

રજીસ્ટ્રેશન પહોંચ

પહોંચ નંબર ૨૦૨૦૦૨૧૦૨૨૩૬૨ દસ્તાવેજ નંબર ૧૦૧૨૩ દસ્તાવેજ વર્ષ ૨૦૨૦
તારીખ ૩૦ માહે જુન સને ૨૦૨૦

દસ્તાવેજનો પ્રકાર: હકપત્રો અનામત મુકવા (ત્રણ મહિના પછી પરત)

રજુ કરનારનું નામ ભાવેશભાઈ આનંદભાઈ શેખડા

નીચે પ્રમાણે ફી પહોંચી

અવેજ ૧૪૫૮૦૦૦.૦૦

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

૫૦૦૦.૦૦

નકલ કરવા ની ફી સાઈડ / ફોલીઓ.....

૨૦૦.૦૦

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીઓ.....

ઇન્ડેક્સ-૨ ફી.....



કુલ એકંદરે રૂ. ૫૨૦૦.૦૦

અંકે રૂપીયા પાંચ હજાર બે સો પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

સી-403, અમૃત રેસીડન્સી, મોટાવરાછા, સુરત.

અગર B. A. Shekhadi ને આપશો

Rajesh Laxmanbhai Chaudhari
સબ રજીસ્ટ્રાર
સુરત - 4 Katargam

રજુ કરનારની સહી

અંકે રૂ. : 5200.00

20200630522152765

સબ રજીસ્ટ્રાર, સુરત - 4 Katargam

અસલ દસ્તાવેજ પરત કરેલ છે.
સ.ર. કચેરી કતારગામ, સુરત-૪.

ગામનું નામ	દસ્તાવેજના આધાર અને અવેજ (ભાડા પટાના હિસ્સામાં આધાર પટે આપનાર અથવા પટે રાખનાર આરો છો તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	મંત્રકર્તા આધાર અથવા જુડી આપવામાં આવે ત્યારે તે	આપનાર પાસેના નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી આપનાર પાસેના નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ, વોલ્યુમ અને પૃષ્ઠ નંબર	શરત
મોટા વરાછા	હકપત્રો અનામત મૂકવા (ત્રણ મહિના પછી પરત) રૂ. 1458000.00	1. Residential - Flat / Apartment રે. સર્વે નં. 42, બ્લોક નં. 34, ટી. પી. નં. 25, એફ. પી. નં. 124, !! અમૃત રેસીડન્સી !! ના !! જી ટાઇપ !! ના !! ચોથા !! માળે આવેલ ફ્લેટ નં. 403 જેનું બિલ્ડઅપ એરીયા 53.44 ચો. મી તથા તળ ની જમીન મા વણ વહે. હિસ્સા સહિત.		ભાવેશભાઈ આનંદભાઈ શેખડા	લેક ચોક બરોડા પુણા શાખા	30/06/2020 30/06/2020	10123	

મુકાબલ કરનાર

ખરી નકલ

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) SURAT-4 Katargam



મહેશ ચાર મોરે ની તારીખ 02/07/2020 ના રોજની

અરજી નંબર : 11721

તારીખ : 02-07-2020

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) SURAT-4 Katargam

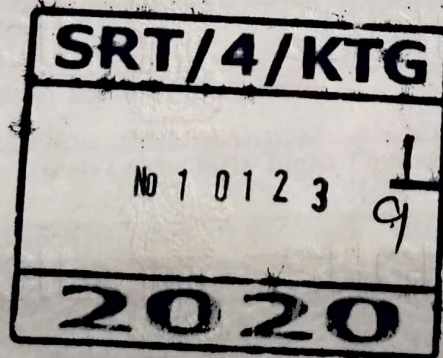


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



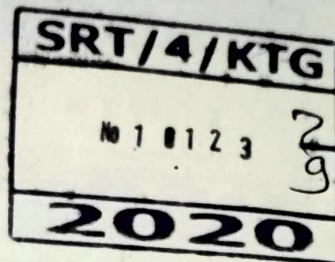
Certificate No. : IN-GJ04159953702944S
Certificate Issued Date : 29-Jun-2020 12:10 PM
Account Reference : SHCIL (FI)/ sh-sur01/ NANPURA/ GJ-SU
Unique Doc. Reference : SUBIN-GJSH-SUR0147337085357601S
Purchased by : BHAVESHBHAI ANANDBHAI SHEKHADA
Description of Document : Article 6(1) Deposit of Title Deeds
Description : FLAT NO.403,G-TYPE,AMRUT RESIDENCY,VILL.MOTA
VARACHHA,SURAT
Consideration Price (Rs.) : 14,58,000
(Fourteen Lakh Fifty Eight Thousand only)
First Party : BHAVESHBHAI ANANDBHAI SHEKHADA
Second Party : BANK OF BARODA
Stamp Duty Paid By : BHAVESHBHAI ANANDBHAI SHEKHADA
Stamp Duty Amount(Rs.) : 5,110
(Five Thousand One Hundred And Ten only)



LB 0000301457

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.



B.A. 30/6/20

INSTRUMENT RELATING
TO DEPOSIT OF TITLE DEEDS

This instrument made at Surat on this 30 Day of June, 2020 by

Mr. Bhaveshbhai Anandbhai Shekhada, Indian inhabitant, Occupation - Business Residing at G-403, Amrut Residency, Abrama Road, Mota Varachha, Surat, Gujarat hereinafter called "Mortgagor (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assigns)

In favour of Bank of Baroda, having its Head Office situated at "Mandvi" Baroda and having branches amongst other place at Puna Branch, Surat, Gujarat. Hereinafter called "The Bank" (which expression shall include wherever the context or meaning so requires or permits, its successors, representative and assigns).

WHEREAS

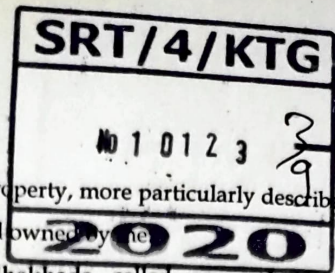
The bank has granted / agreed to grant certain credit, facilities both fund based / Non fund based as per the table below mentioned to - Mr. Bhaveshbhai Anandbhai Shekhada And Mrs. Shardaben Anandbhai Shekhada (hereinafter called as Borrower/s)

Sr. No.	Nature of Facility	Amount (Rs. in Lac)
1.	Term Loan Under Baroda Home Loan (Take Over Loan)	14.58
	Total Rs.- (Fourteen Lakhs Fifty Eight Thousand Only)	14.58

And in consideration of Bank granting / having agreed to grant the above credit facilities to Mr. Bhaveshbhai Anandbhai Shekhada And Mrs. Shardaben Anandbhai Shekhada (the said Borrower), I/WE, Mr. Bhaveshbhai Anandbhai Shekhada (the said Mortgagor/s) with an intent to create mortgage and secure the repayment thereof, had unconditionally agreed to

B.A. Shekhada

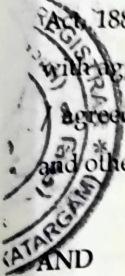




deposit the original title deeds relate to the immovable property, more particularly described in the Second Schedule hereunder written, belonging to and owned by me

As agreed; I/WE, Mr. Bhaveshbhai Anandbhai Shekhada called on and saw Mr ANSA CHRISTOPHER RAJ Branch Manager of Bank of Baroda's, Puna Branch,

Surat, Gujarat acting for the Bank, on the 29 day of June, 2020 and deposited the documents of title, evidence, deeds and writing, more particularly described in the First Schedule hereunder written and belonging to me, with him with an intent to create mortgage over the said immovable property within the meaning of Section -58(f) of Transfer of Property Act, 1882, in favour of Bank, for due repayment of the monies under the said credit facilities with aggregate amount of Rs.14,58,000/- (Fourteen Lakhs Fifty Eight Thousand Only) granted agreed to be granted to the said Borrower by the Bank, together with interest, costs, charges and other monies thereon,



I/WE, Mr. Bhaveshbhai Anandbhai Shekhada confirm that the documents of title, evidences, deeds and writing more particularly described in the First Schedule hereunder written are genuine, valid, marketable and enforceable at law;

AND WHEREAS

I/WE Mr. Bhaveshbhai Anandbhai Shekhada further state that the Immovable Property, more particularly described in the Second Schedule hereunder written is my absolute property and that no other person, body or authority has any right, title or interest in respect and / or over the said property and the same is free from any mortgage, charge, encumbrances and distress any person, body or authority and no litigation is pending in respect thereof and the same is in my absolute possession and that the mortgage so created by me shall be a continuing security so long as the dues and other monies under the said credit facilities are not repaid to the bank in full.

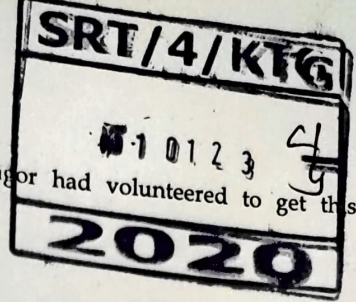
AND Whereas

That this Instrument is only to record the intent of the Mortgagor to create the mortgage by deposit of title deeds with the creditor that is to say that The Bank and as per the amended provisions of the Indian Registration Act as amended by the State of Gujarat vide "The Registration (Gujarat Amendment) Act, 2008 (The said Act) whereby such mortgages created by The Mortgagor by deposit of title deeds with the creditors shall be registered with the concerned Sub-Registrar to record the transaction of the Equitable Mortgage in favour of The Bank, this instrument relating to the deposit of title deeds is compulsory Registrable as per

B.A. Shekhada



Section-2 of The said Act and accordingly, the Mortgagor had volunteered to get this instrument so registered in favour of The Bank.



NOW THIS INSTRUMENT WITNESSETH AS FOLLOWS:

1. In consideration of Bank of Baroda, having granted / agreed to grant the above referred Credit facilities to - Mr. Bhaveshbhai Anandbhai Shekhada And Mrs. Shardaben Anandbhai Shekhada (the said Borrower), Mr. Bhaveshbhai Anandbhai Shekhada (the said Mortgagor/s) declare and confirm that the Deeds and documents of title, evidence and writings comprised in the First Schedule hereunder written of the Immovable property, hereditaments and premises: more particularly described in the Second Schedule hereunder written that have been deposit by me/us with Mr ANSA CHRISTOPHER RAJ Branch Manager of Bank of Baroda's Puna Branch, Surat, Gujarat on 29 day of June, 2020 with an intent to create mortgage, over the said immovable property, in favour of the Bank of Baroda by way of deposit of title deeds within the meaning of Section 58(f) of the Transfer of the Property Act, 1882 for and due repayment to Bank of Baroda of the monies due in respect of the credit facilities with aggregate amount of Rs.14,58,000/- (Fourteen Lakhs Fifty Eight Thousand Only) together with interest, costs, charges, and other monies thereon and continued to remain as security within the meaning of Section -58(f) of the Transfer of Property Act, 1882 in favour The Bank until redeemed by the Mortgagor or foreclosed as per the law in force by the Bank.

FIRST SCHEDULE

(List of documents of title, evidences, deeds and writings)

1. Original sale deed, registered in the office of the Sub-registrar, Surat-4 (Katargam) at serial No. 26519, dated 09/12/2016 executed by Shreeji Developers - a partnership firm through its authorized partner namely Dharmesh Nangjibhai Patel in favor of Bhaveshbhai Anandbhai Shekhada along with Original registration receipt and Certified copy of Index-II of the said sale deed.
2. Certified (SRO) Copy of Sale Deed of aforesaid No. 1, registered in the office of the Sub-registrar, Surat - 4 (Katargam) at serial No. 26519, dated 09/12/2016.
3. Original No Objection Certificate and/or No Due Certificate and/or Loan Clearance Certificate is/are/will be issue by LIC Housing Finance Ltd., Surat.
4. Copy of Registrar of Firms of Shreeji Developers.
5. Copy of N.A. Order, dated 13/01/2015.
6. Copy of Development Permission issued by SMC.
7. Certified Copy of latest abstract of village form No.7 + 12.
8. Notarized affidavit regarding clear title of the said property.

B.A. Shekhada



SECOND SCHEDULE
(Description of Immovable Property)

All right title and interest in the immovable property bearing Flat No. 403 admeasuring built up area 53.44 sq.mts. on the 4th Floor of G - Type of "Amrut Residency" together with undivided proportionate share underneath land of the said building, constructed on the N.A. land bearing F. P. No. 124 of T.P. Scheme No. 25 (Mota Varachha) of Revenue Survey No. 42, Block No. 34 of Village: Mota Varachha, Sub-District: Surat City (Adajan), District: Surat. And surrounded by

North by : Road

South by : Block No. 36

East by : Block No. 35

West by : Block No. 33 after adjoining Land of R-35

SIGNED BY AND DELIVERED BY
THE WITHIN NAMED MORTGAGOR



B.A. Shekhada

Mr. Bhaveshbhai Anandbhai Shekhada



In the Presence of

(1)

(2)

SIGNED BY AND DELIVERED BY
THE WITHIN NAMED MORTGAGOR



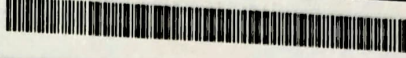
B.A. Shekhada

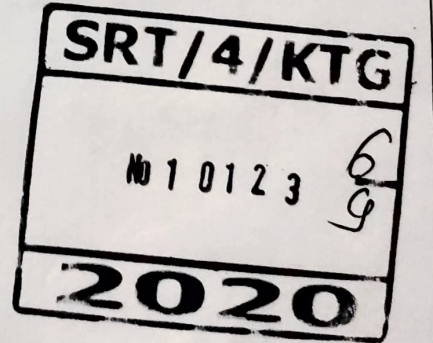
B.A. Shekhada

Mr. Bhaveshbhai Anandbhai Shekhada



E-CHALLAN

Login ID OPEN	2020021006060	BARCODE				Printed On	30/06/2020 10:03:13
Department	Superintendent of Stamps And Inspector General Of Registration		Payer Details				
Property Details	FLAT NO.403, G-TYPE, AMRUT RESIDENCY, VILL.MOTA VARACHHA, SURAT		TAX ID (If Any)				
			PAN No. (If Applicable)		NA		
			Full Name		BHAVESHBHAI ANANDBHAI SHEKHADA		
Office Name	S.R.O - Katargam		Address		G-403, AMRUT RESIDENCY, MOTA VARACHHA, SURAT		
Location	SURAT						
Year	2020-2021 One time						
Transaction No	Account Head Details		Amount (RS.)	Bank CIN	Date	Bank-Branch	
200630522152765	Registration Fee (0030-03-104-00)	5200.00	5200.00	57000013551003030062019915	30/06/2020	SBIEPAY	
Total Amount :-			5200.00				
Total Amount In Words :-			Rupees Five Thousand Two Hundred Only				
Remarks (If Any)							



B.A. Shekhada

SS&IGR-GUJARAT

(1) Stamp duty paid by the E-Challan is valid up to 6 months from the date of generation subject to provision of Sec52/c of the Gujarat stamp Act-1958.
The Registration fee paid by E-challan is valid up to 4 month from the date of execution of the instrument, u/s.23 of the Registration Act-1908.
Disclaimer: This is a digitally system generated e-Challan, Which does not require signature.

(W) 30/06/2020 4:18 PM

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2020

અનુક્રમ નંબર ૧૦૧૨૩ સને ૨૦૨૦ ના જુન માસની
૩૦ મી તારીખે ૧૬ થી ૧૭ વાગ્યાની વચ્ચે સુરત - ૪
Katargam સબ રજીસ્ટ્રારની કચેરીમાં રજુ કર્યો.

પહોંચ નંબર: ૨૦૨૦૦૨૧૦૨૨૩૬૨

ફીપહોંચી છે તે

રજીસ્ટ્રેશન ફી

નકલ કરવા ની ફી સાઈડ / ફોલીયો (10)

અન્ય ફી

કુલ એકંદરે રૂ.

Rs.

૫૦૦૦.૦૦

૨૦૦.૦૦

૦.૦૦

૫૨૦૦.૦૦

20200630522152765



ભાવેશભાઈ આનંદભાઈ શેખડા

Rajesh Laxmanbhai Chaudhari

સબ રજીસ્ટ્રાર

સુરત - 4 Katargam

Rajesh Laxmanbhai Chaudhari

સબ રજીસ્ટ્રાર

સુરત - 4 Katargam

અનુ.નંબર પક્ષકારનું નામ અને સરનામું

ઉંમર

ફોટોગ્રાફ

ડા.હા.અં.ની છાપ

સહી

આપનાર

૧ ભાવેશભાઈ આનંદભાઈ શેખડા
સી-403, અમૃત રેસીડન્સી, મોટાવરાછા, સુરત.

૨૮



B.A. Shekh

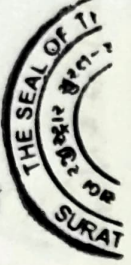
દસ્તાવેજ લખી આપનાર આ દસ્તાવેજ
લખી આપ્યાનું કબુલ કરે છે.

B.A. Shekh

(W) 30/06/2020 5:41 PM

SRT/4/KTG		
10123	૧	૧
2020		

૧	નંબરની બુકના	૧૦૧૨૩	નંબરે નોંધ્યો છે.
તારીખ: 30-06-2020			



[Signature]

Rajesh Laxmanbhai Chaudhari
સબ રજીસ્ટ્રાર
સુરત - 4 Katargam

