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

પહોંચ નંબર	202401700003820	દસ્તાવેજ નંબર	1468	દસ્તાવેજ વર્ષ	2024
તારીખ	1	માહે	ફેબ્રુઆરી	સને	2024

દસ્તાવેજનો પ્રકાર Agreement(Correction(B1)) અવેજ 0.00

રજુ કરનારનું નામ Durgesh Naval Singh

ટ્રાન્જેક્સન નંબર 20240105179856068

નીચે પ્રમાણે ફી પહોંચી	રૂ. પૈસા
રજીસ્ટ્રેશન ફી	100.00
નકલ કરવા ની ફી સાઈડ / ફોલીયો	320.00
શેરોની નકલ કરવા માટે ફી	
ટપાલ ખર્ચ	
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)	
શોધ અગર તપાસણી	
દંડ કલમ-૨૫	
કલમ-૩૪ (કલમ-૫૭)	
નકલ ફી ફોલીયો	
ઈન્ડેક્ષ-૨ ફી	
અન્ય ફી	
કુલ એકંદરે રૂ.	420.00

THE SEAL OF THE SUB REGISTRAR OF BARODA સબ રજીસ્ટ્રાર વડોદરા-૪ નો સિક્કો सत्यमेव जयते ગોરવા GORWA

અંકે રૂપીયા ચાર સો વીસ પુરા

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

નકલ કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

8/29, Hariom Nagar, Anandpura, Kota 324005

અગર Authority Name :Durgesh Naval Singh ને આપશો

રજુ કરનારની સહી

Durgesh

અસલ દસ્તાવેજ પરત મળેલ છે

સહી.....

તા.....

મો. નં.....

kalasva hinaben khumansinh
સબ રજીસ્ટ્રાર
BRA - 4 - GRV

નોંધ: RCPC Act-2013 મુજબ અત્રેની કચેરી દ્વારા પક્ષકારોને અસલ દસ્તાવેજ તેની નોંધણી બાદ દિન-૧ (૨૪ કલાક) માં પરત કરવામાં આવે છે.

IN-GJ08921952240483W

BRA-4
GR
No - 1468
2024

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

सत्यमेव जयते

Certificate No.	:	**IN-GJ08921952240483W**
Certificate Issued Date	:	09-Jan-2024 01:46 PM
Account Reference	:	IMPACC (FI)/ gjelimp10/ BARODA KUBER BHAVAN/ GJ-BA
Unique Doc. Reference	:	SUBIN-GJGJELIMP1040547549148695W
Purchased by	:	DURGESH NAVAL SINGH
Description of Document	:	Article 5(h) Agreement (not otherwise provided for)
Description	:	CORRECTION DEED
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	DURGESH NAVAL SINGH
Second Party	:	CANARA BANK
Stamp Duty Paid By	:	DURGESH NAVAL SINGH
Stamp Duty Amount(Rs.)	:	300 (Three Hundred only)

Iron Logistics Pvt. Ltd. - KUBER BHAVAN

IIE 0004066094

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

Internal

DURGESH NAVAL SINGH DURGESH NAVAL SINGH DURGESH NAVAL SINGH

BR-4
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No - 1468
2024

RECTIFICATION CUM CORRECTION DEED

THIS DEED OF RECTIFICATION CUM CORRECTION DEED made this 20th day of January 2024, BY AND BETWWEN,

MR. DURGESH NAVAL SINGH, Aged-Adult, Residing At: - 8/29, Hariom Nagar, Kachchi Basti, Anandpura, Kota, Rajasthan-324005.

"Borrower / Mortgagor (s)" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include my/our respective heirs, executors and administrators **Of the First Part,**

AND

CANARA BANK a Company having its Branch at Madvi Branch, Vadodara (Hereinafter referred to as the MORTGAGEE/ CANARA BANK which term or expression shall unless excluded by or repugnant to the Context be deemed to mean and include its successor-in- office, legal representative and assigns) of the Second Part,

That for the Captioned Property a Mortgage Deed was Registered By and Between the Parties on **10.08.2023,Vides Registration no. 11298 at Sub Registrar Office –4 (Gorva) Vadodara.** The Date of Deposit of Title Mentioned in the said Mortgage Deed has been by mistake Wrongly Presented. Therefore, to rectify the said mistake this Correction Deed is being Registered By and Between the Parties Today.

Description of Mortgage Deed Property in **Mortgage Deed Registration no. 11298.**

❖ **WRONGFUL MENTION SCHEDULE "A"**

1. **Date of deposit of 05.08.2023.**

❖ **ACTUAL MENTION SCHEDULE "A"**

10.08.2023 Kumar Gaurav

1. **Date of deposit of ~~09.08.2023~~.**

Durgesh

Kumar Gaurav

CANARA BANK 17040 MANDVI, VADODARA

CANARA BANK 17040 MANDVI, VADODARA

Internal

GRV
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2024

Therefore these presents, intends to embrace, include & record the Actual Mortgagors as **MR. DURGESH NAVAL SINGH,** and that the subsisting charge of the CANARA BANK, Madvi Branch remains in act, unaltered and unchanged , over the Immovable Property more particularly described herein below.

Schedule 'B' of the Immovable Property

(Description of the Property)

All that Piece and Parcel of Non- agriculture plot of land in Mauje Village : Gotri, Vadodara lying being land bearing T.P. Scheme No. 60, R.S. No. 950/1 Paikki, F.P. No. 99 and R.S. No. 950/2, F.P. No. 98, Land admeasuring 10978 Sq. Mtrs., Known as **"GUNATIT RESIDENCY"** Paikki Tower No. F, Fourth Floor, Flat No. 407, admeasuring 68.00 Sq. Mtrs., Undivided Share of Land admeasuring 25.73 Sq. Mtrs., at Registration District & Sub-District Vadodara, District Vadodara and bounded as under:

East : By Flat no. F/408.
West : By Flat no. F/406.
North : By After Margin Space.
South : By Flat no. F/402.

CANARA BANK 47040 MANDVI, VADODARA

Durgesh

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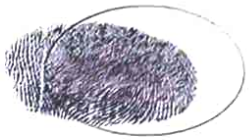
IN WITNESS WHEREOF the parties executed these presents, on the day and year first hereinabove written in the manner hereafter appearing.

SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED MORTGAGOR

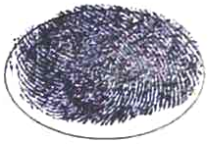




MR. DURGESH NAVAL SINGH

SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED MORTGAGEE





CANARA BANK
Madvi Branch,
Through its authorized signatory,

Witness

1. _____

2. _____

GFY
No - 1468 6

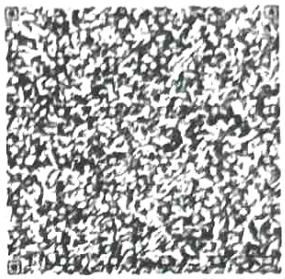
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

LLPPS9030M



नाम/ Name
DURGESH SINGH

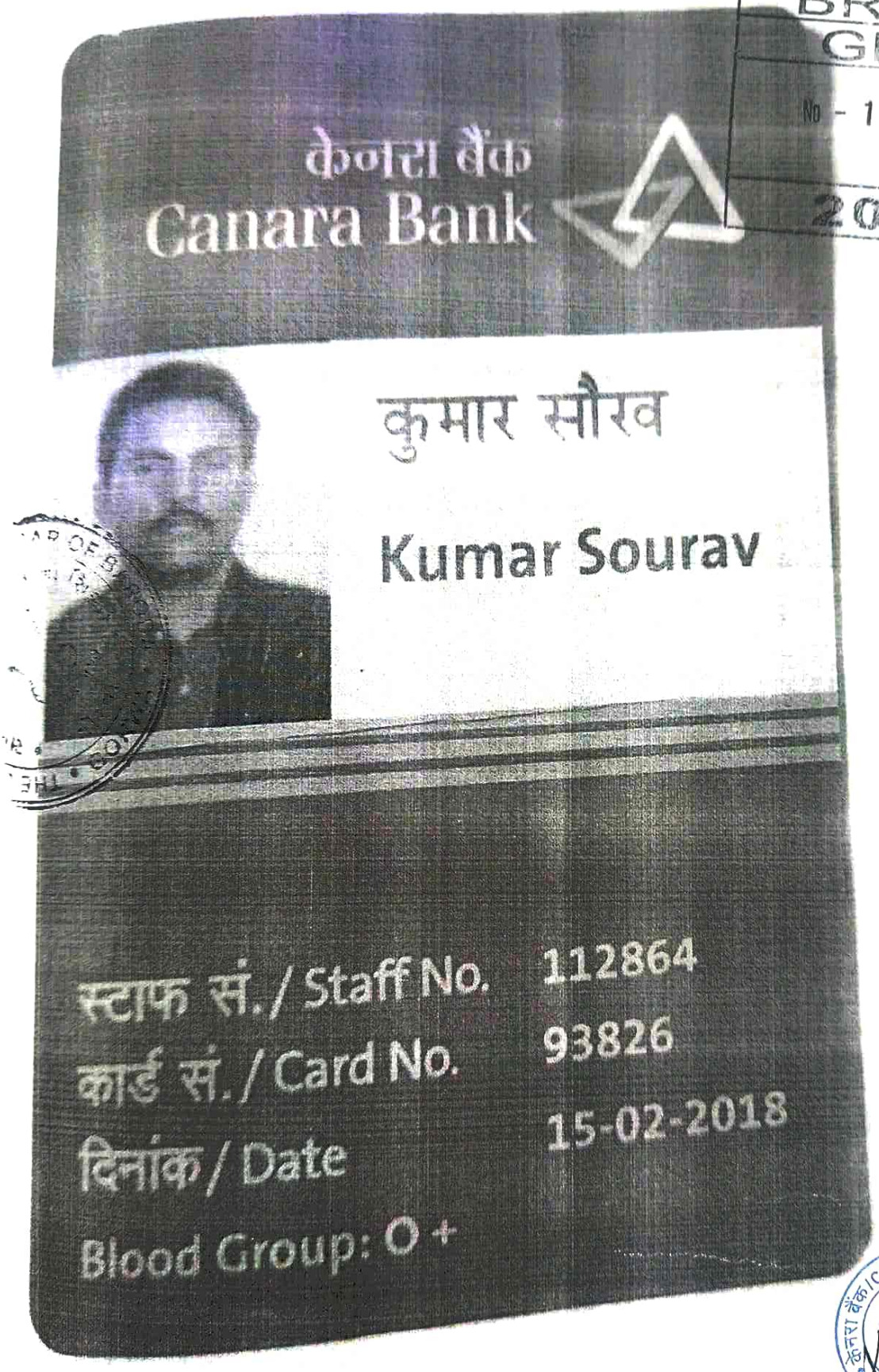
पिता का नाम/ Father's Name
NAVAL SINGH

जन्म की तारीख/
Date of Birth
28/08/1988

22032019

Durgesh
हस्ताक्षर / Signature

Durgesh



BRA-4
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7
18
2024

केनरा बैंक/CANARA BANK
मांडवी, वडोदरा
MANDVI, VADODARA

केनरा बैंक Canara Bank
सिंडिकेट Syndicate
भारत सरकार का उपक्रम / A Govt. of India Undertaking
प्रधान कार्यालय: बेंगलुरुHead Office: Bengaluru

GRV
No - 1468
2024

FROM :	TO
GA SECTION DP CODE 6957 VADODARA RO Ref No : 229/2023/ROVDAGA/112864/AP	MR. KUMAR SOURAV (112864) OFFICER VADODARA MANDVI BRANCH – 17040 Date : 23/05/2023

विषय/ Sub: - Authorizing MR. KUMAR SOURAV (STAFF ID: 112864), OFFICER – VADODARA MANDVI BRANCH (17040) for suit filing /legal proceedings/ hearing/ in the Court and release/executing of mortgage

Respected Sir,

This is to certify that you are here by authorized for filing suit / legal proceedings/ hearing of the court and release/executing of mortgage on behalf of Canara Bank Vadodara MANDVI Branch (DP Code 112864).

DIVISIONAL MANAGER
VADODARA REGIONAL OFFICE

केनरा बैंक CANARA BANK G. A. क्षेत्रीय कार्यालय वडोदरा VADODARA REGIONAL OFFICE

केनरा बैंक/CANARA BANK 17040 MANDVI, VADODARA

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card

AJWPA0033C

No - 1468

2024

Name	ABHISHEK ADEY
पिता का नाम / Father's name	TRIBUVAN ADE
जन्म तिथि / Date of Birth	16/06/1984
Gender	Male

Signature Not Verified

Digitally signed by : Income Tax Department

Date : 07062024 104208
Reason : Document Signer
Location : India

हस्ताक्षर / Signature

Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।

Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B का संदर्भ लें)

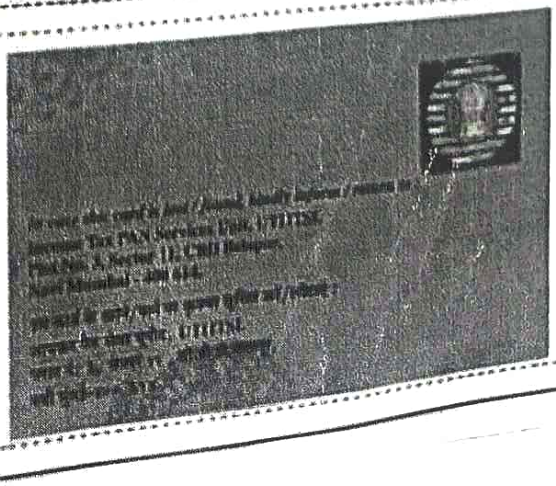
Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
कई स्थायी स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के खिलाफ है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।

This PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "PAN QR Code Reader".
इस स्थायी लेखा संख्या (e-PAN) कार्ड में वर्धित क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "PAN QR Code Reader" है।

Cut



Fold



Internal

BRA-4
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No - 1468 | 10
| 18
2024

आयकर विभाग सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA

PARMAR JIGNESHBHAI S

JANTILAL SHIVABHAI PARMAR

21/10/1982

Permanent Account Number

AYDPP1281H

Signature

Internal

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2023



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2024

LETTER EVIDENCING DEPOSIT OF TITLE DEEDS

To:

The Manager
CANARA BANK
Mandvi Branch,
(The name of the Branch where the title Deeds have been Deposited)

JRGESH NAVAL SINGH

ING AT: -
Hariom Nagar,
Basti, Anandpura,
Rajasthan-324005.

anara Mortgage (Housing loan) sanctioned/to be sanctioned to me/us and or **R. DURGESH NAVAL SINGH (APPLICANT/ MORTGAGOR) At** Mandvi Branch ancing branch) up to a limit of **Rs. 30, 00, 000/- (Rupees Thirty Lakh Only).**

is to place on record that to secure the credit facilities granted / to be granted to / us and / or to **MR. DURGESH NAVAL SINGH (APPLICANT/ MORTGAGOR)** at r branch / your **MANDVI BRANCH** I / We have already deposited with you / your **NDVI BRANCH** (Notified branch) on 05/8/2023 (Date of deposit) the title deeds scribed in Schedule ' A ' hereto annexed with intent to create security by way of uitable mortgage by deposit of title deeds within the meaning of Section 58 (f) of e Transfer of Property Act 1882 in favour of Canara Bank in respect of immovable roperties fully described in Schedule ' B ' hereto annexed together with all uildings / structures / fixtures / fittings / machineries standing / installed thereon nd to be erected / installed and put up in future to secure the repayment of the

x Kumar Gourav

D. Mahesh

MANDVI VADODARA

Internal

credit facilities due and owing by me / us and / or **MR. DURGESH NAVAL SINGH** **(APPLICANT/ MORTGAGOR)** to Canara Bank inclusive of renewals thereof from time to time and / or any other monies in any other account standing in my / our individual account or jointly with any other or others that may become due and payable from time to time by me / us and / or by **MR. DURGESH NAVAL SINGH** **(APPLICANT/ MORTGAGOR)** to Canara Bank and / or any liability arising out of the aforesaid facilities granted and that may be granted by you / your **MANDVI BRANCH** in that behalf and payable by me / us and / **MR. DURGESH NAVAL SINGH** **(APPLICANT/ MORTGAGOR)** Canara Bank **MANDVI BRANCH** as also such other and further limits up to a maximum limit of **Rs. 30,00, 000/- (Rupees Thirty Lakh Only)** of principal and also to secure the interest / costs / charges and expenses thereof.

Yours faithfully,

Place: Vadodara
Date: 10.08.2023

Durgesh
MORTGAGOR/ APPLICANT

Kumar Sourav

Internal

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nclosure:-Schedule 'A' and 'B' referred to above.

SCHEDULE 'A'

Sr. No.	Date of Documents/ Title Deeds	Description of Documents/ Title Deeds
1.	27.08.2015.	**Original** Registration Receipt (R.R) & Sale Deed executed by 1. Mr. Jayatibhai Dalsukhbhai Panchal 2. Mr. Pravinbhai Jayantibhai Panchal 3. Kartikbhai Jayantibhai Patel all through their POA Holder Mr. Sanjaybhai Chinubhai patel along with Conforming Party- **"M/s ELEGANCE REALITY"** a partnership firm through its partner Mr. Sanjaybhai Chinubhai Patel in favour of 1. Mr. Kenny Christopher Macwan 2. Mrs. Amita Natubhai Vishwash before the Sub-Registrar-4(Gorwa) Vides Registration No. 7623.
	26.07.2023	**Original** Agreement to Sale executed by 1. Mr. Kenny Christopher Macwan 2. Mrs. Amita Natubhai Vishwash in favour of Mr. Durgesh S/o Naval Singh before the Notary R.C. Soni Vides No. 7754.
	09.08.2023	**Original** Registration Receipt (R.R.) & Sale Deed executed by 1 Mr. Kenny Christopher Macwan 2. Mrs. Amita Natubhai Vishwash W/O Kenny Macwan in favour of Mr. Durgesh S/o Naval Singh before the Sub-Registrar-4(Gorwa) Vides Registration No. 11225.

SCHEDULE 'B'
(Description of the Property)

All that Piece and Parcel of Non- agriculture plot of land in Mauje Village : Gotri, Vadodara lying being land bearing T.P. Scheme No. 60, R.S. No. 950/1 Paikki F.P. No. 99 and R.S. No. 950/2, F.P. No. 98, Land admeasuring 10978 Sq. Mtrs Known as **"GUNATIT RESIDENCY"** Paikki Tower No. F, Fourth Floor, Flat No 407, admeasuring 68.00 Sq. Mtrs., Undivided Share of Land admeasuring 25.73 Sq. Mtrs., at Registration District & Sub-District Vadodara, District Vadodara and bounded as under :

East : By Flat no. F/408.
West : By Flat no. F/406.
North : By After Margin Space.
South : By Flat no. F/402.

Kumar Savoy

Durgesh

Internal

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11298
2023

IN WITNESS WHEREOF the parties hereto have put their respective hands seal to this Deed on the 10th August 2023 first herein above written

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2024

MR. DURGESH NAVAL SINGH

OFFICE OF THE SUB REGISTRAR

BRA-4
GRV
11298
2023

BRA - 4 - GRV		
1468	16	18
2024		

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ાનુક્રમ નંબર 1468 સને 2024 ના ફેબ્રુઆરી
ાસની
મી તારીખે 16 થી 17 વાગ્યાની વચ્ચે BRA - 4 - RV સબ રજીસ્ટ્રારની કચેરીમાં રજુ કર્યો.

પહોંચ નંબર:202401700003820

ફીપહોંચી છે તે	Rs.
રજીસ્ટ્રેશન ફી	100.00
નકલ કરવા ની ફી સાઇડ / ફોલીયો (16)	320.00
અન્ય ફી	0.00
કુલ એકંદરે રૂ.	420.00




દસ્તાવેજ પ્રકાર: Agreement : Correction(B1)
20240105179856068

Durgesh Naval Singh

kalasva hinaben khumansinh
સબ રજીસ્ટ્રાર
BRA - 4 - GRV

kalasva hinaben khumansinh
સબ રજીસ્ટ્રાર
BRA - 4 - GRV

અનું.નંબર	પક્ષકારનું નામ અને સરનામુ	ઉમર	ફોટોગ્રાફ	ડા.હા.અં.ની છાપ	સહી
આપનાર					
1	Durgesh Naval Singh ,8/29, Hariom Nagar,,,Anandpura, Kota,Kota (Kota),Kota (Kota),RAJASTAN (રાજાસ્તાન),324005 PANNO:NA	25			Durgesh
લેનાર					
1	CANARA BANK ની અધિકૃત વ્યક્તિ KUMAR SOURAV Vadodara ,,,,,,,				

CANARA BANK 17040 માંડવી, વડોદરા MANDVI, VADODARA

દસ્તાવેજ લખી આપનાર આ દસ્તાવેજ લખી આપ્યાનું કબુલ કરે છે.

Internal

BRA - 4 - GRV		
1468	17	12
2024		

(G2.0) 01/02/2024 4:39 PM

1 Abhishek Tribuvan Adey
,Vadodara,,Vadodara,VADODARA (વડોદરા),VADODARA (બરોડા),GUJARAT (ગુજરાત),390021





2 Jigneshkumar Shantilal Parmar
,vadodara,,vadodara,VADODARA (વડોદરા),VADODARA (બરોડા),GUJARAT (ગુજરાત),390023





તેઓ કહે છે કે સદરહું લખી આપનારને તેઓ જાતે ઓળખે છે.
અને તેમની ઓળખાણ આપે છે.

1

તારીખે: ૧ માહે: ફેબ્રુઆરી -૨૦૨૪

kalasva hinaben khumansinh
સબ રજીસ્ટ્રાર
BRA - 4 - GRV

આ સાથે લેનાર, આપનાર તથા ઓળખાણ આપનારના ઓળખ અંગેના પ્રમાણિત/સ્વ-પ્રમાણિત પુરાવા રજુ કરેલ છે.

તારીખ: 01/02/2024

kalasva hinaben khumansinh
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1 નંબરની બુકના 1468 નંબરે નોંધ્યો છે.

તારીખ: 01-02-2024

kalasva hinaben khumansinh
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