CBI

Chanteshwar Branch

M/S. Vinayak Brass Instruments

Model. 92650 58134

20223260712132

24/08/2022

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e- Challan

Login ID PDEN	2022326012132	BARCODE	Printed On 23/08/2022 13:47:38

Department	Superintendent of Stamps And Inspector General Of Registration	Payer Details	
Property Details	village Mavdi R.s. No. 99 paiki and 100 paiki non agriculture land known as "Gokulnagar" paiki Plot NO. 56 paiki south-east side corner plot paiki East side conmer land about sq.mt. 98-24	TAX ID (If Any)	
		PAN No. (If Applicable)	NA
		Full Name	Darshitaben Jigneshbhai Sinojiya
Office Name	S.R.O-Rajkot - 6 Mavadi	Address	Panchayatnagar, Block No. A-66, University Road, Rajkot
Location	RAJKOT		
Year	2022-2023 One time		

Transaction No	Account Head Details		Amount (RS.)	Bank CIN	Date	Bank-Branch
20220823184630937	Registration Fee (0030-03-104-00)	5400.00	5400.00	5700001355100302308227266l	23/08/2022	SBIEPAY
	Total Amount :-		5400.00			
	Total Amount In Words :-		Rupees Five Thousand Four Hundred Only			

Remarks (If Any)	24 AUG 2022

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SS&IGR-GUJARAT

Note : (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.
(2) 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.

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

सत्यमेव जयते

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Certificate No.	:	**IN-GJ16091343179208U**
Certificate Issued Date	:	24-Aug-2022 12:49 PM
Account Reference	:	IMPACC (FI)/ gjelimp10/ DH COLLEGE RAJKOT/ GJ-RA
Unique Doc. Reference	:	SUBIN-GJGJELIMP10619065034206 23U
Purchased by	:	H D PIPALIYA
Description of Document	:	Article 6(1) Deposit of Title Deeds
Description	:	VILLAGE MAVDI RS NO.99 PAIKI AND 100 PAIKI GOKULNAGAR
Consideration Price (Rs.)	:	35,00,000 (Thirty Five Lakh only)
First Party	:	DARSHITABEN JIGNESHBHAI SINOJIYA
Second Party	:	CENTRAL BANK OF INDIA
Stamp Duty Paid By	:	DARSHITABEN JIGNESHBHAI SINOJIYA
Stamp Duty Amount(Rs.)	:	12,250 (Twelve Thousand Two Hundred And Fifty only)

SUB-REGISTRAR OF RAJKOT-6 (MAVDI)

E.L.P.L RAJKOT-3

D.J.sinojiya

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JD 0008021907

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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D.J.sinojiya

INSTRUMENT RELATING TO DEPOSIT OF TITLE DEEDS FOR

Term Loan (Machinery) Rs.25,00,000/- &
Working Capital Rs.10,00,000/-
Total Rs. 35,00,000/- (Rupees Thirty Five Lacs only)

THIS MEMORANDUM / INSTRUMENT is made at ***RAJKOT*** *on the* 24 *day of* Aug. *2022 by* ***Smt. Darshitaben Jigneshbhai Sinojiya Guarantor of M/s. Vinayak Brass Instruments (Partnership firm)*** *Aged: Adult, Occupation : Business, Residing at :Panchayatnagar, Block No. A-66, University Road, Rajkot hereinafter referred to as MORTGAGOR/S" (which expression shall unless it repugnant to the context or meaning thereof be deemed to mean and include his / her heir executors, administrators, assigns, successors, etc.)*

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IN FAVOUR OF CENTRAL BANK OF INDIA, having its Head Office situated at Chandermukhi, Nariman Point, Mumbai - 400 021, and having branches amongst other places at Central Bank of India, Mvia ***Branch,*** *Rajkot (Gujarat) hereinafter called "THE BANK" (which expression shall include wherever the context or meaning so requires or permits, its successors, representatives and assigns).*

WHEREAS

The Bank has granted / agreed to grant certain ***Term Loan (Machinery) & Working Capital*** *facilities both fund / non fund based as per the table below mentioned to* ***M/s. Vinayak Brass Instruments (Partnership Firm) (Its partner 1. Mr. Jigar Jigneshbhai Sinojiya 2. Mrs. Mita Yatinbhai Garala)***

AND IN CONSIDERATION of Bank granting / having agreed to grant the ***Term Loan (Machinery) & Working Capital*** *facilities to the above borrowers, I / We, the said Mortgagor(s) with an intent to create mortgage and secure the repayment there of had unconditionally agreed to deposit the original title deeds relating to the immovable properties, more particularly described in the Second Schedule hereunder written, belonging to and owned by us / me.*

D.J.Sinojiya

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AS AGREED I/We, the borrowers / mortgagers called on Central Bank of India, Muin ***Branch,*** *Gujarat at* 10:30 *A.M./P.M. and delivered and deposited with* ***Shri*** Shivkar Kamle ***,Sr.Manager.*** *of the bank acting for the Bank, on the* 24 *of* Aug. *2022, and deposited the documents of title, evidence, deeds and writings relating to the immovable property/ies more particularly described in the Second Schedule hereunder written and belonging to me/us, with an intent to create mortgage over the said immovable property/ies within the meaning of Section 58(F) of the transfer of property Act, 1882 in the favor of the Bank, for due repayment of the monies under the said* ***Term Loan (Machinery) & Working Capital*** *facilities with aggregate limits/amount of* ***Term Loan (Machinery) Rs.25,00,000/- & Working Capital Rs.10,00,000/- Total Rs. 35,00,000/- (Rupees Thirty Five Lacs only)*** *granted / agreed to be granted to the Borrower/s by Bank, together with interest, costs charges and other monies thereon; when* ***Mr.*** Hari Shankar Meena ***, Asstt. Manager*** *of the CBI Bank Ghanteshwer branch was present.*

AND I/We CONFIRM that the immovable property, mentioned in Schedule II hereunder is my / our absolute property and that no other person, body or authority has any right, title or interest of and / or

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D.J. sinojiya

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over the said property and the same is free from any mortgage, charges encumbrances and distress of any person, body or authority and no litigation is pending in respect thereof and the same is in our/my absolute possession and that the mortgage so created by me / us shall be a continuing security so long as the dues and other moniesunder the said ***Term Loan (Machinery) & Working Capital*** *facilities are not repaid to The Bank in full;*

AND THAT THIS INSTRUMENT is only to record the intent of the Mortgagor(s) to create the mortgage by deposit of title deeds with the creditor that is to say The Bank and as per the provisions of the Indian Registration (Gujarat Amendment) Act, 2006 (the said Act) where by such mortgages created by The Mortgagor/s by deposit of title deeds with the creditor 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 compulsorily register able as per Section 2 of the said Act and accordingly, the Mortgagor/s had volunteered to get instrument so registered in favor of The Bank.

NOW THIS INSTRUMENT WITHNESSETH AS FOLLOWS :

In consideration of Central Bank of India having granted/ agreed to grant the above referred ***Term Loan (Machinery) & Working Capital***

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facilities to the said borrower/s, I/we declare and confirm that the deeds and document of the title, evidences; 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 deposited by me/us with the Central Bank of India at Main _____ ***Branch**, Rajkot on the* 24 ***day of*** Aug. ***2022**, with an intent to create mortgage over the said immovable property/ies, in favor of Central Bank of India by way of deposit of title deeds within the meaning of Section 58(F) of the Transfer of Property Act, 1882 in favor of The Bank until redeemed by the Mortgagor/s of foreclosure per the law in force by the Bank.*

THE FIRST SCHEDULE ABOVE REFERRED TO

(List of Title Deeds)

(1) Original sale deed executed by Shri Ashwinbhai Mavjibhai Bera and others in favour of Smt. Darshitaben Jigneshbhai Sinojiya vide regi. no.4178, Dt. 2-7-2016.

(2) Original copy of certificate regarding hakk choksi issued by City Survey Office, Rajkot on dated 7-7-2016 name of Darshitaben Jigneshbhai Sinojiya and dated 11-07-2016 name of Ashwinbhai Mavjibhai Bera and Others.

(3) True copy of village form no. 8-A and village form no. 6 bearing entry no. 11977, 11978, 11979.

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(4) *True copy of form-E Order of regularisation No. T.P./Impact No. 16515, Dt. 8-2-2015 issued by RMC. with Plan.*

(5) *Original sale deed executed by Smt. Hansaben Pravinbhai Kaneriya in favour of Shri Ashwinbhai Mavjibhai Bera and others vide sr.no.7341, Dt.5-4-2008.*

(6) *True copy of Certificate No. Ruda/Tech/Dev. Charge/RMC/ 07/128 dated 18/07/2007*

(7) *Certified copy of N.A. Order NO. Revenue / 241 / Binkheti / Vashi / 2538, Dt. 12-3-65 issued by DDO, Rajkot.*

(8) *True copy of N.A. Layout plan.*

(9) *True copy of certificate regarding Sanad Dt.7-4-2016 issued by District Panchayat Office, Rajkot.*

(10) *True copy of building development permission NO. WZ/21/8285, dated 13-8-2007 issued by RMC with approved building plan.*

(11) *True Copy of sale deed executed by Shri Shantidas Dayaram Gondaliya in favour of Smt. Hansaben Pravinbhai Kaneriya vide regi. no. 5255, Dt. 10-4-2007.*

(12) *Certified copy of sale deed executed by Maganlal Laljibhai Gautami in favour of Shri Shantidas Dayaram Gondaliya vide regi. no. 3727, Dated 16-4-1988.*

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(13) *Certified copy of sale deed executed by Togaji Polaji in favour of Maganlal Laljibhai vide regi. no. 5785, Dt. 13-7-1981.*

(14) *Certified copy of ULC Permission No. ULC-21-12753-84, Dt.30-4-1981 issued by Collector Office, Rajkot*

(15) *Certified copy of sale deed executed by Patel Vashram Karamshi and others in favour of Togaji Polaji vide regi. l no. book no. 1137, Vol. 494, Dt. 15-6-1966.*

(16) *True copy of sanad in the name of Vashram Karamshi.*

(17) *True copy of village form no. 6, 7/12 & 8-A.*

(18) *Certified copy of zoning certificate and part plan issued by Ruda.*

(19) *Original Reg. Reconveyance Deed Sr. No. 1687 dated 19/02/2022 executed by Central Bank of India, Ghanteshwar Branch in favor of Smt. Darshitaben Jigneshbhai Sinojiya.*

(20) *Original NOC issued by Central Bank of India, Ghanteshwar Branch in favor of Smt. Darshitaben Jigneshbhai Sinojiya.*

THE SECOND SCHEDULE ABOVE REFERRED TO

(The said property)

Industrial property situated at Gujarat State, District Rajkot within the limits of Rajkot City village Mavdi Revenue survey No. 99 paiki and 100 paiki non agriculture land known as

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"Gokulnagar" paiki Plot NO. 56 paiki south-east side corner plot paiki East side conrner land about sq.mt. 98-24 i.e. sq.yard 117-5-0 paiki North side land sq.mt. 49-12 with constructed property shed.

Boundary are as under :-

North : Others property

South : Shed of this plot paiki that side wall is joint.

East : This is shutter and then after public road

West : This plots paiki shed that side wall is joint.

Signature of the Officer
Central Bank of India
Ghanteshwer *Branch*

(Signature of the person accepting the deposit of Title Deeds)

For, Central Bank of India
Main Branch

To
Sub Registrar
Rajkot

Subject : signature Authority to check Registered Re-`conveyance Deed it is to inform that as per letter dated 23/07/2020 EJAR/VAHAT/202/2016/2020/21254-651 Mr. Tarisharkar Meera (Asst/ Manager) has been vested with power to authorize sign and verify INSTRUMENT RELATING TO DEPOSIT OF TITLE DEEDS FOR on behalf of Central Bank of India, Ghanteshwer Branch Rajkot.
Thanks & Regards

(Asst/Manger)
Central Bank Of India
Ghanteshwer Branch Rajkot

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SIGNED AND DELIVERED BY THE WITHIN NAMED MORTGAGOR(S)

D.J.sinojiya

Smt. Darshitaben Jigneshbhai Sinojiya
Guarantor of M/s. Vinayak Brass Instruments
(Partnership firm)

In the presence of the following witness:

(Witness - 1)

(Witness - 2)

SIGNATURE	***PHOTOGRAPH***	***THUMB IMP.***
MORTOGAGOR D.J.sinojiya ***Smt. Darshitaben Jigneshbhai Sinojiya*** *Guarantor of M/s. Vinayak Brass Instruments (Partnership firm)*		

3-REGISTRAR OF ... MAVADI

24 AUG 2022

भारत सरकार
GOVERNMENT OF INDIA



સિનોજીયા દર્શીતાબેન જીગ્નેશભાઇ
Sinojiya Darshitaben Jigneshbhai
જન્મ તારીખ / DOB : 18-04-1977
સ્ત્રી / FEMALE

6765 3113 3294

મારા આધાર, મારી ઓળખ

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भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

सरनामु :
W/O: સિનોજીયા જીગ્નેશભાઇ, કાયા કૃતિ, બ્લોક નં. એ/66, પંચાયતનગર સોસાયટી, સિહર વિદ્યાલય પાછળ, યુનિવર્સિટી રોડ, રાજકોટ, રાજકોટ, ગુજરાત - 360005

Address
W/O: Sinojiya Jigneshbhai KAYA KRUTI, Block no. A/66 Panchayatnagar Society University Road Behind Sihar School Rajkot Rajkot Rajkot Sau Uni Area Gujarat - 360005

6765 3113 3294

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947 Bengaluru-560 001

D.J. sinojiya

REGISTRAR OF

24 AUG 2022



પિપલીય હર્ષીલ દિનેશભાઇ
Pipaliya Harshil Dineshbhai
જન્મ તારીખ / DOB : 10/11/1998
પુરુષ / Male

7094 3289 1087

આધાર – સામાન્ય માણસનો અધિકાર

આધાર

Address: S/O: Pipaliya Dineshbhai, Shivam, Aryanagar Street No.6, Santu Road, Rajkot, Rajkot Bedipara, Gujarat, 360003

7094 3289 1087

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1800 300 1947

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भारत सरकार
Government of India

हरिशंकर मीना
Hari Shankar Meena
जन्म तिथि / DOB : 14/01/1995
पुरुष / Male

7750 7717 3609

आधार - आम आदमी का अधिकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O रामचरण मीना, टुण्डीला, टूंडीला, सवाई माधोपुर, राजस्थान, 322211

Address:
S/O, Ramcharan Meena, Tundeela, Tundila, Sawai Madhopur, Rajasthan, 322211

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1800 300 1947

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અનુક્રમ નંબર ૯૨૧૬ સને ૨૦૨૨ ના ઓગસ્ટ માસની ૨૪ મી તારીખે 13 થી ૧૪ વાગ્યાની વચ્ચે રાજકોટ - 6 - મવડી સબ રજીસ્ટ્રારની કચેરીમાં રજુ કર્યો.	પહોંચ નંબર:૨૦૨૨૩૨૬૦૦૦૧૪૨૭૦ ફીપહોંચી છે તે Rs. રજીસ્ટ્રેશન ફી 5000.00 નકલ કરવા ની ફી સાઈડ / ફોલીયો (20) 400.00 અન્ય ફી 0.00 કુલ એકંદરે રૂ. 5400.00

20220823184630937





D.J.sinojiya

દર્શીતાબેન જીજ્ઞેશભાઇ સિનોજીયા તે M/S VINAYAK BRASS INSTRUMENTS ભાગીદારી પેઢીના ગેરેન્ટર દરજ્જે

P J Vyas
સબ રજીસ્ટ્રાર
રાજકોટ - 6 - મવડી

P J Vyas
સબ રજીસ્ટ્રાર
રાજકોટ - 6 - મવડી

અનુ.નંબર	પક્ષકારનું નામ અને સરનામુ	ઉમર	ફોટોગ્રાફ	ડા.હા.અં.ની છાપ	સહી
આપનાર					
1	દર્શીતાબેન જીજ્ઞેશભાઇ સિનોજીયા તે M/S VINAYAK BRASS INSTRUMENTS ભાગીદારી પેઢીના ગેરેન્ટર દરજ્જે એ/66, યુની. રોડ, પંચાયતનગર સોસા., રાજકોટ	45			D.J.sinojiya

દસ્તાવેજ લખી આપનાર આ દસ્તાવેજ લખી આપ્યાનું કબુલ કરે છે.

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1 એચ.ડી.પીપળીયા
C/O એસ.જી.વર્મા (એડ) રેલનગર-2, રાજકોટ





જેમને સબ-રજિસ્ટ્રાર ઓળખે છે, તેઓ કહે છે કે સદરહું લખી આપનારને તેઓ જાતે ઓળખે છે.
અને તેમની ઓળખાણ આપે છે.

1.

તારીખે: ૨૪ માહે: ઓગસ્ટ -૨૦૨૨

P J Vyas
સબ રજીસ્ટ્રાર
રાજકોટ - 6 - મવડી

આ સાથે લેનાર , આપનાર તથા ઓળખાણ આપનારના ઓળખ અંગેના પ્રમાણીત પુરાવા રજુ કરેલ છે.
તારીખ: 24/08/2022

P J Vyas
સબ રજીસ્ટ્રાર
રાજકોટ - 6 - મવડી

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૧	નંબરની બુકના	૯૨૧૬	નંબરે નોંધ્યો છે.

તારીખ: 24-08-2022

P U Vyas
સબ રજીસ્ટ્રાર
રાજકોટ - 6 - મવડી

SUB-REGISTRAR OF

THE SEAL OF THE SUB-REGISTRAR OF
RAJKOT-6 (MAVDI)

રજીસ્ટ્રેશન પહોંચ

પહોંચ નંબર 202232600014270 દસ્તાવેજ નંબર 9216 દસ્તાવેજ વર્ષ 2022

તારીખ 24 માહે ઓગસ્ટ સને 2022

દસ્તાવેજનો પ્રકાર: હકપત્રો અનામત મૂકવા (ત્રણ મહિના પછી પરત) અવેજ 3500000.00

રજુ કરનારનું નામ દર્શીતાબેન જીજ્ઞેશભાઇ સિનોજીયા તે M/S VINAYAK BRASS INSTRUMENTS ભાગીદારી પેઢીના ગેરેન્ટર દરજ્જે

નીચે પ્રમાણે ફી પહોંચી

	રૂ. પૈસા
રજીસ્ટ્રેશન ફી.....	5000.00
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....	400.00
શેરોની નકલ કરવા માટે ફી.....	
ટપાલ ખર્ચ.....	
નકલો અથવા વાદીઓ (કલમ ૬૪ થી ૬૭).....	
શોધ અગર તપાસણી.....	
દંડ કલમ-૨૫.....	
કલમ-૩૪ (કલમ-૫૭).....	
નકલ ફી ફોલીયો.....	
ઈન્ડેક્ષ-૨ ફી	
કુલ એકંદરે રૂ.	5400.00

THE SEAL OF THE SUB-REGISTRAR OF RAJKOT - 6 (MAVADI)

અંકે રૂપીયા પાંચ હજાર ચાર સો પુરા

દસ્તાવેજ _____ ના દિવસે તૈયાર થશે અને તે રજીસ્ટર ટપાલથી મોકલવામાં _____ આવશે.

કચેરીમાં આપવામાં

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

એ/66, પુની. રોડ, પંચાયતનગર સોસા., રાજકોટ

અગર D.J.Sinojiya ને આપશો

P J Vyas
સબ રજીસ્ટ્રાર
રાજકોટ - 6 - માવડી

રજુ કરનારની સહી

અંકે રૂ. : 5400.00

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સબ રજીસ્ટ્રાર રાજકોટ - 6 - માવડી

અનુક્રમણિકા નંબર - ૨

સબ-રજીસ્ટ્રાર કચેરી

એસ.આર.ઓ - 6 Mavadi

ગામનુ નામ	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	અનુક્રમ, વોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
Mavdi	દસ્તાવેજ અનામત મુકવા (૩૬ મહિના પછી પરત) રૂ.3500000.00	મવડી ના રે.સ.નં.99 પૈકી તથા 100 પૈકી, ગોકુલનગર ના પ્લોટ નં.56 પૈકીની જમીન ચો.મી.98.24 ઉપર આવેલ ઈન્ડ. મિલ્કત,			દશરીનાભેન જીતેશભાઈ સિનોજીયા તે M/S VINAYAK BRASS INSTRUMENTS ભાગીદારી પેઢીના ગેરેન્ટર દરજજે	સેન્ટ્રલ બેંક ઓફ ઈન્ડીયા પેટ્રિમ્વર શાખા, રાજકોટ	24/08/2022 24/08/2022	9216	

ઈ-પેમેન્ટ થી ટ્રાન્ઝેક્શન ID No. **20220825455233294** Date. **25-08-2022** થી મળેલ છે.

સ્ટેમ્પ	રૂ. 300
નકલ ફી	રૂ. ૨૦

s gvarma ની તારીખ 25/08/2022 ના રોજની

અરજી નંબર : 8012022857537

તારીખ : 25/08/2022

Digitally signed by:
DS INSPECTOR GENERAL OF REGISTRATION
S.R.O-Rajkot - 6 Mavadi
Date: 25-08-2022 10:39:01 IST
RAJKOT ,GUJARAT

આ નકલ સીસ્ટમ જનરેટેડ હોવાથી સબરજીસ્ટ્રારની સહીની જરૂરિયાત નથી. કોમ્પ્યુટર જનરેટેડ અનુક્રમણિકા નં :૨ ની નકલમાં કોઈ ફેરફાર/ચેડા કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુન્હો બને છે.

પ્રિન્ટ તારીખ : 8/25/2022 10:38:51 AM