

અરજી પહોંચ

મિલકત નું વર્ણન : રે.સ.ન.૧૩૫/પી૧, પ્લોટ નં.૬

Search in : જુનાગઢ /JUNAGADH

પહોંચ નંબર ૨૦૨૧૦૦૮૦૧૭૬૧૭

અરજી નંબર

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અરજી વર્ષ

૨૦૨૧

તારીખ ૧૦

માહે

ડિસેમ્બર

સને

૨૦૨૧

રજુ કરનારનું નામ જતિન પી પુરોહીત એડવોકેટ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા થાઈઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1991 2021

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....



૪૨૦.૦૦

કુલ એકંદરે રૂ.

૪૨૦.૦૦

અંકે રૂપિયા ચાર સો વીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.


L.J. Sindhav
સબ રજીસ્ટ્રાર
જુનાગઢ-ટીંબાવાડી

અંકે રૂ. : 420.00

20211209773956036


સબ રજીસ્ટ્રાર, જુનાગઢ-ટીંબાવાડી

Search in : જતિન પી પુરોહીત એડેવોકેટ અરજી નંબર : 8929 ગામ નું નામ : JUNAGADH

મિલકતનું વર્ણન : રે.સ.ન.૧૩૫/પી૧, પ્લોટ નં.૬

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Junagadh મા -31 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા_____ સસુંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા 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 વિભગ 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/વિચારણા રૂ.278200.00	1. Non-Agriculture (Open Plot)વેલ્યુ ઝોન નં. 5/T1/4રે. સર્વે નંબર. 135/પી.1" આદિત્ય એવન્યુ -1 "પ્લોટ નં. 6ક્ષેત્રફળ -556.36 ચો.મી.		ચેતનભાઇ હરદાસભાઇ સોલંકી તે વનીતાબેન ચેતનભાઇ સોલંકી તથા અન્યોના કુ.મુ. દરજ્જે.. અન્યો :-આરતીબેન અમીતભાઇ સોલંકીરામીબેન નારણભાઇ પીઠીયારાધાબેન સંજીવભાઇ સોલંકીહરદાસભાઇ માલદેભાઇ સોલંકીનારણભાઇ ભીમાભાઇ પીઠીયા	મીતા મીતેષ ખોખાણી સ્મીતા વિનય મીઠાણી રૂપા ભરત મીઠાણી	29-09-2009 29-09-2009	7968		



Sub-Registrar Office(SRO) Junagadh

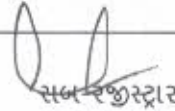
Search in : જતિન પી પુરોહીત એડવોકેટ અરજી નંબર : 8929 ગામ નું નામ : JUNAGADH

મિલકતનું વર્ણન : રે.સ.ન.૧૩૫/પી૧, પ્લોટ નં.૬

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Junagadh મા -31 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા_____ સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોકસાઈ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઈપણ માહિતી સંબંધમા નુકશાની માટેના કોઈપણ 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 દરખાસ્ત/વેચાણ રૂ.2400000.00	રે.સ.નં. 135/પી.1 " આદીત્ય એવન્યુ-1 " પ્લોટ નં. 6 ચો.મી. 556-36		મીતા મીતેષ ખોખાણી સ્મીતા વિનય મીઠાણી રૂપા ભરત મીઠાણી	રસીકલાલ ત્રિકમભાઈ જાવીયા તે જાતે તથા અન્યોના કુ.મુ. દરજજે.... રાધે ડેવલોપર્સ જૂનાગઢ નામની ભાગીદારી પેઢીના ભાગીદાર... અન્યો કિશન ચંદુલાલ જાવીયા ગોરધનભાઈ આંબાભાઈ કોરડીયા.	11-10-2017 11-10-2017	6348		



Sub-Registrar Office(SRO) Junagadh

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Date: - 11/12/2021

To Whom It May Concern
Title Opinion Report

Subject: Title Opinion Report certifying non-Encumbrance of A Multistoried Residential/Commercial building named **ARISTO** is to be build on land of Plot no. 6 land admeasuring 556-36 Sq. Mts., situated Aditay Avenue-1, N.A land of Junagadh R. S. no. 135/p1, Junagadh in the city of Junagadh within limits of Junagadh Municipal Corporation owned by Partners of partnership Firm Radhe Developers of Junagadh.

Account: Partners of partnership Firm Radhe Developers of Junagadh.

I refer to your letter no. -- Dated 09/12/2021 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 Radhe 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 Multistoried Residential/Commercial building named **ARISTO** is to be build on land of Plot no. 6 land admeasuring 556-36 Sq. Mts., situated Aditay Avenue-1, N.A land of Junagadh R. S. no. 135/p1, Junagadh in the city of Junagadh within limits of Junagadh Municipal Corporation, bounded as under:-

To the East by : 7-50 Mts. wide Road.

To the West by : Adj. land of survey no. 139.

To the North by : Adj. Plot No. 7.

To the South by : 9-00 Mts. wide Road.

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 N.A. order for Residential purpose granted along with conditions and approved lay out plan vide order No. Land/1/C/N.A.Reg.No.15/2008-09 dated 07/02/2009 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 Radhe Developers are Joint 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 Radhe 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.*

The Present owners i.e. Partners of partnership Firm Radhe Developers mutated in revenue records V. F. No. 2.



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.-2021008017617 and application No.-8929 Of SRO-1, on date 10/12/2021. 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. Xerox true copy of Village form No.-8-A & 7/12.
2. Xerox true copy of Village form No.-6. 198, 360, 407, 515, 1139, 1757, 3595, 10310, 15478, 16076, 16945, 26834.
3. Xerox true copy of Regi. Sale deed No.-3302 dated 30/03/2008 executed by Ghanchi Ayshaben Hasanbhai and other in favor of Vanitaben Cheatnbhai Solanki and others
4. Xerox true copy of N.A. order for Residential purpose granted along with conditions and approved lay out plan vide order no. Land/1/C/N.A.Reg.No.15/2008-09 dated 07/02/2009 by Collector office Junagadh.
5. Xerox true copy of Regi. Power of attorney No. 9006 dated 10/11/2008 executed by Vanitaben Cheatnbhai Solanki and others in favor of Chetanbhai Hardasbhai Solanki.
6. Xerox true copy of Regi. Sale deed No.-7968 dated 29/09/2009 executed by Chetanbhai Hardasbhai Solanki as the POA holder of Vanitaben Chetanbhai Solanki and others in favor of Mita Mitesh Khokhani and others
7. Xerox true copy of Partnership deed of partnership firm Radhe Developers dated 08/09/2017.
8. Xerox true copy of Notarized POA executed in favor of Rasiklal Trikambhai Javiya by partners of partnership firm Radhe Developers.



- 9 Xerox true copy of Regi. Sale deed No.-6348 dated 11/10/2017 executed by Mita Mitesh Khokhani and others in favor of partners of partnership firm Radhe Developers
- 10 Xerox true copy of Construction permission and approved plan from Junagadh Municipal Corporation vide no. JMC/21-10-2021/2155239/01/033953 dated 21/10/2021.

15. ***Tracing of chain of title in favor 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.***

(i) Ghanchi Hasam Hama was the occupant of Agri. Land of R.S. No.-138 and other survey numbers, and this entry mutated in revenue records. Then after the death of Ghanchi Hasam Hama his legal heirs' names i.e. Sidibhai Hasambhai, Sulemanbhai Hasambhai and Hasanbhai Hasambhai were entered into revenue records. Then according to family partition Agri. Land of R.S. no. 138p Acer 3-18 Gt. And R.S. No. 136p Acer 2-10 Gt. Went to the share of Sidibhai Hasambhai and Agri. Land of R.S. No. 118 Acer 9-32 Gt. Went to the share of Sulemanbhai Hasambhai and Hasanbhai Hasambhai, and this entry mutated in revenue records vide entry No.-304.

(ii) Then Hasanbhai Hasambhai has purchased the Agri. Land of R.S. no. 138p Acer 3-18 Gt. And R.S. No. 136p Acer 2-10 Gt. Total land admeasuring 5-28 Gt. From Sidibhai Hasambhai by Regi. Sale deed No. 709 on date 31/05/1969, and this entry mutated in revenue records vide entry no.-859 on date 02/02/1970.

(iii) Then Bachubhai Govindbhai Patoliya, Havabai Nurmohammed Durvesh and Mumtazbanu Saiyad Ali have purchased the Agri. Land of R.S. No. 138p 2-08 Gt. From Ghanchi Hasanbhai Hasambhai by Regi. Sale deed No. 4149 on date 08/11/1990, and this entry mutated in revenue records vide entry no. 5154 on date 20/09/1994.

(iv) Then after the death of Ghanchi Hasambhai Hasambhai Hama his legal heirs' names i.e. Aayshaben Hasanbhai, Mohammed Farid Hasanbhai and Faridaben Hasanbhai were entered into revenue records vide entry no. 7504, then Faridaben Hasanbhai released her share from the said agriculture land and this entry mutated in revenue records vide entry no. 7505. Then they obtain Amalgamation permission for R. S. No. 135 land Acer 0-35 Gt. And R. S. No. 136 land Acer 2-10 Gt. Vide order No. Land/C-6120/7/2002 dated 16/07/2002, and given new R. S. No. 135 land Acer 3-04 Gt., and this entry mutated in revenue records vide no. 10299.

(v) Then Vanitaben Chetanbhai Solanki, Aratiben Amitbhai Solanki, Ramiben Naranbhai Pithiya, Radhaben Sanjivbhai Solanki, Hardasbhai Maldebhai Solanki and Naranbhai Bhimabhai pithiya have purchased Agri. Land of R. S. No. 135/p1 land Ht. 0-45-52 Gt. By Ayshaben Hasanbhai and Mahmadvfarid Hasanbhai by Regi. Sale deed No. 3302 dated 30/03/2008, and this entry mutated in revenue



records vide no. 15478. Then they executed a Regi. POA No. 9006 dated 10/11/2008 in favor of Chetanbhai Hardasbhai Solanki.

- (vi) Then they applied for N. A. of their land for residential purpose to the District Panchayat Junagadh and the Collector office Junagadh granted the permission vide the No. Land/1/C/N.A./Regi.No.15/2008-09 on date 07/02/2009 and passed the lay out plan along with. From there the said land known as Aditay Nagar-I. And this entry mutated in revenue records.
- (vii) Then Mita Mitesh Khokhani, Smita Vinay Mithani and Rupa Bharat Mithani have purchased open land of plot No. 6 land admeasuring 556-36 Sq. Mts. from Chetanbhai Hardasbhai Solanki as the POA holder of Vanitaben Chetanbhai Solanki, Aratiben Amitbhai Solanki, Ramiben Naranbhai Pithiya, Radhaben Sanjivbhai Solanki, Hardasbhai Maldebhai Solanki and Naranbhai Bhimabhai pithiya by Regi. Sale deed No. 7968 dated 29/09/2009, and this entry mutated in revenue records vide no. 15478.
- (viii) Then the partnership firm Radhe developers Junagadh partners name Kishan Chandulal Javiya, Gordhanbhai Ambabhai Koradiya and Rasiklal Trikambhai Javiya have purchased open land of plot no. 6 land admeasuring 556-36 Sq. Mts. from Mita Mitesh Khokhani, Smita Vinay Mithani and Rupa Bharat Mithani by Regi. Sale deed No. 6348 dated 11/10/2017, and this entry mutated in revenue records vide no. 16945. Then they obtain Construction permission and approved plan from Junagadh Municipal Corporation vide order No. JMC/21-10-2021/2155239/01/033953 dated 21/10/2021. Then the said firm has decided to built a Resi./Comm. Building named ARISTO on said plot. 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 Radhe Developers over the captioned property is clear, unambiguous, and, marketable and mortgage able. Similarly, I further certify that applicant Partners of partnership firm Radhe Developers has clear and marketable title.

18. ***List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional document required in addition to the documents available.***

1. Xerox true copy of Village form No.-8-A & 7/12.



2. Xerox true copy of Village form No.-6. 198, 360, 407, 515, 1139, 1757, 3595, 10310, 15478, 16076, 16945, 26834.
3. Xerox true copy of Regi. Sale deed No.-3302 dated 30/03/2008 executed by Ghanchi Ayshaben Hasanbhai and other in favor of Vanitaben Cheatnbhai Solanki and others
4. Xerox true copy of N.A. order for Residential purpose granted along with conditions and approved lay out plan vide order no. Land/1/C/N.A.Reg.No.15/2008-09 dated 07/02/2009 by Collector office Junagadh.
5. Xerox true copy of Regi. Power of attorney No. 9006 dated 10/11/2008 executed by Vanitaben Cheatnbhai Solanki and others in favor of Chetanbhai Hardasbhai Solanki.
6. ORIGINAL Regi. Sale deed No.-7968 dated 29/09/2009 executed by Chetanbhai Hardasbhai Solanki as the POA holder of Vanitaben Chetanbhai Solanki and others in favor of Mita Mitesh Khokhani and others
7. ORIGINAL Partnership deed of partnership firm Radhe Developers dated 08/09/2017.
8. ORIGINAL Notarized POA executed in favor of Rasiklal Trikambhai Javiya by partners of partnership firm Radhe Developers.
9. ORIGINAL Regi. Sale deed No.-6348 dated 11/10/2017 executed by Mita Mitesh Khokhani and others in favor of partners of partnership firm Radhe Developers
10. ORIGINAL Construction permission and approved plan from Junagadh Municipal Corporation vide no. JMC/21-10-2021/2155239/01/033953 dated 21/10/2021.

19. *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.

20. I certified that Partners of partnership Firm Radhe 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.
21. I certified that SARFAESI ACT 2002 has been enforceable on Mortgage property A Multistoried Residential/Commercial building named **ARISTO** is to be build on land of Plot no. 6 land admeasuring 556-36 Sq. Mts., situated Aditay Avenue-1, N.A land of Junagadh R. S. no. 135/p1, Junagadh in the city of Junagadh within limits of Junagadh Municipal Corporation belonging to Partners of partnership Firm Radhe Developers.

Yours Faithfully,



Jatin P. Purohit
Advocate

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