N. A. Order for Residential purpose granted along with conditions and approved lay out plan vide order No. No. 406/12/15/029/2022 dtd. 27/12/2022 and order No. 405/12/15/029/2022 dtd, 27/12/2022 by Collector and district Magistrate office, Junagadh.

3. ***Name of the mortgagor / owner and status in the Account i.e. borrower, or guarantor and whether individual, Sole Proprietor, Partner, Director, Karta or Trustee. In case the Mortgagor is Partner / Director / Trustee who is mortgaging the property on behalf of Partnership / Company / Trust, whether he/she has the authority. Copy of the Resolution /Memorandum and Articles of Association / Trust Deed etc. whether examined and verified.***

(1) Khodabhai Devrkhibhai Kambaliya (2) Lakhmanbhai Gobarbhari (3) Maldebhai Gobarbhai (4) Bhikhubhai Devrkhibhai Kambaliya are owners of the captioned property.

4. ***Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken.***

No. There is no any minor, lunatic or un-discharged insolvent is involved, mortgagor has sufficient capacity to contract.

5. ***Whether the property is Freehold or Leasehold. If leasehold then period of lease, and if Freehold, whether Urban Land Ceiling Act applies and permission to be obtained.***

Free hold Land. ULC Act is not applicable.

6. ***Source of property i.e. self acquired or Ancestral. If Ancestral, then mode of succession and whether original Will/Probate is available.***

Self Acquired.

7. ***Whether the Mortgagor is Co-owner/Joint Owner and/or any partition of the Property is made between the members of the family through Partition Deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement.***

No.

8. ***Whether the Mortgagor is in exclusive possession of the property or it is leased/rented out to third party.***

As per the documents produced before me, (1) Khodabhai Devrkhibhai Kambaliya (2) Lakhmanbhai Gobarbhari (3) Maldebhai Gobarbhai (4) Bhikhubhai Devrkhibhai Kambaliya are owners of the captioned property.



9. *Whether the Property is mutated in municipal / revenue records and Mortgagor's name is reflecting and if not, the reason thereof.*

The Present owners are (1) Khodabhai Devrkhibhai Kambaliya (2) Lakhmanbhai Gobarbhari (3) Maldebhai Gobarbhai (4) Bhikhubhai Devrkhibhai Kambaliya mutated in revenue records.

10. *Whether any restriction for creation of Mortgage is imposed under central/ State/ Local Laws. If yes, then specify whose consent or permission would be required for creation of Mortgage.*

No.

11. *Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.*

Yes, original Title Deeds are available as mentioned in Para (18) of this title clear Report:

12. *Whether the Advocate has personally visited the Sub Registrar / Revenue / Municipal office and examined the records.*

Yes.

13. *Whether the Search is being made for the period of 30 years. If no, reason thereof.*

Yes, Search has been made for the period of 30 years by receipt No.- Receipt No. 202300800000720, 202333000000200 & 202341300000254 dated 13/01/2022. (E. C. Attached). I have not found any encumbrance on the captioned property.

14. *Details of documents examined / scrutinized (This should be in Chronological order with Serial Numbers, Type / Nature of Document, Date of Execution, Parties, Date of Registration Details including the details of Revenue / Society records etc.).*

1. Copy of Village form No. 8-A & 7/12.
2. Copy of Village form No.-6 entry No.- 503, 1702, 2362, 9007, 9882, 10277, 10520, 10705, 10706, 10866, 10868, 11483, 11509, 13063 & 13064.
3. Copy of N. A. Order No. 405/12/15/029/2022 dtd. 27/12/2022 passed by Collector Office, Junagadh.
4. Copy of N. A. Order No. 406/12/15/029/2022 dtd. 27/12/2022 passed by Collector Office, Junagadh.

15. *Tracing of chain of title in favour of the Mortgagor / Owner starting from the earliest document available. The nature of document / deed conveying the title should be mentioned with description of parties along with the type of right it creates.*

- (1) Jiviben Nathabhai, Gobar Nathabhai and Devrakhi Nathabhai was the occupant of the Agri. land of R. S. No. 138 & 139 vide entry No. 503 dtd. 28/03/1973 in village form No. 6.



- (2) Then Devrakhi Nathabhai died leaving behind his heirs Muliben Devrakhibhai & 5 others vide entry No. 1702 dtd. 07/07/1995 in village form No. 6.
- (3) Then Gobar Nathabhai died leaving behind his heirs Janiben Gobarbhai & 2 others vide entry No. 2362 dtd. 11/04/1998 in village form No. 6.
- (4) Then Motiben Nathabhai died leaving behind his heirs Nathiben Bodabhai Barad & 6 others vide entry No. 9007 dtd. 20/09/2013 in village form No. 6.
- (5) Then Janiben Gobarbhai died and her name was deleted from the above khata vide entry No. 9882 in village form No. 6.
- (6) Then Kariben Jinabhai Kabaliya became major and same was mutated in village form No. 6 vide entry No. 10277 in village form No. 6.
- (7) Then Kariben Jinabhai Kabaliya, Hemiben Devrakhibhai Kambaliya, Muriben Devrakhibhai Kambaliya, Sundarben Devrakhibhai Kambaliya, Vejiben Devrakhibhai Kambaliya, Nathiben Bodabhai, Maniben Bodabhai, Puriben Bodabhai and Bavliben Bodabhai released their joint shares from the above land vide entry No. 10705 in village form No. 6.
- (8) Then Hardik Jagmalbhai Barad became major and same was mutated in village form No. 6 vide entry No. 10706 in village form No. 6.
- (9) Hardik Jagmalbhai Barad released his share from the above land vide entry No. 10868 in village form No. 6.
- (10) Then Karshan Jagmalbhai Barad became major and same was mutated in village form No. 6 vide entry No. 11483 in village form No. 6.
- (11) Then Bheniben Jagmalbhai Barad and Karshan Jagmalbhai Barad released their joint shares from the above land vide entry No. 11509 in village form No. 6.
- (12) Then (1) Khodabhai Devrkhibhai Kambaliya (2) Lakhmanbhai Gobarbhari (3) Maldebhai Gobarbhai (4) Bhikhubhai Devrkhibhai Kambaliya jointly applied to convert their joint land of S. No. 138 into N. A. for residential purpose, granted along with approved plan vide Order No. 406/12/15/029/2022 dtd. 27/12/2022 passed by Collector Office, Junagadh.
- (13) (12) Then (1) Khodabhai Devrkhibhai Kambaliya (2) Lakhmanbhai Gobarbhari (3) Maldebhai Gobarbhai (4) Bhikhubhai Devrkhibhai Kambaliya jointly applied to convert their joint land of S. No. 139 into N. A. for residential purpose, granted along with approved plan vide Order No. 405/12/15/029/2022 dtd. 27/12/2022 passed by Collector Office, Junagadh.

The chain of title is complete through the mother deed to latest deed. The said property is title clear, marketable and free from encumbrances.

16. ***Whether there is any doubt / suspicion about the genuineness of the original documents. If yes, then specify.***

No doubt or suspicion about genuineness of original documents.



17. *The final Certificate of the Advocate confirming that Title of the Property (ies) to be mortgaged is examined by him and the same is / are clear and marketable.*

As per strength of documents produced before me, I certify that the title of (1) Khodabhai Devrkhibhai Kambaliya (2) Lakhmanbhai Gobarbhari (3) Maldebhai Gobarbhai (4) Bhikhubhai Devrkhibhai Kambaliya over the captioned property is clear, unambiguous, and, marketable and mortgage able. Similarly, I further certify that applicant (1) Khodabhai Devrkhibhai Kambaliya (2) Lakhmanbhai Gobarbhari (3) Maldebhai Gobarbhai (4) Bhikhubhai Devrkhibhai Kambaliya has clear and marketable title.

18. *Whether any additional formalities to be completed by the proposed Mortgagor. If yes, state specifically in case of flat(s)/ property in Co-op. Societies, whether allotment Letter, possession letter, share certificate, affidavit, power of attorney etc. is required.*

NO.

19. I certified that (1) Khodabhai Devrkhibhai Kambaliya (2) Lakhmanbhai Gobarbhari (3) Maldebhai Gobarbhai (4) Bhikhubhai Devrkhibhai Kambaliya have an absolute, clear and marketable title over the schedule property (ies). I further certify that the above title deeds are genuine and a valid equitable mortgage can be created and the said Mortgage would be enforceable in court of law.



20. I certified that SARFAESI ACT 2002 has been enforceable on Mortgage property A Residential Building named A N.A. land Admeasuring 10825.00 Sq. Mtr. of R.S.No.138 and N.A. land Admeasuring 14164.00 Sq. Mtr. R.S.No.139 total land Admeasuring 24989.00 Sq. Mtr. situated at. Khamdhrol within the limits of Junagadh Municipal Corporation, Taluka Junagadh, District Junagadh belonging (1) Khodabhai Devrkhibhai Kambaliya (2) Lakhmanbhai Gobarbhari (3) Maldebhai Gobarbhai (4) Bhikhubhai Devrkhibhai Kambaliya.

Yours Faithfully,


(U. D. Ruparelia)
Advocate