

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

મિલકત નું વર્ણન : R.S.No. 154/p1, 154/p1/p1 & 154/p2, Applewood township, plot no. 2, Apple Heights, EC No. 7214/2022

Search in : ટીંબાવાડી /TIMBAVADI

પહોંચ નંબર	૨૦૨૩૦૦૮૦૦૦૦૨૭૭૮	અરજી નંબર	૧૪૨૭	અરજી વર્ષ	૨૦૨૩
તારીખ	૨૧	માહે	ફેબ્રુઆરી	સને	૨૦૨૩

રજુ કરનારનું નામ Jatin P. Purohit

ટ્રાન્ઝેક્સન નંબર 20230220482330493

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 ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....વર્ષ : 1993 થી 2023 ૪૨૦.૦૦
ઈડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....
અન્ય ફી



કુલ એકંદરે રૂ.	૪૨૦.૦૦
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અંકે રૂપીયા ચાર સો વીસ પુરા

H. O. Fildu
સબ રજીસ્ટ્રાર
જુનાગઢ-ટીંબાવાડી

ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત) જ્ય)

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

Search in : Jatin P. Purohit અરજી નંબર : 1427 ગામ નું નામ : TIMBAVADI

Search Year : 2005 - 2023 **ମିଶ୍ରତମ୍ଭ** **ପୂର୍ଣ୍ଣ** : R.S.No. 154/p1, 154/p1/p1 & 154/p2, Applewood township, plot no. 2, Apple Heights, EC No. 7214/2022

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Junagadh 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. 21/02/2023 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સભરજી સ્ત્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંહેધરી 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 પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફેરખાત/વિચારુ રૂ.4800000.00	રે.સ.નં. 154/પેકી1 રે.સ.નં. 154/પેકી1/પેકી1 રે.સ.નં. 154/પેકી2 એપલવુડ ટાઉનશીપ પ્લોટ નં.2 જમીન ચો.મી.611-21 ખુલ્લી જમીન		જયેશભાઈ પ્રભુદાસભાઈ બદાણી	રસિકલાલ ત્રીકમભાઈ જાવીયા શ્રી ડેવેલોપર્સ ના નામની ભાગીદારી પેઢીના: ભાગીદાર/રો ., કીશન ચંદુલાલ જાવીયા શ્રી ડેવેલોપર્સ ના નામની ભાગીદારી પેઢીના: ભાગીદાર/રો ., કમલેશ લીલાધરભાઈ વાઘેલા શ્રી ડેવેલોપર્સ ના નામની ભાગીદારી પેઢીના: ભાગીદાર/રો ., નગીન લીલાધર વાઘેલા શ્રી ડેવેલોપર્સ ના નામની ભાગીદારી પેઢીના: ભાગીદાર/રો ., કમલેશકુમાર કાંતીલાલ રાવલ શ્રી ડેવેલોપર્સ ના નામની	01-10-2022 01-10-2022	7214		

ઇન્સપેક્ટ યુનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)
મિલકત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : Jatin P. Purohit અરજી નંબર : 1427 ગામ નું નામ : TIMBAVADI

Search Year : 2005 - 2023 મિલકતનું વર્ણન : R.S.No. 154/p1, 154/p1/p1 & 154/p2, Applewood township, plot no. 2, Apple Heights, EC No. 7214/2022

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Junagadh માં -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. 21/02/2023 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 એમાંની કોઇપણ માહિતી સબંધ માં નુકશાની માટેના કોઇપણ હકદાર માટે તે જવાબદાર રહેશે નહિ.

			ભાગીદારી પેઢીના: ભાગીદાર/રો., ચેનીશ હરસુખભાઈ કુંભાણી શ્રી કેવેલોપેર્સ ના નામની ભાગીદારી પેઢીના: ભાગીદાર/રો., હેમાંંગ પ્રવિણભાઈ વાઘેલા શ્રી કેવેલોપેર્સ ના નામની ભાગીદારી પેઢીના: ભાગીદાર/રો.,			
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ઇ-પેમેન્ટ થી ટ્રાન્ઝેક્શન નંબર 20230220482330493 Date 20/02/2023 થી મળેલ છે.


સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Junagadh



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B-14, Basement, Balaji Avenue, Motibaugh Road, Junagadh, 362001.

Contact. (Off.) 0285 2673707.

Date: - 21/02/2023

To Whom It May Concern:
Title Opinion Report

Subject: Title Opinion Report certifying Non-Encumbrance of A Residential Building Named APPLE HERITAGE Proposed to be Constructed on land of Plot No. 2 land admeasuring 611-21 of N.A land of Timbawadi of N.A land of R. S. No. 154/p1, 154/p1/p1 & 154/p2, situated at APPLEWOOD TOWNSHIP, Timbawadi in the city of Junagadh within limits of Junagadh Municipal Corporation owned by Partners of partnership Firm Shree Developers of Junagadh.

Account: Partners of partnership Firm Shree Developers of Junagadh.

I refer to your letter no. -- Dated 20/02/2023 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 Partners of partnership Firm Shree Developers.

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

A Residential Building Named APPLE HERITAGE Proposed to be Constructed on land of Plot No. 2 land admeasuring 611-21 of N.A land of Timbawadi of N.A land of R. S. No. 154/p1, 154/p1/p1 & 154/p2, situated at APPLEWOOD TOWNSHIP, Timbawadi in the city of Junagadh within limits of Junagadh Municipal Corporation, bounded as under:-

To the East by : Adjoining R.S. No. 57/2 .
To the West by : Adjoining 12-00 Mts. wide Road.
To the North by : Adjoining land of Plot No.- 3.
To the South by : Adjoining land of Plot No.-1.



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.***

Non Agriculture Land for residential Purpose vides order no. 48/12/15/0332019 on date 21/06/2021, 49/12/15/0332019 on date 21/06/2021 & 50/12/15/0332019 on date 21/06/2021 by collector 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.*

Partners of partnership Firm Shree Developers 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, Partners of partnership Firm Shree Developers 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.*

Yes.

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.*

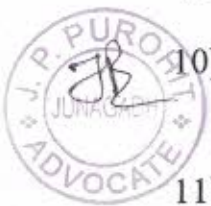
Yes.

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 total 30 years by receipt No.-202300800002778 and application No.-1427 of SRO-1. 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 7/12, 8-A, 6 & 2.
- 2) Copy of Notarized power of attorney executed by Sanjaybhai Gokaldas Bhalani and others in favor of Kishorbhai Gokaldas Bhalani
- 3) Copy of Regi. Sale deed No. 4654 on date 05/11/2018 executed by Kishorbhai Gokaldas Bhalani he himself and as the POA holder of Rasilaben Gokaldas Bhalani and others in favor of Jayeshbhai Prabhudasbhai Badani.
- 4) Copy of Regi. Sale deed No. 4655 on date 05/11/2018 executed by Parsottambhai Valjibhai Bhalani and others in favor of Jayeshbhai Prabhudasbhai Badani.
- 5) Copy of Regi. Sale Deed No. 5042 on date 06/12/2018 Kishorbhai Gokaldas Bhalani he himself and as the POA holder of Rasilaben Gokaldas Bhalani and others in favor of Jayeshbhai Prabhudasbhai Badani.
- 6) Copy of N.A. order for Residential purpose granted along with conditions and approved lay out plan vide order No. 48/12/15/033/2019 dated 22/06/2019 by collector office Junagadh.
- 7) Copy of N.A. order for Residential purpose granted along with conditions vide order No. 49/12/15/033/2019 dated 22/06/2019 by collector office Junagadh.
- 8) Copy of N.A. order for Residential purpose granted along with conditions vide order No. 50/12/15/033/2019 dated 22/06/2019 by collector office Junagadh.
- 9) Copy of Notarized partnership deed of partners of partnership firm named Shree Developers Junagadh on date 10/11/2020.
- 10) Copy of Notarized POA executed by partners of partnership firm named Shree Developers Junagadh in favor of Rasiklal Trikambhai Javiya & Kamlesh Liladharbhai Vaghela on date 19/11/2020.
- 11) Copy of Regi. Sale Deed No. 7214 on date 01/10/2022 executed by Jayeshbhai Prabhudasbhai Badani in favor of partners of partnership firm Shree Developers.



(12) Copy of Construction permission and lay out plan from Junagadh Municipal Corporation vide order no. 007BP22231584 on date 02/01/2023.

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) Bhima Khima and others was the occupant of the Agri. land of R. S. No. 154 and others situated at Timbawadi, and this entry mutated in revenue records vide no. 30. Then after death of Bhima Khima his legal heirs names Valji Bhima, Jethi Bhima, Mani Bhima, Jivi Bhima. Then Jethi Bhima, Mani Bhima, Jivi Bhima release their share of said land in favor of Valji Bhima, and this entry mutated in revenue records vide no. 222.
- (2) Then Valji Bhimabhai added his son's names during his life time Gokaldas Valji and Parsottam Valji of said Agri. land, and this entry mutated in revenue records. Then above stated owners holed joint Agri. Account and they divided their Agri. lands by mutual consent and according to this the Said Agri. Land of R. S. No. 154p admeasuring Acer 03-28 Gt. Went to the share of Gokaldas Valji and Agri. Land of R. S. No. 154p admeasuring Acer 03-28 Gt. Went to the share of Parsottam Valji, and this entry mutated in revenue record vide entry No. 774.
- (3) Then Gokaldas Vaji added he legal heirs names Rasilaben Gokaldas Bhalani, Kishorbhai Gokaldas Bhalani, Sanjaybhai Gokaldas Bhalani and Manishaben Gokaldas Bhalani, during his life time and this entry mutated in revenue records vide no. 8127. Then after death of Gokaldas Valji remove him name of said Agri. land, and this entry mutated in revenue records vide no. 24935. Then they executed a Notarized power of attorney in favor of Kishorbhai Gokaldas Bhalani.
- (4) Then Parsottam Valji added him legal heirs name Nirmalaben Parsottam Bhalani, Ketanbhai Parsottam Bhalani, Jasminbhai Parsottam Bhalani, and this entry mutated in revenue records vide no. 8126.
- (5) Then Jayeshbhai Prabhudasbhai Badani has purchased the Agri. land of R. S. No. 154p Southern side land admeasuring 1-09-26 Ht. from Sanjaybhai Gokaldas Bhalani he himself and as the POA holder of Gokaldas Bhalani, Kishorbhai Gokaldas Bhalani, and Manishaben Gokaldas Bhalani by Regi. Sale deed No. 4654 on date 05/11/2018, and this entry mutated in revenue records vide no. 25722. Then he applied for the N.A. to R. S. No. 154/p1 land admeasuring Ht. 0-40-47 Sq. Mts. collector office Junagadh vides order no. 48/12/15/033/2019 on date 21/06/2019 and lay out plan passed, and this entry mutated in revenue records vide No. 25726.
- (6) Then Jayeshbhai Prabhudasbhai Badani has purchased the Agri. land of R. S. No. 154p Northern side land admeasuring 0-40-47 Ht. from Sanjaybhai Gokaldas Bhalani he himself and as the POA holder of



Gokaldas Bhalani, Kishorbhai Gokaldas Bhalani, and Manishaben Gokaldas Bhalani by Regi. Sale deed No. 5042 on date 06/12/2018, and this entry mutated in revenue records vide no. 25724. Then he applied for the N.A. to R. S. No. 154/p1/p1 land admeasuring Ht. 1-09-26 Sq. Mts. collector office Junagadh vides order no. 49/12/15/033/2019 on date 22/06/2019 and lay out plan passed, and this entry mutated in revenue records vide No. 25727.

- (7) Then Jayeshbhai Prabhudasbhai Badani has purchased the Agri. land of R. S. no. 154/p2 land admeasuring 1-46-69 Ht. from Parsottam Bhalani, Nirmalaben Parsottam Bhalani, Ketanbhai Parsottam Bhalani, Jasminbhai Parsottam Bhalani by Regi. Sale deed No. 4655 on date 05/11/2018, and this entry mutated in revenue records vide no. 25725. Then he applied for the N.A. to R. S. No. 154/p2 land admeasuring Ht. 1-46-69 Sq. Mts. collector office Junagadh vides order no. 50/12/15/033/2019 on date 25/06/2016 and lay out plan passed, and this entry mutated in revenue records vide No. 25728. Since then the said N.A. land known as Apple wood Township.
- (8) Then Shree Developers a partnership firm and its partner's names i.e. Rasiklal Trikambhai Javiya, Kishan Chandulal Javiya, Kamlesh Liladharbhai Vaghela, Nagin Liladhar Vaghela, Kamleshkumar Kantilal Raval, Chenish Harsukhbhai Kumbhani, Hemang Pravinbhai Vaghela has purchase the open land of plot no. 2 land admeasuring 611-21 Sq. Mts. from Jayeshbhai Prabhudasbhai Badani by Regi. Sale deed No. 7214 on date 01/10/2022. Then Obtain Construction permission and lay out plan from Junagadh Municipal Corporation vide order no. 007BP22231584 on date 02/01/2023. Since then they are the owners and administrators of the captioned property. 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 Partners of partnership firm Shree Developers over the captioned property is clear, unambiguous, and, marketable and mortgage able. Similarly, I further certify that applicant Partners of partnership firm Shree Developers 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 Partners of partnership Firm Shree Developers 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 APPLE HERITAGE Proposed to be Constructed on land of Plot No. 2 land admeasuring 611-21 of N.A land of Timbawadi of N.A land of R. S. No. 154/p1, 154/p1/p1 & 154/p2, situated at APPLEWOOD TOWNSHIP, Timbawadi in the city of Junagadh within limits of Junagadh Municipal Corporation belonging to Partners of partnership Firm Shree Developers.



Yours Faithfully,


Jatin P. Purohit
Advocate

G1/2836/2000